

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS COMMITTEE
THURSDAY, JULY 20, 2017**

PRESENT: James T. Migliaccio, Lee District, Chairman
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
Earl L. Flanagan, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Peter F. Murphy, Springfield District
Karen A. Keys-Gamarra, Sully District
James R. Hart, Commissioner At-Large
Janyce N. Hedetniemi, Commissioner At-Large

ABSENT: None

OTHERS: Timothy J. Sargeant, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Kimberly Bassarab, Assistant Director, Planning Commission
Inna Kangarloo, Senior Deputy Clerk, Planning Commission
Dan Schwartz, Northern Virginia Soil and Water Conservation District
Ellie Coddington, Code Development and Compliance Division, Land Development Services (LDS)
Jan Leavitt, Site Code Research and Development Branch, LDS
John Matusik, Site Code Research and Development Branch, LDS
Thakur Dhakal, Site Code Research and Development Branch, LDS
Lorrie Kirst, Zoning Administration Division, Department of Planning and Zoning
David Fernandez, St. Marry Orthodox Church
Rev. David Subu, St. Marry Orthodox Church
Todd L. Sweet, St. Marry Orthodox Church

ATTACHMENTS:

- A. Proposed Amendments
- B. Soils Mapping
- C. Email from Douglas McKinley

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Chairman James T. Migliaccio called the meeting to order at 7:00 p.m. in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia, 22035.

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Jan Leavitt, Site Code Research and Development Branch, Land Development Services (LDS), briefed the Committee on the proposed amendments to the Zoning Ordinance. She highlighted the objectives of the parking proposals and focused her presentation on following topics:

- Rates and rationale for parking rates in non-Tysons Transit Station Areas;

- Shared parking provisions;
- Transportation demand management; and
- New general parking category.

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Dan Schwartz, Northern Virginia Soil and Water Conservation District, provided an overview of the proposed changes to soils map. He said that the proposed amendment would update soil boundaries, online soils maps and classification of some soils. He further noted that in terms of regulatory impact, the amendment would increase accuracy of County's soil maps. He concluded by saying that the reclassification of the soils to a lower class would reduce the burden of unnecessary soil tests on developers and homeowners submitting plans.

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Thakur Dhakal, Site Code Research and Development Branch, Land Development Services, said that the Minor Site Plans Amendment would increase the allowable distributed area and/or Gross Floor Area to be considered exempt from requiring a site plan. He added that the amendment would expedite the land development process by expanding the exemptions for site plans.

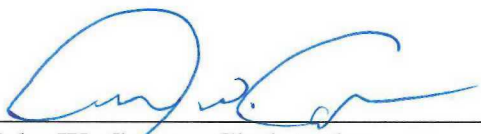
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The meeting was adjourned at 8:12 p.m.
James T. Migliaccio, Chairman

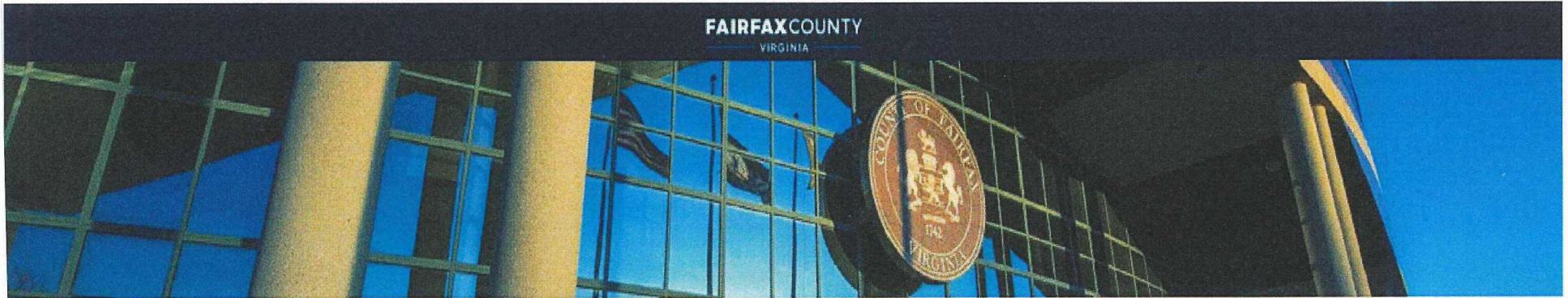
An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Inna Kangarloo

Approved: December 7, 2017



John W. Cooper, Clerk to the
Fairfax County Planning Commission



Proposed Amendments

Land Development Services



PC Land Use Process Review Committee
July 20, 2017

Drivers of the Amendments

- ❖ Fairfax First Initiative

- ❖ Review and Revise Codes and Ordinances

- ❖ Strategic Plan to Facilitate the Economic Success of Fairfax County

- ❖ Provide regulatory flexibility to help fill vacant retail and other spaces expeditiously and to incentivize users to locate in these spaces

Today's Presentation

- ❖ Focus on these amendments

- ❖ Soils Map Update

- ❖ Minor Site Plans

- ❖ Parking Proposals

- ❖ Non-Tyson's TSA's

- ❖ Shared Parking

- ❖ Transportation Demand Management

- ❖ New General Parking Category

Soil Map Updates

❖ Proposed Amendment

- ❖ Updates soil boundaries
- ❖ Updates online soils maps
- ❖ Updates the classifications of some soils

❖ Regulatory Impact

- ❖ Increases accuracy of County's Soil Maps
- ❖ Reclassification to a lower class reduces burden of unnecessary soils tests on developers and homeowners submitting plans

Minor Site Plans

❖ Proposed Amendment

- ❖ Increases the allowable disturbed area and/or GFA to be considered exempt from requiring a site plan/minor site plan
- ❖ Reorganizes text for clarity

❖ Regulatory Impact

- ❖ Expedites the land development process by expanding the exemptions for site plans/minor site plans.

Parking – Non-Tysons Transit Station Areas

- ❖ Provide lower parking rates in the transit station areas thereby eliminating the need for reductions.

Rationale

- ❖ It is generally recognized that parking demand near metro stations is less than demand for similar uses without direct access to the metro.
- ❖ All of the transit stations are existing or in design/construction stage with funding.
- ❖ Proposal is in the Zoning Ordinance work program was recently presented to the Board.

Parking – Non-Tyson's Transit Station Areas

Proposed rates for multi-family:

<u>Bedrooms</u>	<u>Spaces per unit</u>
0-1	1.3
2	1.5
3+	1.6

Proposed rates for office:

<u>Distance from Transit Station</u> <u>sq. ft. GFA</u>	<u>Spaces per 1,000</u>
0-1/4 mile	2.0
> 1/4 mile	2.3

Shared Parking

- ❖ Allow for approval of reductions of up to 20% - 30% by the Director of LDS in certain situations. Would not be available for active zoning cases.

Rationale

- ❖ Determining peak parking demand based on the timing of parking demand for different uses rather than a simple sum of code required parking is basically a mathematical exercise.

Transportation Demand Management

- ❖ Eliminate parking reductions based on TDM programs and replace it with a more general reduction provision.

Rationale

- ❖ There is no generally accepted method for correlating trip reductions with reductions in parking demand.
- ❖ Current provisions require that the applicant demonstrate how parking would be provided if the TDM program doesn't result in the projected reduction in parking demand. This is necessary because of the speculative nature of these reductions but is problematic.

General Parking Reduction

- ❖ Add a provision to allow for Board approval of reductions that do not qualify for consideration under more specific types of reductions.

Rationale

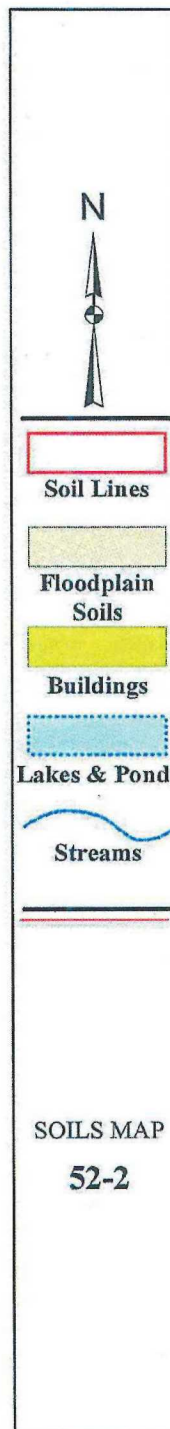
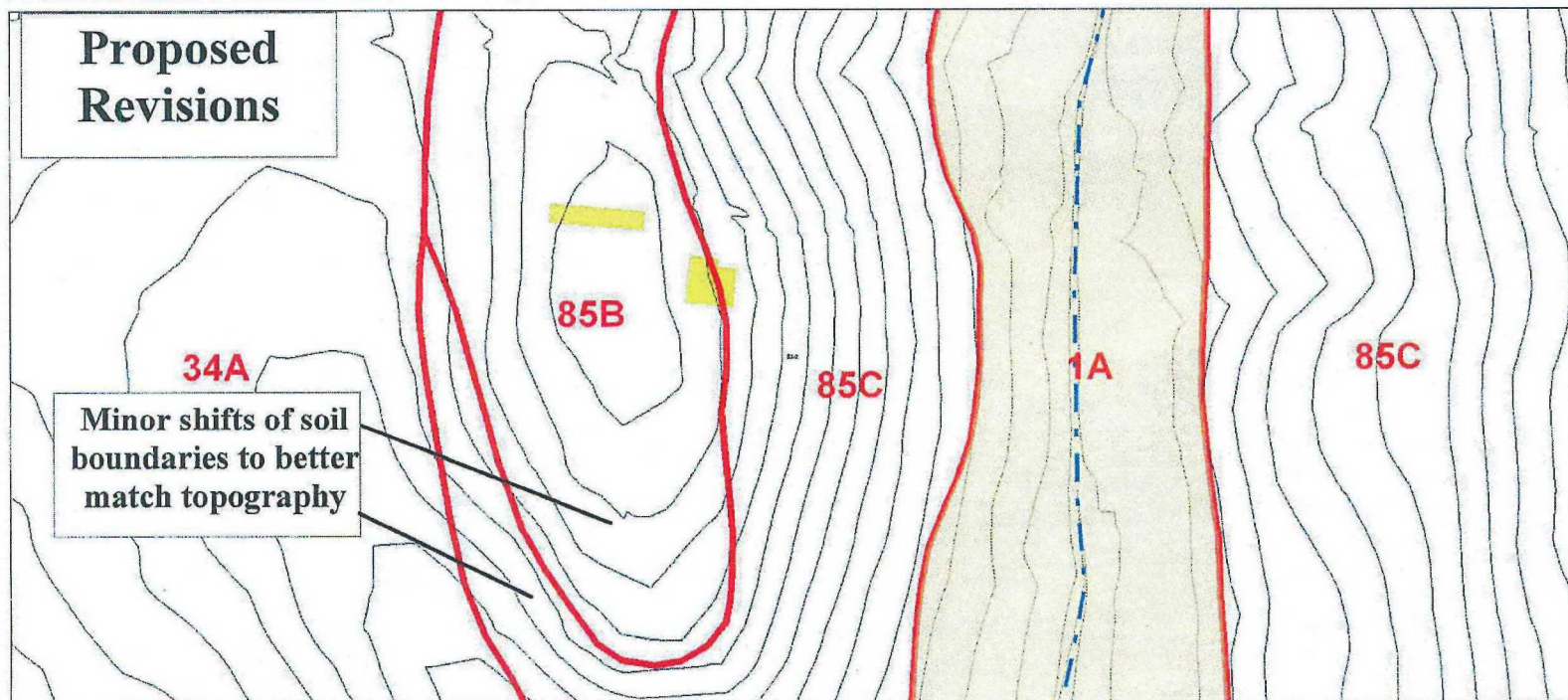
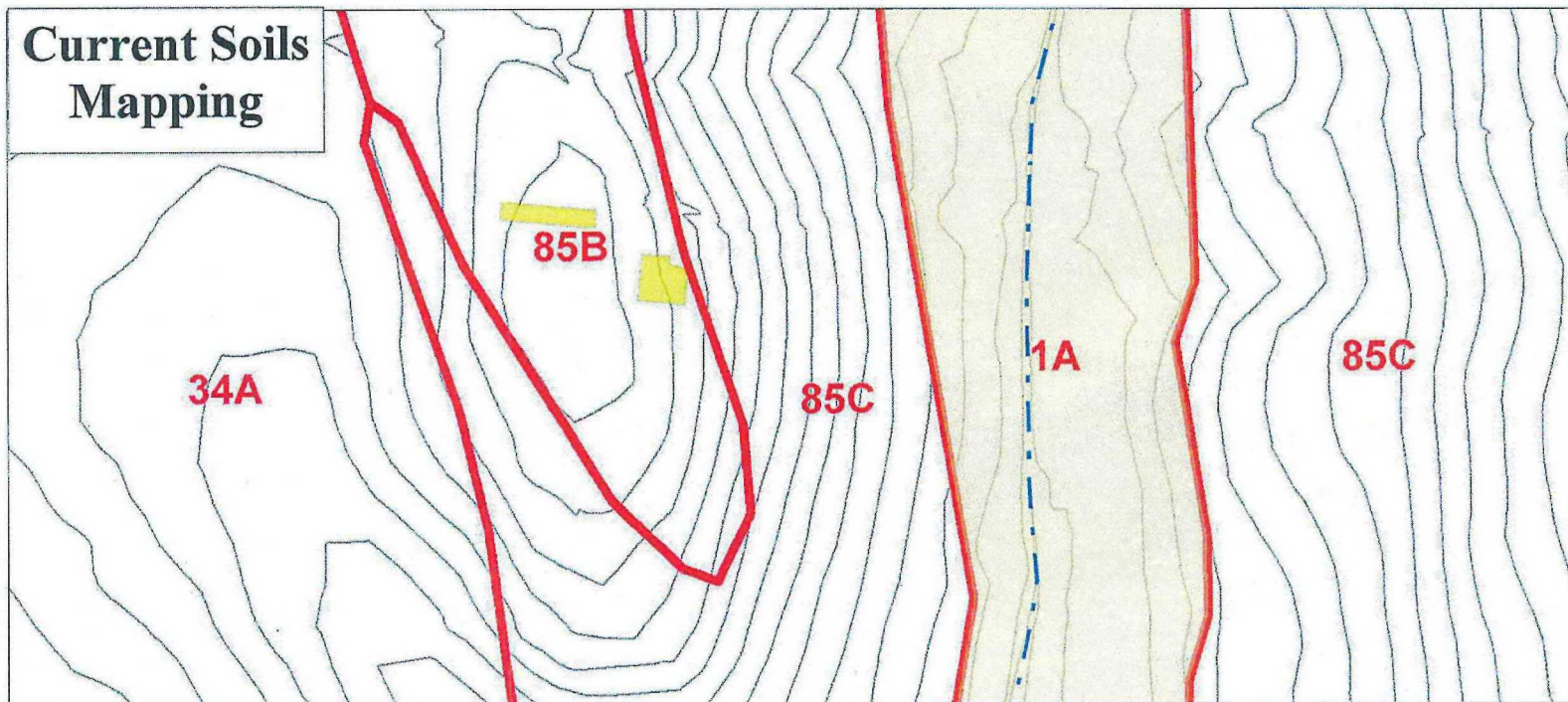
- ❖ Some reductions don't fit neatly into the normal categories of reductions and couldn't otherwise be considered regardless of merit.

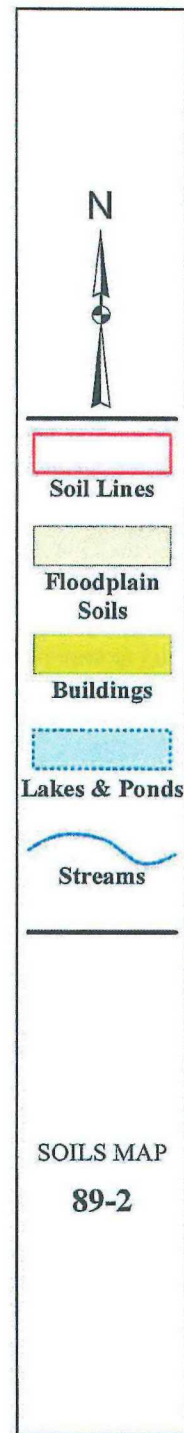
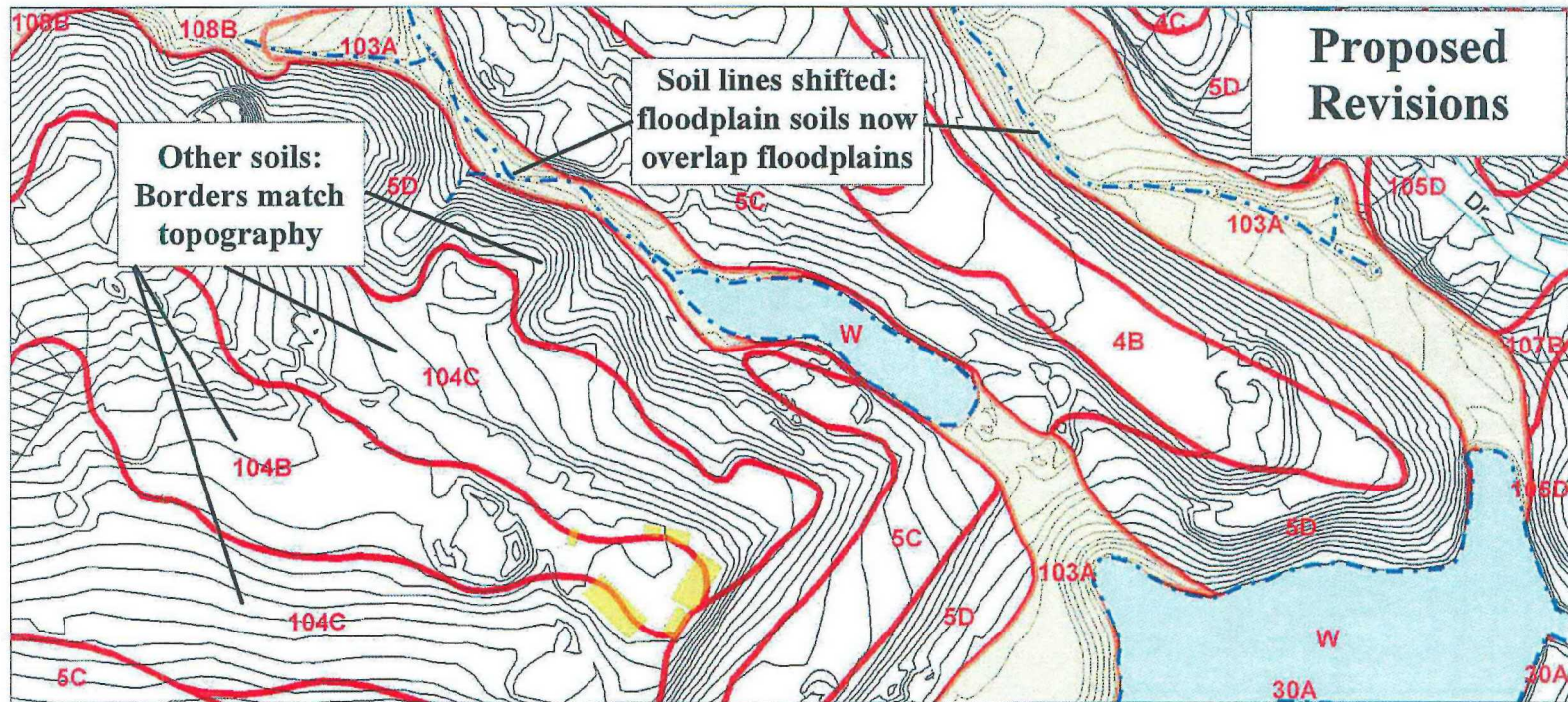
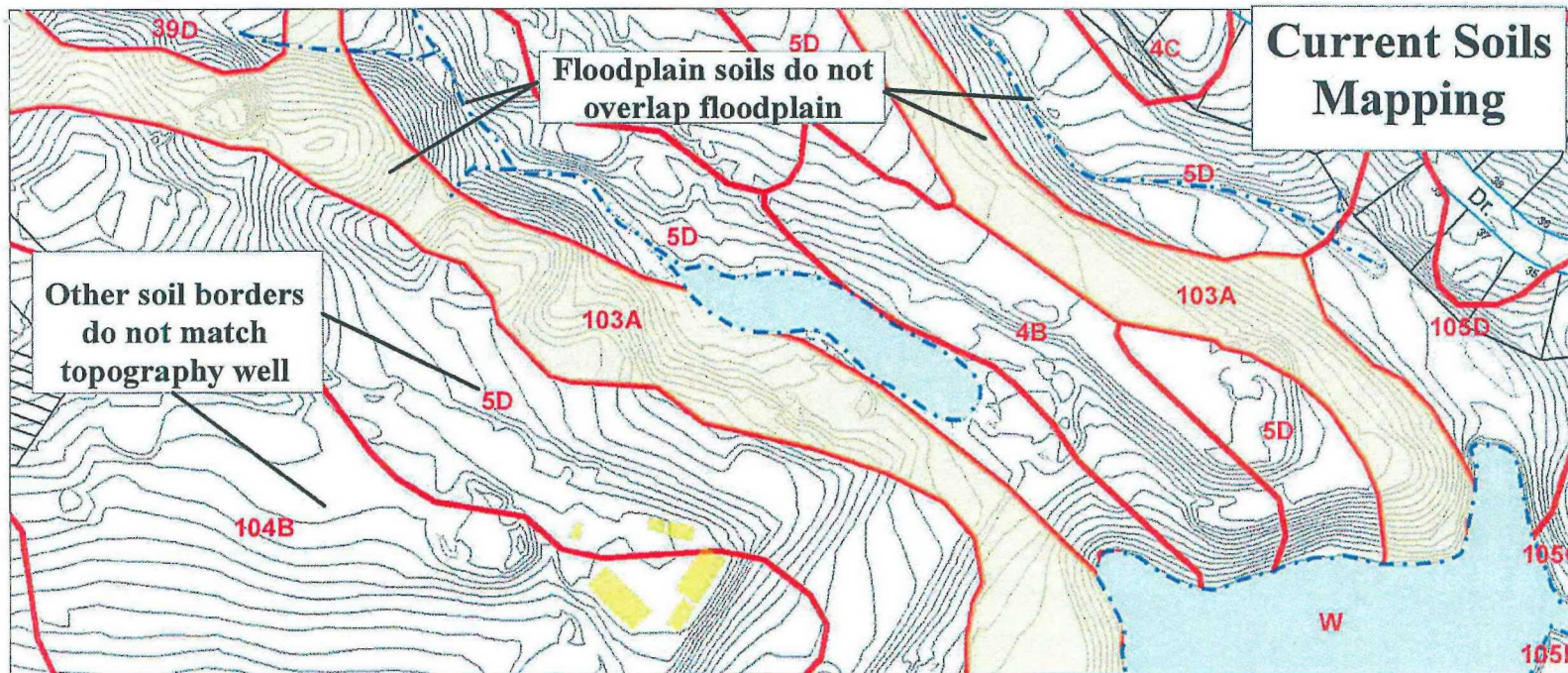
Additional Amendments

- ❖ Hydraulic Grade Line – updated requirements match VDOT
- ❖ Maintenance Standards – also required on plans
- ❖ Debris Control Devices- updated trash rack design
- ❖ Minor Fee Edits – to align with practices
- ❖ New E-plan Submission & associated Fees
- ❖ Subdivision Provisions- updated to align State Code regarding need for preliminary plan



Questions?





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July 19, 2017

By: email to plancom@fairfaxcounty.gov

To: Land Use Process Review Committee

Re: 7/20/17 Land Use Process Review Committee's consideration of proposed amendments to Article 17-104 of the Zoning Ordinance exempting 500/750 sq. ft. additions from site plan requirements [the "Amendments"]

I am an attorney whose experience has made me conscious of the problems faced by small business owners who do not have the ability to finance site plans, the costs of which are minimally \$100,000+, in order to make modest additions to their facilities. The Amendments would constitute a needed improvement over the existing situation, & I support their adoption. I recommend consideration of exempting larger floor areas from site plan requirements.

Douglas E. McKinley

