

County of Fairfax, Virginia

MEMORANDUM

DATE: June 18, 2019

TO: **Board of Supervisors** FROM: Graham Owen Planner III, Policy and Plan Development Branch Department of Planning and Zoning, Planning Division (DPZ-PD)

Meghan Van Dam Chief, Policy and Plan Development Branch, DPZ-PD

SUBJECT: 2019-2020 South County Site-Specific Plan Amendment Process (SSPA) and Comprehensive Plan Amendment Work Plan Update

Preparation for the 2019-2020 South County Site-Specific Plan Amendment Process (SSPA) has begun. The SSPA process is the regular review cycle by which community members may nominate changes to the Comprehensive Plan. Staff from the Department of Planning and Zoning is scheduled to brief the Development Process Committee on June 18, 2019 on a proposed modification to the nomination eligibility criteria and proposed updates to the Plan Amendment Work Program as part of the preparation. A Board Action item will be presented at the Board of Supervisors' meeting on July 16, 2019 on these proposed items.

Background

The 2019-2020 South County SSPA, affecting the Mount Vernon, Lee, Mason, Braddock and Springfield Districts, will begin in September 2019. The process will replicate the sequence and timeframes of the North County SSPA (Attachment I). The eligibility criteria are proposed to remain the same as the North County SSPA, except that the eligibility criterion that would restrict residential use proposals in areas that are subject to the Proffer Statute VA Code § 15.2-2303.4 is proposed to be eliminated. Further, as was done in preparation for the 2017 North County SSPA, inactive plan amendments on the Comprehensive Plan Amendment (PA) Work Program that would prevent certain areas within the South County from being eligible for review are proposed to be removed from the work program. Staff has identified PA 2013-III-P1 - Pohick Planning District (authorized July 9, 2013) and PA 2013-IV-LP 1 - Lower Potomac Planning District and Lorton South-Route 1 Suburban Center (authorized July 9, 2013) as inactive amendments that are recommended to be rescinded by the Board of Supervisors. The Planning Commission recommended to the Board of Supervisors to support the actions on June 12, 2019. Attachment II contains a summary of the current work program schedule of amendments and proposed modifications.

Request to the Board of Supervisors

Proposed modifications to the eligibility criteria and the PA Work Program warrant Board of Supervisors action. As mentioned previously, staff from the Department of Planning and Zoning is scheduled to present this information to the Development Process Committee on June 18, 2018. An action item will be presented to the Board on July 16, 2019 that seeks endorsement of revisions to the eligibility criteria and adoption of the proposed revisions to the Plan Amendment Work Program.

Cc: Jill Cooper Fred Selden, Director, DPZ Marianne Gardner, Director, PD-DPZ Barbara Byron, Director, OCR

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SITE-SPECIFIC PLAN AMENDMENT 2019 South County Process



Attachment I

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Schedule

Eligible Supervisor Districts Braddock, Lee, Mason, Mount Vernon, and Springfield December 3, 2019 **Planning Commission Screening Process** Community Screening Meetings March 2020 April 2020 Planning Commission Public Hearings on Nominations & Mark-Up of the Work Program June 2020 Board of Supervisors Action Item on the Revised Work Program July 2020 **Work Program Implementation Expedited Track** Task Force Meetings October 2020 Planning Commission Public Hearings on the Nominations January 2021 Board of Supervisors Public Hearings Standard Track Task Force Meetings January 2021 February 2021 Nominations not subject to VDOT Chapter 870 Review Planning Commission Public Hearings on the Nominations May 2021 Board of Supervisors Public Hearings on the Nominations June 2021 Nominations subject to VDOT Chapter 870 Review Planning Commission Public Hearings on the Nominations to be determined Board of Supervisors Public Hearings on the Nominations to be determined

Staff Contact and More Information:

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Attachment II

Current Comprehensive Plan Amendment Work Program Schedule (ESTIMATED) 6/14/2019

This is a summary of Comprehensive Plan amendments currently in the work program. The full work program can be viewed at the following link: <u>https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/documents/compplanamend/sspa/workprogram/adopted_work_program.pdf</u>. Amendments shown in strikeout are recommended for rescission due to inactivity.

Comprehensive Plan Amendments			2018					2019				
PA Number	PA Name and Board Authorization Date	4	1	L	2	3	4	1	2	3	4	1
DSC-D1-2	Dulles Suburban Center - Jackson Property (7/9/2013)			-								
2013-I-L1(C)	Lincolnia Planning District - Phase III (7/9/2013)			•		_						
2015-IV-RH1	Topgolf Site, Kingstowne Area (10/20/2015			•		_						
2017-CW-2CP	Green Building - Energy Policy Plan Update (6/20/2017)					_						
2018-IV-MV2	8800 Richmond Highway (3/6/2018)	deferre	ed inde,	finitel	ly (10)	/25/18	B)					
2018-II-M1	McLean CBC Study (4/10/2018)			•		_						
SSPA 2018-I-MS1	Merrifield SC - I nova / Exxon-Mobil & Fairview Park (7/31/2018)											
SSPA 2018-II-M1	West Falls Church Metro Station (7/31/2018)									_		-
SSPA 2018-III-1BR	Sully Station Shopping Center (7/31/2018)											
2018-II-F2	One University (7/31/2018					•						
2018-IV-S2	Terminal Road (7/31/2018)											
2018-IV-MV	North Gateway CBC Sub-units A1-A2-A3 (9/25/2018)					+						
2018-IV-T1	Huntington Avenue/Richmond Highway Interchange (9/25/2018)					+						
2018-IV-MV4	Hollin Hills Historic Overlay District (7/31/2018)				+							
2019-IV-RH1	Oakwood Road Senior Housing (1/22/2019											
2013-IV-LP1	Lorton South-Rt 1 Suburban Center & Lower Potomac Planning District & Planning Sectors (7/9/2013)	TBD										
2018-CW-2CP	Natural Landscaping at County Facilities (11/18/2018)	TBD										
2019-III-FC1	Fair Oaks Mall (2/5/2019)	TBD										
2017-CW-4CP	Heritage Resources (Annual, as needed)	TBD										
2018-IV-MV3	Beacon/Groveton and Hybla Valley/Gum Springs Metrorail/BRT Influence (3/20/2018)	TBD										
2013-III-FC1(C)	Fairfax Center Area, Core Area - Phase III (12/6/2016)	TBD										
S11-CW-3CP(B)	Parks Comprehensive Plan Update (12/6/2011)	TBD										
2013-III-P1	Pohick Planning District & Planning Sectors (7/9/2013)	TBD										
2013-CW-5CP	Public Facilities Plan Map Amendment (7/9/2013)	TBD										
2013-CW-T4	Transportation - County Transit Network Study (7/9/2013)	TBD										
2013-CW-9CP	Coastal Resource Management/Tidal Shoreline Erosion Control (7/9/2013)	TBD										
	Public Schools Plan Map Amendment	TBD										