

ACTION –

Adoption of the 2018 Comprehensive Plan Amendment Work Program, Including the Proposed 2017 North County Site-Specific Plan Amendment Nominations

ISSUE:

Board of Supervisors' action is required to adopt the proposed revisions to the Comprehensive Plan Amendment Work Program, a document that schedules all authorized Plan amendments and planning studies. The revisions would add four 2017 North County Site-Specific Plan Amendment (SSPA) nominations to the work program, thereby authorizing the evaluation of these nominations, and remove nine inactive Plan amendments, thereby rescinding the authorizations for these amendments.

PLANNING COMMISSION RECOMMENDATION:

On June 28, 2018, the Planning Commission voted 11-0-1 (Commissioner Strandlie abstained from the vote) to recommend to the Board of Supervisors the adoption of the revised Comprehensive Plan Amendment Work Program, as found on Pages 137 to 141 of the staff report dated June 7, 2018. This would forward for further consideration four Site-Specific Plan Amendment (SSPA) nominations submitted in the 2017 North County SSPA Process with PC17-PR-001 and PC17-PR-002 grouped into a study of the Merrifield Suburban Center:

- PC17-DR-001;
- PC17-PR-001;
- PC17-PR-002; and,
- PC17-SU-001.

The Planning Commission also recommended that nine previously authorized Plan amendments would be rescinded.

RECOMMENDATION:

The County Executive recommends that the Board of Supervisors adopt the Planning Commission recommendation to amend the Comprehensive Plan Amendment Work Program as shown in Attachment I of the Board Item.

TIMING:

Planning Commission public hearings on the SSPA nominations – June 21, 2018.
Planning Commission mark-up and decision-only on the revised Comprehensive Plan Amendment Work Program – June 28, 2018.
Board action is requested on July 31, 2018.

BACKGROUND:

On June 20, 2017, the Board of Supervisors adopted the SSPA process to increase public participation in the development of the Comprehensive Plan Amendment Work Program. The SSPA process allows anyone to nominate site-specific land use changes to the Comprehensive Plan. The SSPA process consists of a two-year review of the North County districts of Dranesville, Hunter Mill, Providence, and Sully and a subsequent two-year review of the South County districts of Braddock, Lee, Mason, Mount Vernon, and Springfield. Of the ten nominations that the county accepted into the 2017 North County SSPA review cycle, five nominations remain pending: three in the Providence District, one in the Dranesville District, and one in the Sully District. The nominations are published online at www.fairfaxcounty.gov/planning-zoning/site-specific-plan-amendment-process/track-nomination.

Board action on the work program is the final step in the screening process of the SSPA nominations. The purpose of the screening process is to determine which nominations should be placed on the work program. During the nomination screening phase, community task forces for each supervisor district were appointed by their respective Board member. During April and May 2018, the task forces worked in partnership with county staff at five community meetings to hold discussions with the nominators, compare the nominations with county policy, and assess the merits and urgency of the nominations. Both task forces and staff formulated recommendations as to whether the nomination(s) should be added to the work program as proposed or modified.

The 2017 North County SSPA screening process resulted in recommendations for four nominations to be added to the work program, based on the staff recommendations, or five, based on the task force recommendations. Staff further recommended that SSPA nominations PC17-PR-001 and PC17-PR-002, which are proximate to each other, be grouped into one study of the Merrifield Suburban Center to allow for a comprehensive review of the benefits and impacts.

Staff also recommended that nine, inactive plan amendments be rescinded:

- Plan Amendment (PA) S11-CW-T1 (Giles Run);
- PA S13-II-M2 (McLean Community Business Center, Subarea 29);
- PA 2013-CW-1CP (Suburban Center Classification Study);
- PA S11-IV-MV2 (Woodlawn CBC, Subunits B1 and B2);
- Plan Map: Residential Planned Community;
- PA 2015-IV-T1 (Newington Road);
- PA 2016-III-T1 (Shirley Gate Road Extension);
- PA 2017-CW-3CP (Economic Success); and,
- PA S11-IV-RH2 (Oakwood Road, Van Dorn Transit Station Area, Land Unit E).

FISCAL IMPACT:

None

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ENCLOSED DOCUMENTS:

Attachment 1: Planning Commission Verbatim and Recommendation, dated June 28, 2018.

The 2017 North County Site-Specific Plan Amendment Planning Commission Nomination Screening Staff Report has been previously furnished and is available online at:

www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/documents/compplanamend/sspa/staff_report_final.pdf

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