

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...

- Rezonings
 - 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)

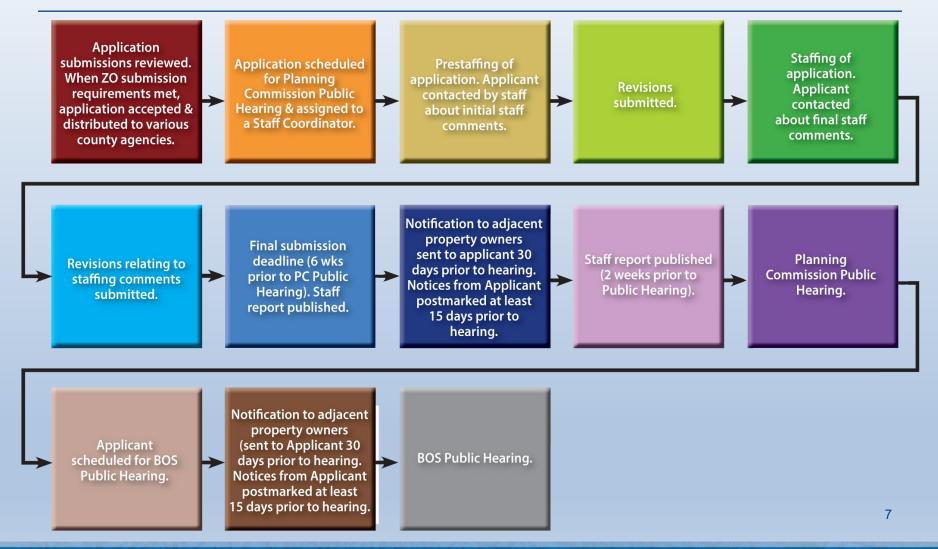


Types of Applications...

- 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 @fairfaxcountyzoning

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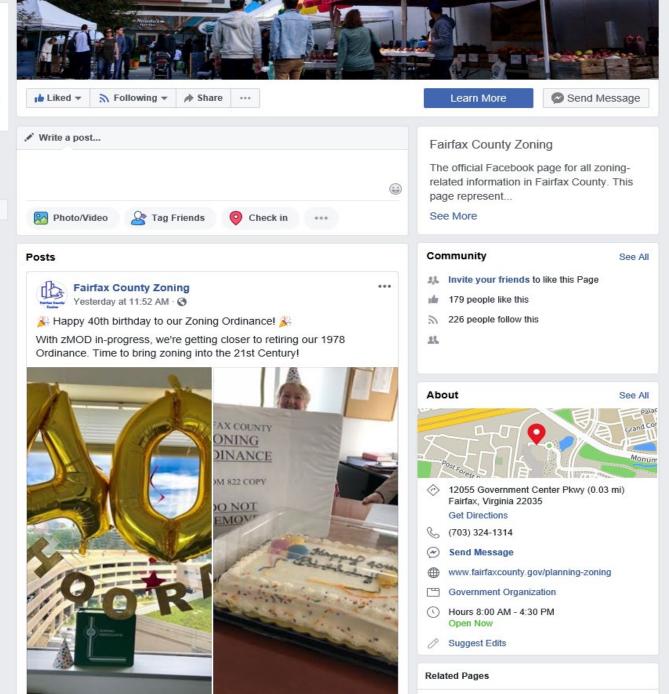
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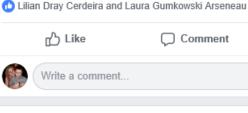
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Questions??



