

Policy Plan Amendment: Land Use Element

Planning Commission Policy Plan Committee
May 8, 2025



PLANNING & DEVELOPMENT



Adopted Plan Framework

Existing Countywide Land Use Objectives and Policies



Land Use Pattern **11 Objectives**

Land Use Intensity **1 Objective**

Pace of Development **1 Objective**

Land Use Compatibility **3 Objectives**

Land Conservation **1 Objective**

<https://online.encodeplus.com/regs/fairfaxcounty-va-cp/doc-viewer.aspx#secid-217>

Adopted Plan Framework

Appendices



Guidelines for:

- ❖ Multifamily Residential Development
- ❖ Locating Shopping Centers and Child Care Facilities
- ❖ Cluster Development
- ❖ Drive-Thru Windows and Facilities
- ❖ Interim Improvement of Commercial Establishments
- ❖ Clustering of Automobile-Oriented Commercial Uses
- ❖ Neighborhood Redevelopment
- ❖ Residential Development Criteria
- ❖ Mobile Home Retention
- ❖ Transit-Oriented Development
- ❖ Higher Intensity Within Industrially Planned Areas
- ❖ Commercial Building Repurposing
- ❖ Continuing Care Facilities

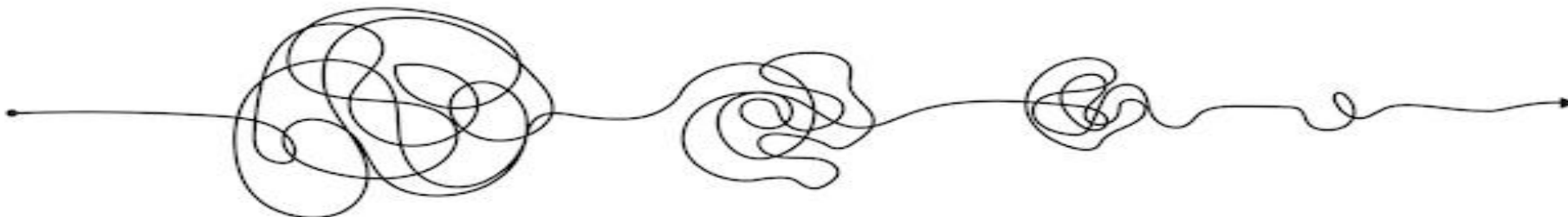
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Policy Plan Amendment

Land Use Element - Strategy for Revisions



- Review of existing Plan policies
- **Coordination** with Land Use Topic Team, Topic-leads team, the community, and county staff.
- Consultant **Research Papers**
 - ✓ *Land Use Trends: Retail, Industrial, and Office Building Repurposing*
- **Alignment** with recently adopted county plans and policies.
- **Streamline** the Element
- **Development** of new policy areas



New Plan Framework Restructuring Policies



Plan policies have been organized into **8 new categories** that better reflects our long-term goals

- Accommodate Future Growth (2 Objectives)
- Density and Intensity (1 Objective)
- Pace, Quality, and Types of Development (5 Objectives)
- Equitable Community Development (2 Objective)
- Economic Opportunity (1 Objective)
- Placemaking, Urban Design, Arts and Revitalization (4 Objectives)
- Use-Specific Guidance (1 Objective)
- Development Criteria (5 Criteria)

New Policies

Retail, Industrial, and Office Repurposing

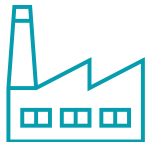


Ground Floor Retail



Commercial repurposing proposals are largely addressed by the Performance Standards for Commercial Building Repurposing. However, additional policy considerations were introduced to better evaluate the location of ground-floor retail.

Industrial



Industrial uses contribute to a prosperous economic climate and provide employment opportunities in the county. A policy was added to maintain and preserve Industrial Areas as designated in the Concept for Future Development.

Office Repurposing



Office repurposing proposals will still need to meet the Performance Standards for Commercial Building Repurposing. However, additional performance-based strategies are being introduced to evaluate proposals for repurposing and redeveloping office buildings for alternative uses.

New Policies

Suburban Village Centers



Characteristics of Suburban Village Centers

- Located within Suburban Neighborhoods
- Located along arterial roadways
- Neighborhood commercial hub
- Mix of uses and/or mixed-use
- Less intense than mixed-use centers
- May be appropriate for multifamily residential and townhomes

Objective 2

Objective 3

Objective 12

Objective 16

Criteria for
Commercial Building
Repurposing

New Policies

Placemaking & Arts



Placemaking

Objective 12

New policies designed to facilitate creative patterns of use, with attention to the physical, cultural, and social identities that define a place and support its ongoing evolution for the benefit of all. Intentionally shaping open spaces and streets capitalizes on a local community's assets, inspiration, and potential to improve urban vitality, and create accessible, safe places.



Arts

Objectives 13 & 14

The existing policies within the Visual Arts Element were relocated and reorganized in the Land Use Element under Placemaking, Urban Design, and Arts.



New Policies!

Equitable Development



Equitable Development

Objectives 9 & 10

New policies encourage connecting communities and residents with economic opportunity, while acknowledging the cultural and economic foundations that make each community unique. This includes the appropriate consideration of displacement, equitable access to resources, and maintenance of a strong and diverse economic base.

New Criteria Data Centers



Criteria Topic	Description
<i>Land Use & Site Design</i>	Encourage buffers that exceed zoning ordinance requirements; consider proximity to energy infrastructure
<i>Building Design</i>	High-quality design and materials; screening of loading functions
<i>Green Building</i>	LEED BD+C: Data Center Gold certification (or equivalent program)
<i>Energy Demand</i>	Coordination with energy providers; renewable energy sources; 1.2 PUE or lower
<i>Water Demand</i>	Coordination with water providers; identify water sources; efficiency strategies
<i>Water Quality</i>	Cooling systems monitoring; site design; fuel tank containment
<i>Air Quality</i>	Best available technology for backup generators
<i>Noise</i>	Exceed minimum code requirements
<i>Repurposing</i>	Consider adaptability for alternative future uses

Policy Plan Amendment

Contact Information and Resources



- To learn more about the project, visit our project webpage: [Plan Amendment 2022-CW-2CP | Planning Development \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/planning-development/plan-amendment-2022-cw-2cp)
- To review the current Land Use Element, please visit: [Document Viewer | Policy Plan](#)
- To review the draft Land Use Element text, please visit: [Policy Plan Amendment Land Use Element 5/6/2025](#)
- To provide comments please contact: PlanForwardFFX@PublicInput.com



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Questions & Discussion



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FORWARD

