

Introduction to the Comprehensive Plan and SSPA Process

Franconia Land Use Committee
October 2, 2023

Presented by Katrina Newtonson

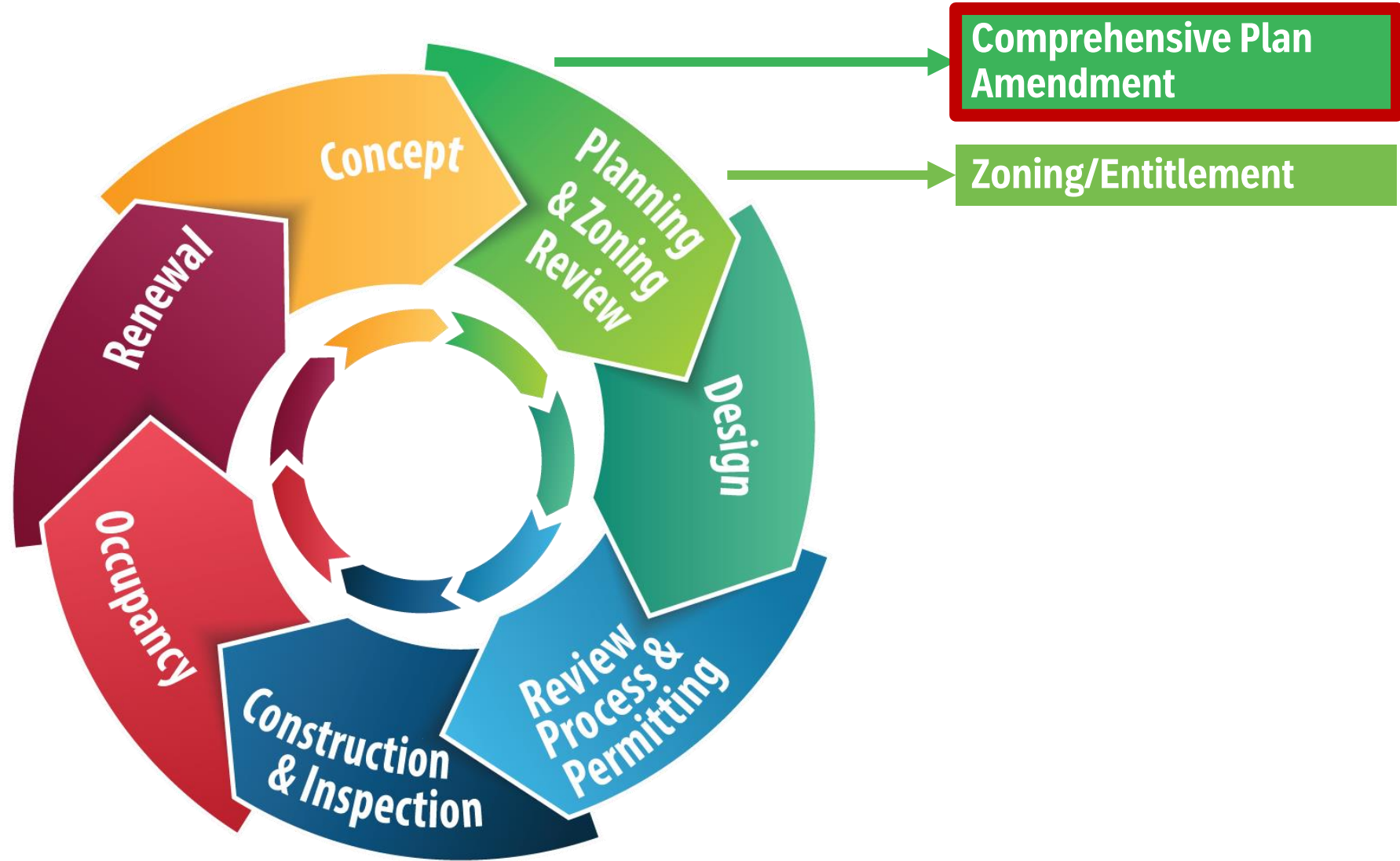


PLANNING & DEVELOPMENT



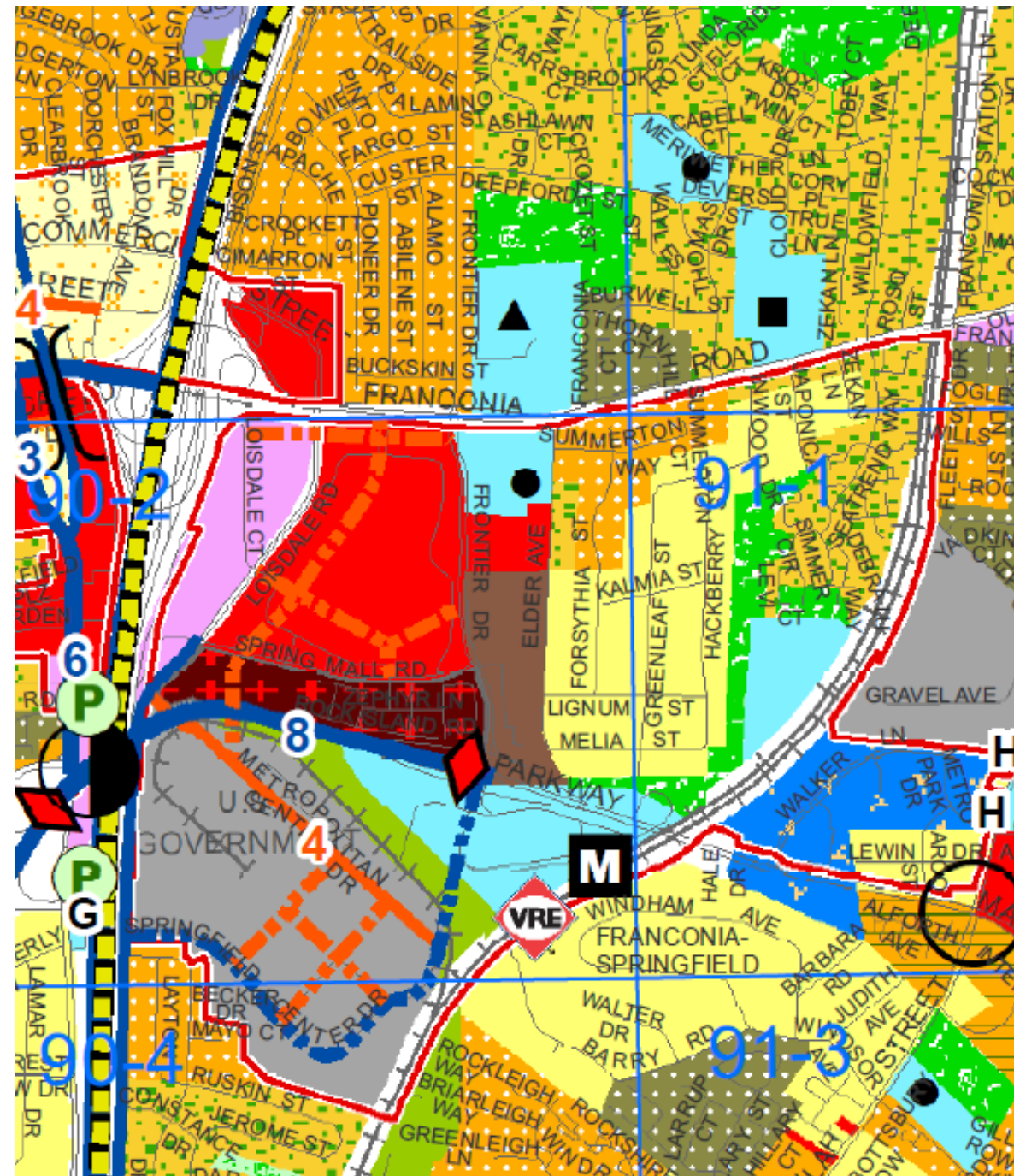
Land Development in Fairfax County

The land development process covers the lifecycle of the built environment over many years.



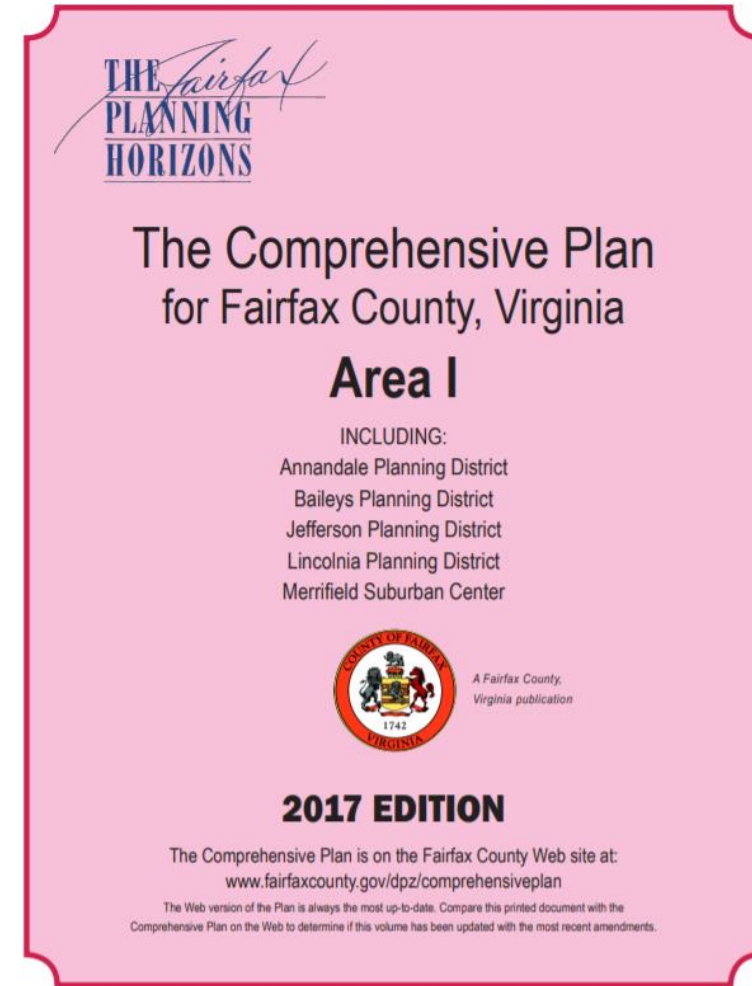
What is the Comprehensive Plan?

- The Comprehensive Plan is a guide that reflects the community's long-term land-use vision for the future.
- The Plan is used by the PC and Board to make decisions about changes in the use of property (zoning).
- The Plan is dynamic and is updated through amendments.
- The Plan amendment process involves extensive community engagement and many planning stakeholders.



Relationship to Regulatory Side

- Provide recommendations to achieve the community's vision (i.e. - a new urban park, road connections to create of a grid of streets)
- Informs the development review process if zoning applications are needed to implement the vision.
- Rezoning proposals are required to demonstrate conformance with land use policies, recommendations, and goals provided in the Comprehensive Plan.



Comprehensive Plan vs. Zoning Ordinance

Comprehensive Plan

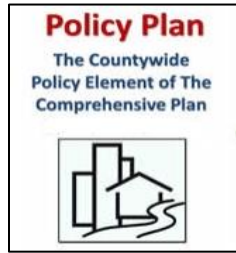
- Guide: Goals & Recommendations
- Supplies general policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc.
- Land use categories
- Density and Intensity (amount of development)

Zoning Ordinance

- Law: Body of Regulations
- Implements the Plan
- Identifies use types and requirements such as setbacks, parking, and open space
- Zoning Districts (ex. R-1, C-2, and PDC)

The Comprehensive Plan guides zoning and development review decisions.

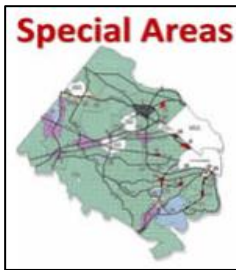
Comprehensive Plan Components



Outlines objectives, policies and guidelines to guide planning and development review considerations toward implementing county goals.



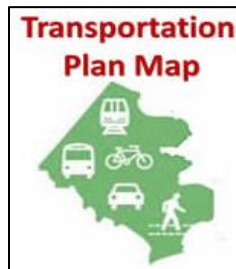
The four Area Plans (Area I, Area II, Area III and Area IV) identify key elements for implementing the Policy Plan's goals and objectives at more detailed Planning District and Community Planning Sector levels.



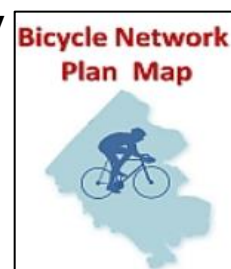
Special Areas are described in the Concept For Future Development and identify key elements for implementing the Policy Plan's goals and objectives at more detailed Activity Center levels.



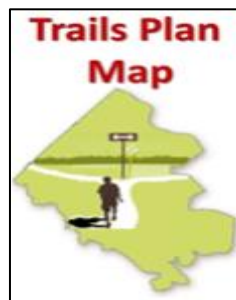
The Comprehensive Plan Map illustrates planned land uses, transportation improvements and public facilities.



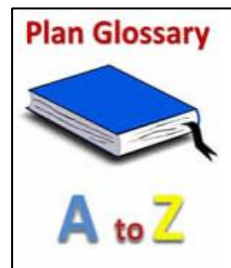
The Transportation Plan Map provides a detailed view of planned transportation improvements.



The Bicycle Network Plan Map provides a detailed view of planned bicycle facility improvements.



The Trails Plan Map provides a detailed view of planned trails and trail construction elements.

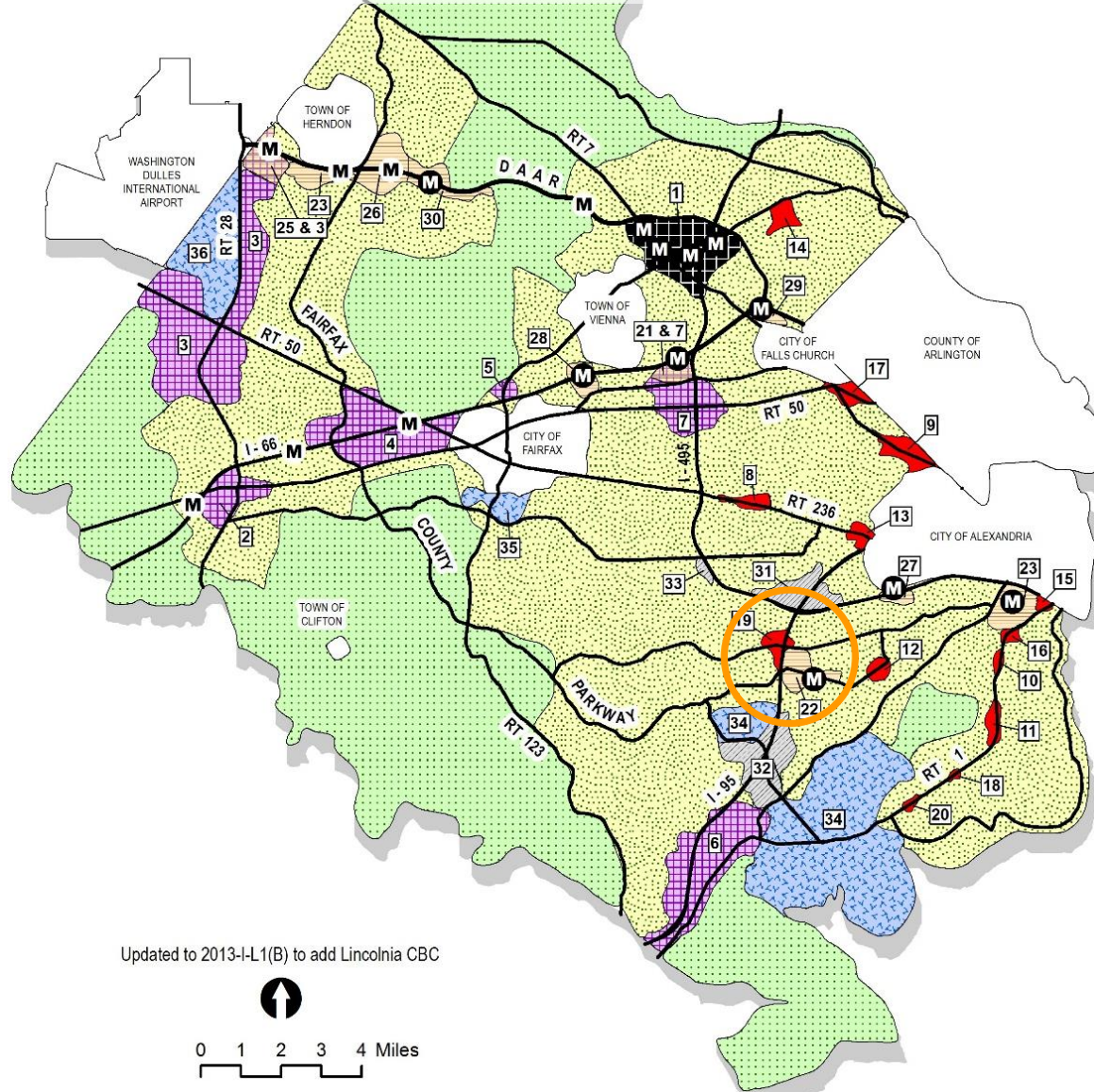


The Plan Glossary contains an alphabetical listing defining terms as they are used in the context of the Comprehensive Plan.

Concept For Future Development

LEGEND

-  Tysons Urban Center
-  Suburban Center
-  Community Business Center
-  Transit Station Area
-  Industrial Area
-  Large Institutional Land Area
-  Suburban Neighborhood
-  Low Density Residential Area
-  Major Road - Existing (1-1-2018)
-  Metro Station - Existing (1-1-2018)
-  Metro Station - Proposed



Updated to 2013-I-L1(B) to add Lincolnia CBC

Community Business Center (CBC)

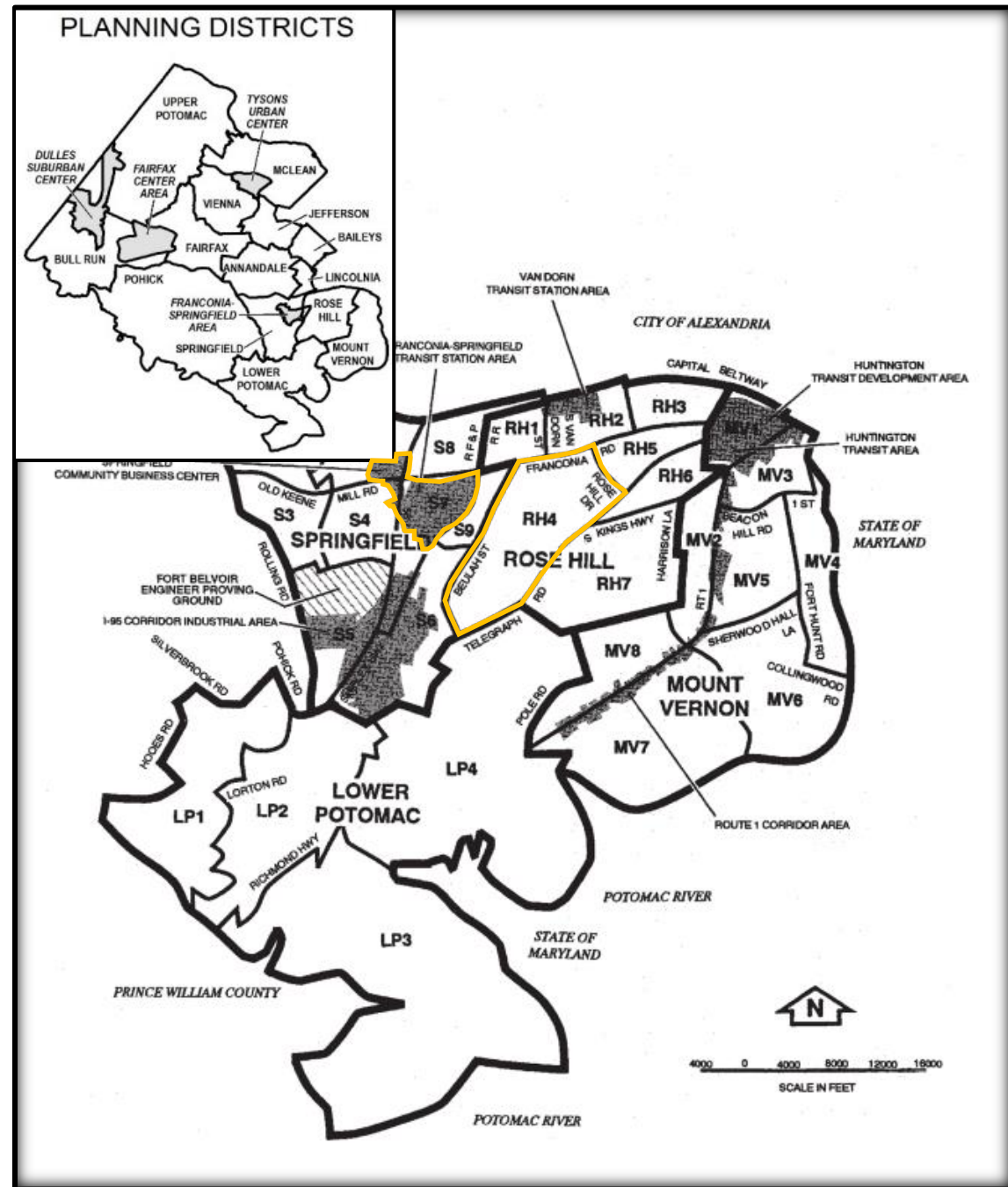
- Springfield CBC

Transit Station Area (TSA)

- Franconia-Springfield TSA
- Suburban Neighborhood
- Rosehill Planning Sector

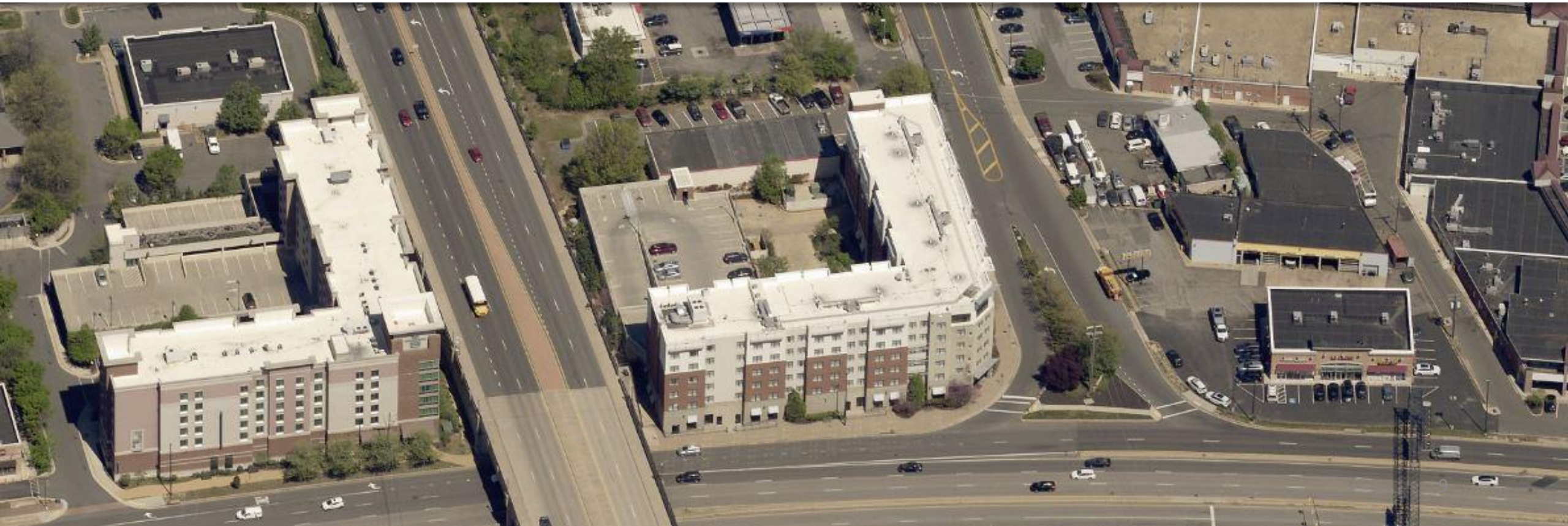
Area Plan Geographies

Community Planning Districts
Community Planning Sectors



“**How much**” development can be anticipated on a specific site or within a planned area?

Density, Intensity, and Floor Area Ratio (FAR)



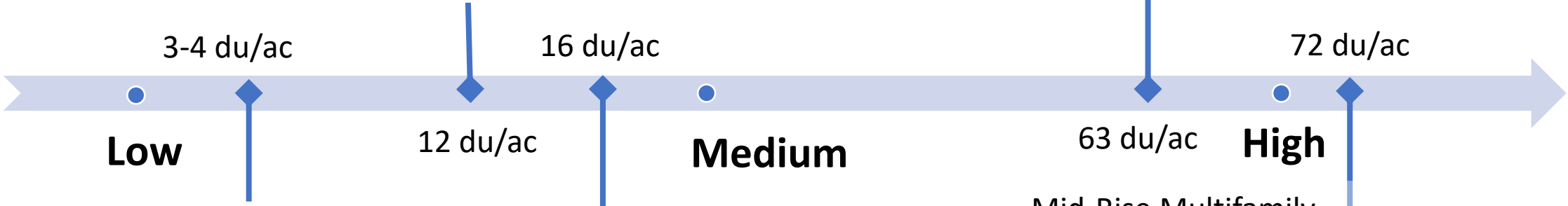
Residential Density

Dwelling units per acre (du/ac)

Urban Townhomes



Mid-Rise Residential Over Retail
(Beacon of Groveton)



Single Family Detached



Stacked Townhomes (2-over-2)



Mid-Rise Multifamily
(Shelby Apartments)



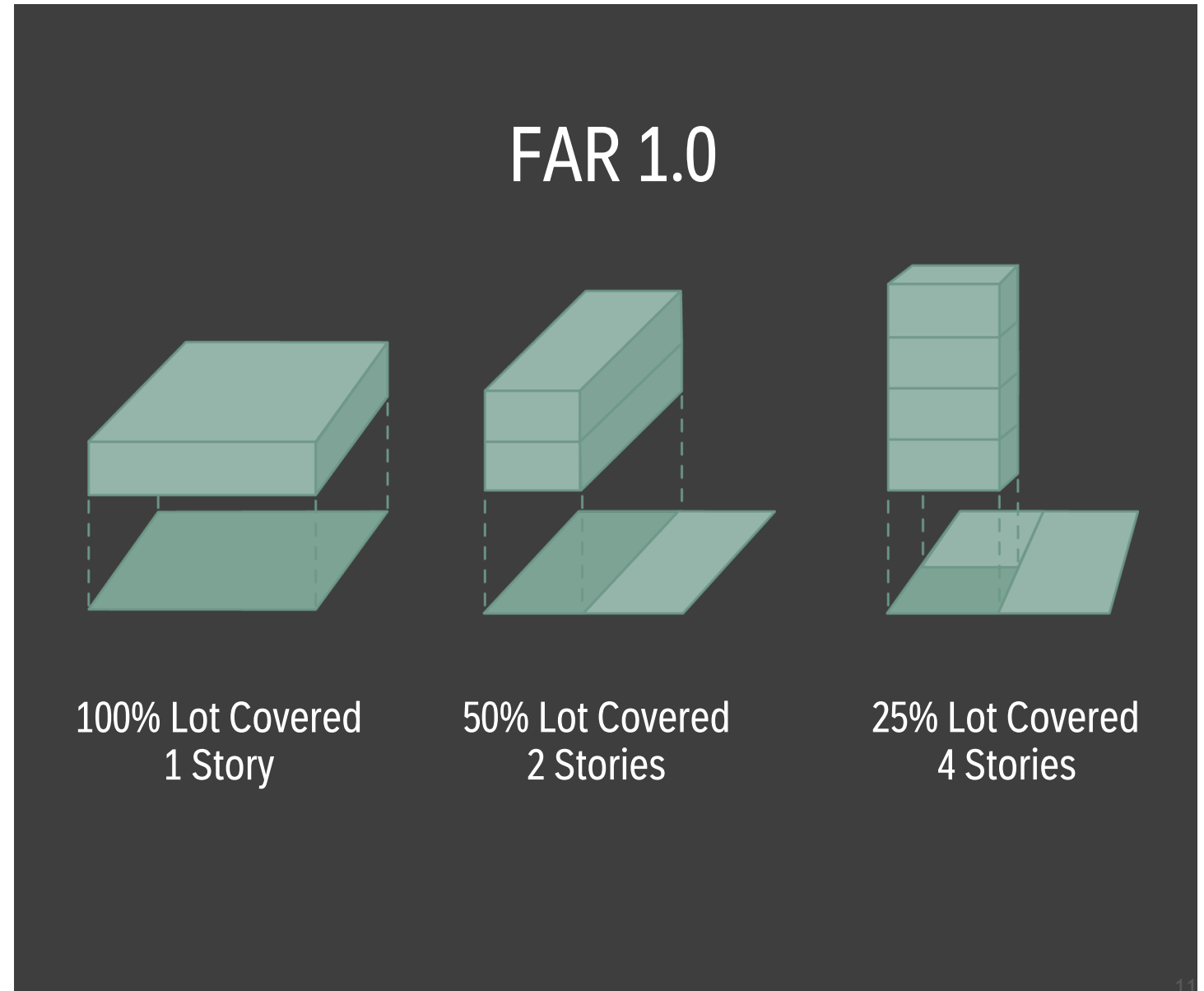
Measuring Development Intensity: Floor-Area Ratio

Floor-Area Ratio (FAR) is used to describe how much building is on a property. It is commonly used in mixed-use development.

FAR is a comparison of the amount of building floor space to the total space on the site.

At 1.0 FAR, the floor area is equal to the site area.

For comparison, the site is currently developed at FAR.



Non-Residential and Mixed-use Intensity

Floor Area Ratio (FAR)



0.25 FAR

Low

Mixed-Use Residential/Retail



1.0 FAR

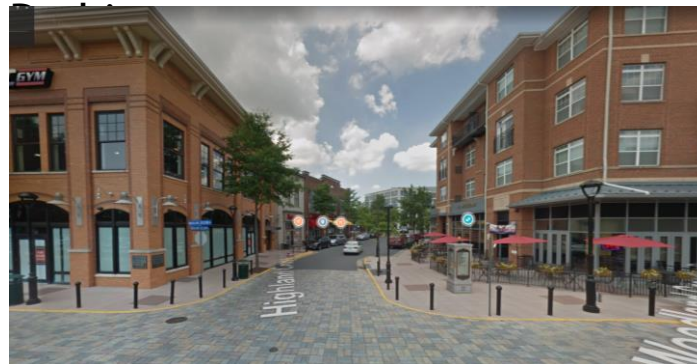
Medium

1.3 FAR

3.5 FAR

High

Mixed-Use Center/ Structured



Transit-Oriented Development



Public Engagement

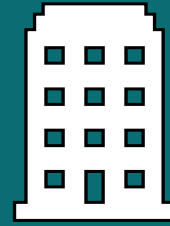
- The Fairfax County Community is a Planning Partner
 - The public is invited to participate in changes to the Comprehensive Plan.
 - Staff actively seeks community comment during the amendment process.
 - Community members may sit on land use committees, task forces or other advisory groups.



Amending the Comprehensive Plan is a collaborative process between the Board of Supervisors, Planning Commission, county planners, and the public.



- How should a site develop in the future?
- What are the benefits and impacts to the community?
- We plan to share these considerations at the upcoming meetings.



Land Use



Transportation &
Access



Environment



Public Facilities



Open Space and
Parks



Schools



Health and
Human Services

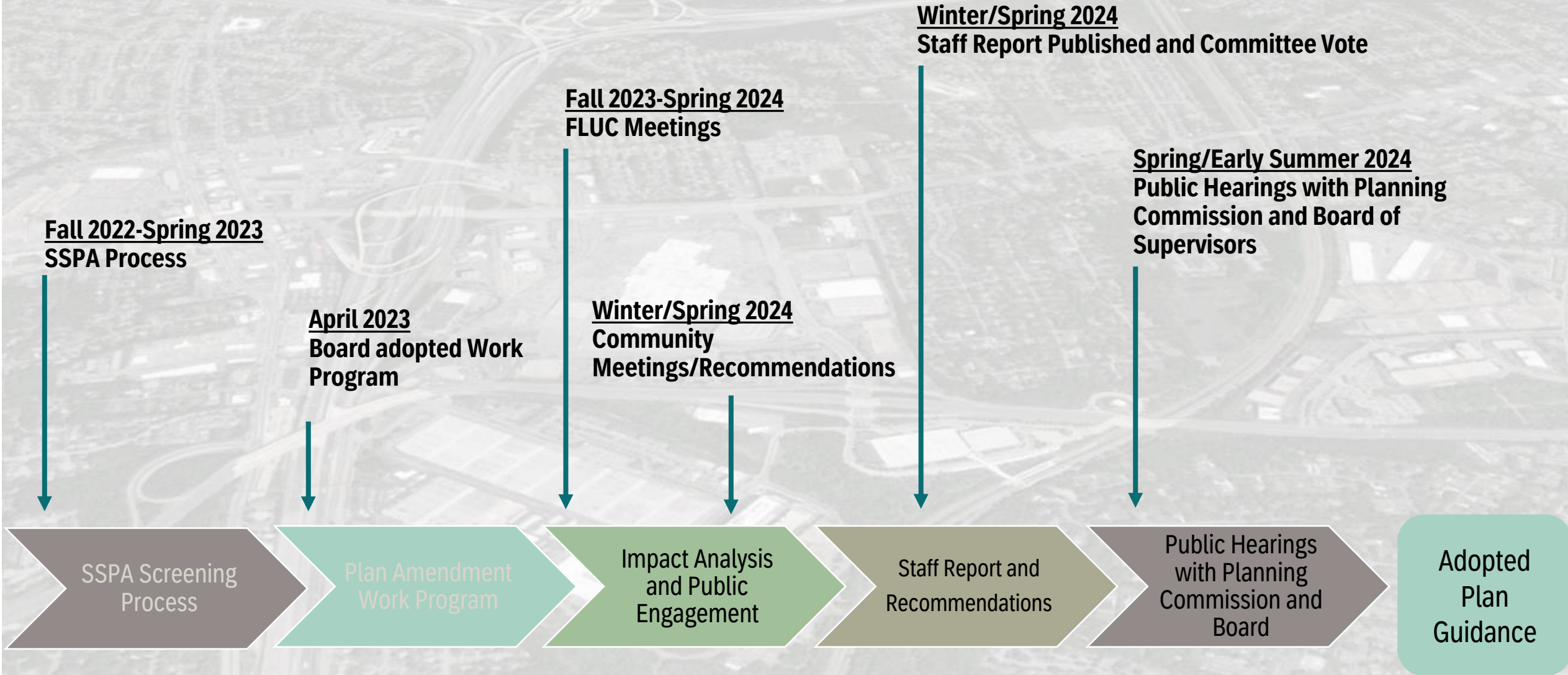


Housing



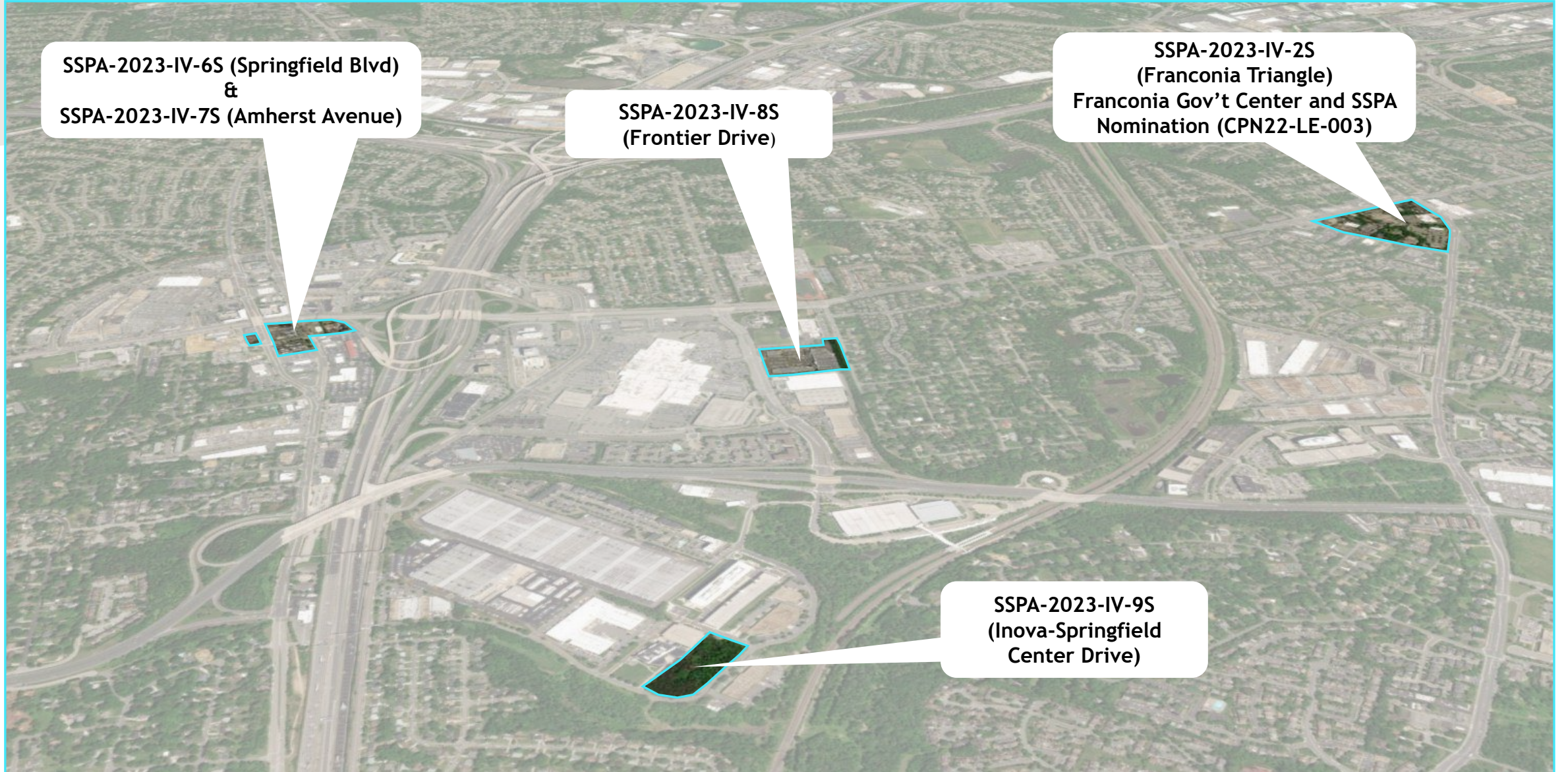
Heritage
Resources

Plan Amendments: Process and Anticipated Timeline



*Schedule and events subject to change

SSPA Sites



SSPA-2023-IV-6S (Springfield Blvd)
&
SSPA-2023-IV-7S (Amherst Avenue)

SSPA-2023-IV-8S
(Frontier Drive)

SSPA-2023-IV-2S
(Franconia Triangle)
Franconia Gov't Center and SSPA
Nomination (CPN22-LE-003)

SSPA-2023-IV-9S
(Inova-Springfield
Center Drive)

Additional Resources

- COMPREHENSIVE PLAN

www.fairfaxcounty.gov/dpd/comprehensiveplan/

- COMPREHENSIVE PLAN WORK PROGRAM

https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/sspa/workprogram/adopted_work_program.pdf

- LINK TO COMP PLAN FAQ

www.fairfaxcounty.gov/dpd/comprehensiveplan/planfaq.htm

- LINK TO COUNTY EMAIL SUBSCRIPTIONS

www.fairfaxcounty.gov/email/lists/

(view the land use & development section for selections)

- LINK TO FB LAND USE PAGE

www.facebook.com/fairfaxlanduse/

- EDUCATION & FAQS

www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/faqs



Questions

Contact Information

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