



Development Review & Citizen Involvement

Providence District – Know Your Local Government: Become Engaged

October 17, 2018



A Fairfax County, VA, publication

Land Development Process





Department of Planning and Zoning

- Planning Division
 - Comprehensive Plan
 - Planning Studies
 - Plan Amendments
 - Environment & Development Review
 - Public Facilities and Heritage Resources Planning
- Zoning Administration Division
 - Zoning Ordinance Administration
 - Zoning Permit Review
 - Zoning Inspections/Sign Permits
- Zoning Evaluation Division
 - Rezoning, Special Exception, Special Permit, and Variance Applications
 - Application Acceptance/Proffer Interpretation





What do we use?

- Comprehensive Plan
 - *A guide to development in the County, provides recommendations on land use for all land in the County, either through map or text*
 - *Important for Planning Commission, Board of Supervisors to decide upon rezoning and other land use applications*
 - *Rezoning and Special Exception applications evaluated for conformance and harmony with recommendations in Plan*
 - *Plan must be amended if proposed applications are not in conformance or harmony with Plan recommendations*
 - *Fairfax County is dynamic, Plan is amended frequently*
 - *Plan amendment process averages 6-18 months*
 - *Plan amendment process includes extensive public outreach*



What do we use?

- Zoning Ordinance
 - *The law as it applies to land use in the County*
 - *Defines uses, development regulations, process*
 - *By-right uses v. uses that require a legislative process*
- Public Facilities Manual
 - *Engineering Standards*
 - *Generally used by Department of Public Works & Department of Land Development Services*





Types of Applications...

- Rezoningings
 - *A change to the Underlying Zoning*
 - *Evaluate against Comprehensive Plan (guidance) and Zoning Ordinance (regulations)*
 - *Usually involve a Development Plan*
 - *Usually involve a set of voluntary commitments called ‘proffers’*
 - *Some additional regulations in some areas based on new law*
 - *Planning Commission (PC) & Board of Supervisors (BOS)*
- Special Permits / Special Exceptions
 - *Uses that may be appropriate in a particular zoning district but require additional review*
 - *Do not change underlying zoning; Can expire*
 - *Usually involve development conditions imposed by the County*
 - *SEs = PC & BOS, SPs = Board of Zoning Appeals (BZA)*



Types of Applications...

- Variances
 - *Request to be allowed out of a certain provision of the Ordinance*
 - *Standard of hardship*
 - *Board of Zoning Appeals*
- 2232 or Public Facility review
 - *Specific state code for public facilities*
 - *Standards are conformance with Comprehensive Plan relating to location, character and extent*
 - *No proffers or conditions*
 - *Planning Commission*

Development Review Process



A Collaborative Process

- Collaborative effort among all the various entities that have comments – *e.g. Fire Marshal; Dept. of Transportation; Health Dept.; Park Authority; etc.*
- Determine the issues – how does the proposed development addresses those issues?
- Balance competing goals
- Collaborative culture – professional advice to customers
- Provide professional reviews and recommendations to Decision Makers



Development Review – Policy Conflicts

- Streetscape and Transportation.
 - Sight distance, utility and street tree placement consistently conflict with one another.
- Balance of Uses.
 - What is the appropriate mix of use to allow a street grid to function and to create a great place to live?



Development Review – Policy Conflicts

- Affordable Dwelling Units.
 - In some areas, 12% is expected but what if the applicant proposes less than 12% but a higher number of larger family sized units?
- Stream Restoration.
 - Policy is stay out of EQC and RPA areas, but what if a stream restoration in these areas has a positive impact to a watershed?





Roles & Responsibilities

- Staff
 - *Review based on guidance documents, legal standards & good planning principles*
 - *Speak for common good*
 - *Consistency*
- Citizens
 - *Provide the ‘on the ground’ knowledge*
 - *Be aware of what’s happening in the area*
- Board of Supervisors
 - *Final decision maker*
 - *Take all recommendations into account (staff, citizens, etc.)*



How to Get Involved

- Citizen Groups
- Board of Supervisors
 - Newsletters, Website, Citizen Meetings
- County Website / Geoportal
 - Comprehensive Plan
 - Zoning Information
- Facebook Pages
- Legal Notifications
 - Postings, Mailings to adjacent property owners, Newspaper





**Fairfax County
Zoning**

Fairfax County
Zoning

@fairfaxcountyzoning

Home

About

Posts

Events

Photos

Community

Info and Ads



Like Following Share ...

Learn More

Send Message

Write a post...

Photo/Video Tag Friends Check in ...

Fairfax County Zoning

The official Facebook page for all zoning-related information in Fairfax County. This page represent...

See More

Posts



Fairfax County Zoning

Yesterday at 11:52 AM

Happy 40th birthday to our Zoning Ordinance!

With zMOD in-progress, we're getting closer to retiring our 1978 Ordinance. Time to bring zoning into the 21st Century!



Community

See All

Invite your friends to like this Page

179 people like this

226 people follow this

About

See All



12055 Government Center Pkwy (0.03 mi)
Fairfax, Virginia 22035

Get Directions

(703) 324-1314

Send Message

www.fairfaxcounty.gov/planning-zoning

Government Organization

Hours 8:00 AM - 4:30 PM
Open Now

Suggest Edits

Related Pages



Fairfax County Gov





Fairfax County Land Use Planning



@fairfaxlanduse

Home

About

Photos

Events

Reviews

Videos

Posts

Community

Info and Ads

Create a Page

Liked Following Share



Fairfax County Land Use Planning

October 9 at 3:17 PM

The Embark Richmond Highway project team has earned a spot to present at this year's National Capital Area Chapter APA Annual Conference! We're excited to see you there. #NCAC #APA <https://ncac-apa.org/events/chapter-conference/>

NCAC-APA.ORG
Annual Chapter Conference
 Register Today! The National Capital Area Chapter of the American Planning Association invites you to attend its annual conference on Thursday, October 18, at George Washington University's Marvin ...

Lilian Dray Cerdeira and Laura Gumkowski Arseneau

Like Comment Share



Write a comment...



Fairfax County Land Use Planning is feeling accomplished.

October 5 at 3:02 PM

Plan Amendments are in full swing with three new Plan amendments on deck and three going to public hearing soon. If you aren't already subscribed to our Comprehensive Plan Information listserv for the most up to date information you should be. <http://www.fairfaxcounty.gov/email/lists/>



Send Message

Open Now

Suggest Edits

Pages Liked by This Page



Town of Vienna, VA

Like



Fairfax County

Liked



Fairfax County Poli...

Like



Fairfax County

Liked



Fairfax County Zo...

Liked

English (US) · Español · Português (Brasil) · Français (France) · Deutsch



Privacy · Terms · Advertising · Ad Choices · Cookies · More · Facebook © 2018



Questions??

