

# PLANNING COMMUNICATOR

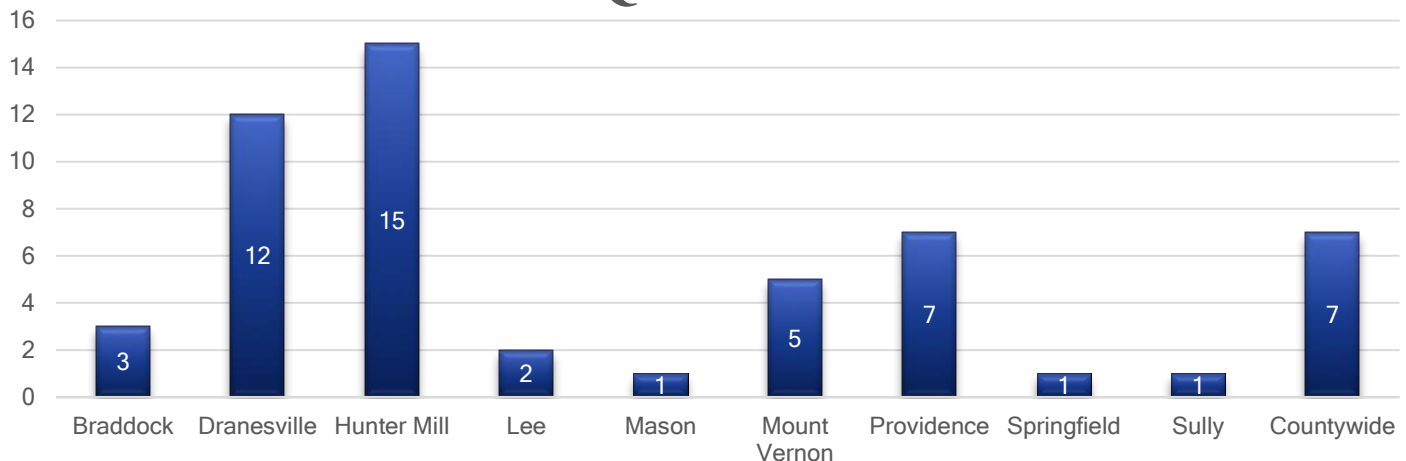
January 2019

<https://www.fairfaxcounty.gov/planningcommission>

## LAND USE ACTIONS

During the 2nd quarter of Fiscal Year 2019 the Planning Commission took action on 54 applications; affording 77 citizens an opportunity to speak in person at the 11 public hearings held. It was a busy quarter overall, the district with the highest number of applications considered was the Hunter Mill District with 15 applications acted upon.

### 2nd Quarter FY 2019



## COMMITTEE ACTIVITY

### Land Use Process Review Committee

Met on October 9<sup>th</sup> to continue discussions on the Zoning Ordinance Modernization Project. Clarion Associates, LLC gave a presentation on ways the format and structure of the Zoning Ordinance could be improved, categorization and modernization of land uses and integrate additional amendments to the Zoning Ordinance. The Committee also met on October 17<sup>th</sup> was briefed by the Department of Planning and Zoning staff on the County's Heritage Resource Strategy. On November 28<sup>th</sup>, the Committee met and was briefed by the Zoning Administration staff regarding industrial uses and received updates on the Sign Ordinance Amendment.

### Schools Committee

Met on November 7<sup>th</sup> to discuss the implementation of the Work Program, specifically Economic Development and Equity and Access to School and Facilities in relation to the One Fairfax initiative. On December 5<sup>th</sup>, the Committee met and Commissioner Phillip Niedzielski-Eichner presented a summary of the Schools Subcommittee report regarding the proposed Comprehensive Plan Policy and Economic Development language for Objective 2, Policies A through E.

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## PC ROUNDTABLE WITH CHAIRMAN PETER F. MURPHY



The Planning Commission Roundtable is a 30-minute panel discussion broadcast every Thursday at 6:30 p.m. and Wednesday at 10:30 p.m. on Channel 16. Episodes can also be viewed through Video on Demand at the Fairfax County website:

[http://www.fairfaxcounty.gov/cable/channel16/pc\\_roundtable.htm](http://www.fairfaxcounty.gov/cable/channel16/pc_roundtable.htm)

### **Zoning Ordinance Amendment Work Program** – Broadcast October 2018

The Zoning Ordinance Amendment Work Program is adopted by the Board of Supervisors on an annual basis and includes amendment requests that have been identified as priorities.

Guests: Leslie B. Johnson, Zoning Administrator  
Casey Judge, Senior Planner, Zoning Administration Division, Department of Planning and Zoning

### **Site-Specific Plan Amendment Process** – Broadcast November 2018

The Site-Specific Plan Amendment Process allows for the nomination and review of proposals to amend the Comprehensive Plan and Comprehensive Land Use Map through the Plan Amendment Work Program.

Guests: Meghan Van Dam, Chief, Policy and Plan Development Branch, Planning Division, Department of Planning and Zoning  
Bernard Suchicital, Senior Land Use Planner, Planning Division, Department of Planning and Zoning

### **BizEx** – Broadcast December 2018

The BizEx program helps small businesses start, open and grow in Fairfax County by providing advice and guidance on licensing, permitting, review and inspections.

Guests: Meaghan Kiefer, Fairfax County's Business Experience Partner  
Elizabeth Hagg, Deputy Director of the Office of Community Revitalization

**Braddock District** - Over the next few months, land use planning in centrally located Braddock District will be focused on three significant land redevelopment projects.



The largest is a proposal from Erickson Living to build a large Continuing Care Facility (CCF) on 78.8 acres on the south side of Braddock Road, land formerly occupied by the Northern Virginia Training Center. This parcel, previously owned by the Commonwealth of Virginia, is the largest Braddock District property to become available for redevelopment in decades. Following over a year of community outreach, a Comprehensive Plan Amendment was approved by the Board of Supervisors in November 2018 that allows residential use on the site,

including an option for a CCF. The rezoning proposal now in consideration would provide a continuum of senior living accommodations including 1,050 independent living apartments, 175 assisted living units, and skilled nursing care. The applicant is offering to provide space for approximately 80 affordable senior housing apartments, several acres for all-abilities recreational activities, and additional land for public trails.

The second pending project is at the northeast corner of Braddock Road and Roberts Road, where the property owner is proposing a high-end residential development with 45 single-family homes. A Comprehensive Plan Amendment adopted in late November would allow such development if several conditions are met, including consolidation of several previously separate land parcels, environmentally sensitive design, and improved pedestrian connections.

The third proposed redevelopment is at the One University site, across from the George Mason University Fieldhouse. The Fairfax County Redevelopment and Housing Authority owns the site. The pending proposal would replace the current 46 affordable dwelling three and four bedroom units with 140 mostly smaller affordable multifamily units plus 100 affordable senior housing units as well as 360 student housing units designed to house approximately 820 George Mason University students. This proposal would need both a Comprehensive Plan Amendment and a rezoning.

More routine Braddock District land use applications continue to be processed, including a Special Exception application to create a cluster subdivision on Maple Avenue south of the Fairfax City line. The property contains just over six acres and is zoned R-1. The proposal is to build five single-family houses which would be accessed from a new public road. The land contains an environmentally sensitive area which is proposed to be preserved as open space.