



Fairfax County Comprehensive Plan

MVCCA Forum

PDC/PRM Ordinance

November 18, 2015

Prepared by
Planning Division,
Department of Planning and Zoning

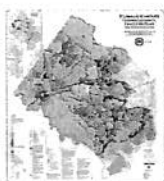
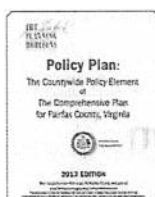
Fairfax County Comprehensive Plan

- Basis of the Comprehensive Plan
- Relationship to the Zoning Ordinance
- How the Plan is Amended

The Comprehensive Plan

- Role: A GUIDE for decision-making about the County's land use
- Scope: Anticipate change over the next 20 years
- Statutory mandate: required by the Code of Virginia to shape the orderly development of the county

Comprehensive Plan Elements



Trails Plan
Map



Bicycle Master
Plan



Transportation
Plan Map



Concept for Future Development



Community Business Centers - CBC's

Transit Station Areas - TSA's

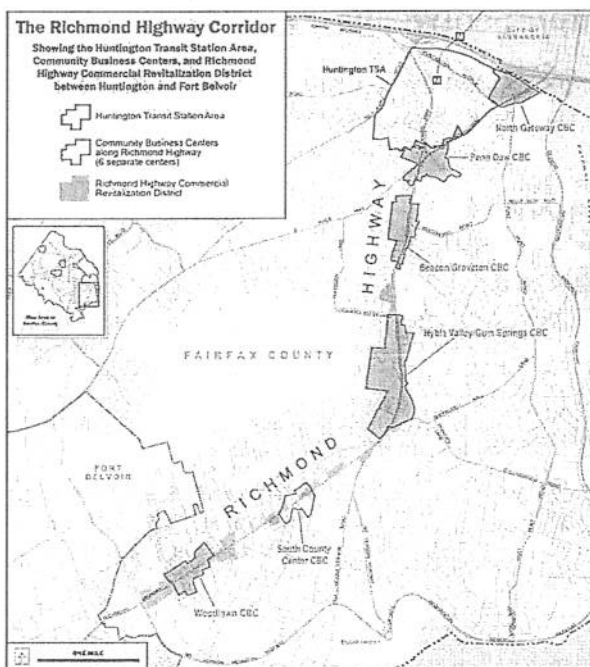
Suburban Centers

Urban Center

The Richmond Highway Corridor

Showing the Huntington Transit Station Area, Community Business Centers, and Richmond Highway Commercial Revitalization District between Huntington and Fort Belvoir

- Huntington Transit Station Area
- Community Business Centers along Richmond Highway (6 separate centers)
- Richmond Highway Commercial Revitalization District



Richmond Highway Area

Six CBC's and a Transit Station Area contribute to the vitality of the Richmond Highway Corridor

- Huntington Metro Station
- North – encourage transit friendly uses in the North Gateway and Penn Daw area
- Middle - Beacon Groveton and Hybla Valley redevelopment opportunities on the west side of the corridor
- South – residential, tourist and potential agri-related uses
- Interspersed Suburban Neighborhoods



Comprehensive Plan vs. Zoning Ordinance

The Zoning Ordinance contains specific regulations to implement the objectives of Plan

Comprehensive Plan

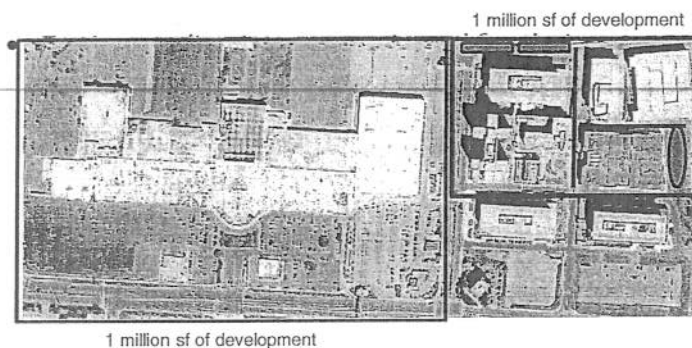
- Guide – Recommendations
- Supplies general policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc.
- Intensity
- Land uses
 - Residential
 - Industrial
 - Office
 - Mixed Use
 - Retail
 - Institutional
 - Public Parks

Zoning Ordinance

- Law – Body of Regulations
- Implements the Plan
- Identifies uses and standards for use as well as setbacks, height and open space

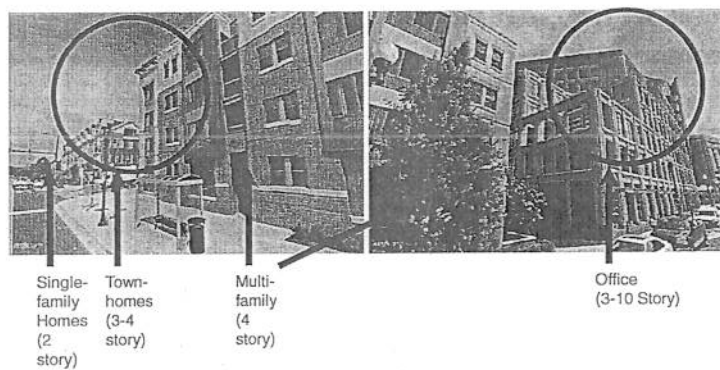
Proposals to rezone property are evaluated for conformance with the Comprehensive Plan

Plan Amendments



1 Million Square Feet Can Look Really Different

Plan Amendments



Plan Amendments

Types: Special Study, Site Specific, Policy

Two ways to amend the Comprehensive Plan:

- Fairfax Forward Work Program
- BOS-authorized Plan Amendment

Fairfax Forward

- Regular review the county's land use plan began with a pilot work program in 2013
- Since July 9, 2013 Fairfax Forward has completed 36 amendments with 24 more authorized or underway
- Fairfax Forward seeks to expand public participation and allows for a more comprehensive review of larger geographic areas
- Submit ideas until January 29, 2016

Board Authorized Plan Amendment Process

Board of Supervisors makes a motion for staff to evaluate a proposed change to Plan

- May be authorized at any time
- Can include large or small scale studies
 - Examples: Embark and Huntington Club
 - Public outreach as directed by Supervisor: town meetings, task force, advisory group

Resources

- Comprehensive Plan

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/>

- General Planning and Zoning Information

<http://www.fairfaxcounty.gov/dpz/>

- Submit an idea to Fairfax Forward

<http://www.fairfaxcounty.gov/dpz/fairfaxforward/2015submit.htm>

Call the Planning Division Planner of the Day 703 324 1380