JMCA Land Use Workshop

January 24, 2006

Mount Eagle School Cafeteria

JMCA Land Use Committee

- Darren Smith
- Maury Audet
- Spencer Brooks
- Teresa Bryan

Workshop Goals

- Learn about Fairfax County land use procedures
- Learn about County plans and regulations that apply to our neighborhood
- Learn about development activity in our area
- Provide input in the form of community priorities for advocacy by the JMCA Board and Land Use Committee

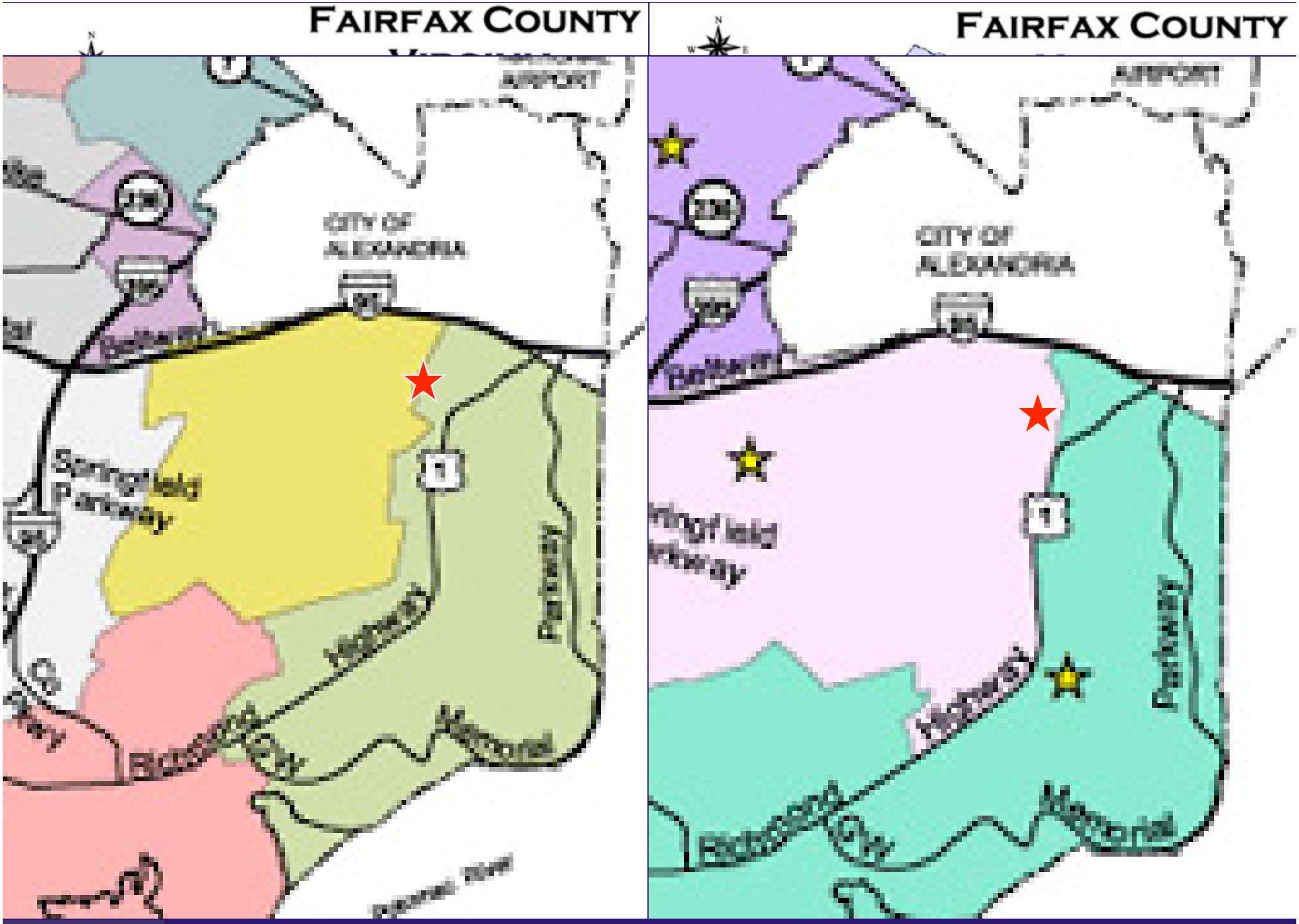
Agenda

- 7:10 Fairfax County Development Approval Processes
- 7:25 County Plans/Guidelines Applicable to Jefferson Manor Neighborhood
- 7:40 Visioning Exercise Part I – Small Groups
- 8:00 Break
- 8:10 Visioning Exercise Part II – Summary Discussion
- 8:30 Current Development Activity in Area
- 8:50 Moving Forward – Working with Developers
- 9:00 Open Discussion

We have a lot to accomplish - Please help us stay focused and on schedule.

Fairfax County Development Approval Process: District Boundaries

- Supervisor District (Lee)
- Planning District (Mount Vernon)


FAIRFAX COUNTY
CITY OF ALEXANDRIA
AIRPORT
Springfield Parkway
Beltway
Memorial
FAIRFAX COUNTY
CITY OF ALEXANDRIA
AIRPORT
Beltway
Memorial

Fairfax County Development Approval Process: Guidelines and Regulations

- Comprehensive Plan
  - Contains Area Plans for each planning district and special site (like a Metro station)
- Zoning Code
  - Zoning Map shows the applicable zone for every parcel in the county
  - Zoning Code lists the “by-right” land uses and specific restrictions for each zone type.

Fairfax County Development Approval Process: Administrative Bodies

- Board of Supervisors (BOS)
  - Elected to four year terms
- Planning Commission (PC)
  - Appointed by the Board of Supervisors to four-year terms
- Board of Zoning Appeals (BZA)
  - Appointed by Circuit Court of Fairfax County to five-year terms
- Dept. of Public Works and Environmental Services (DPWES)
  - Various review boards and offices

Fairfax County Development Approval Process: Development Prerequisites

The proposed development must:

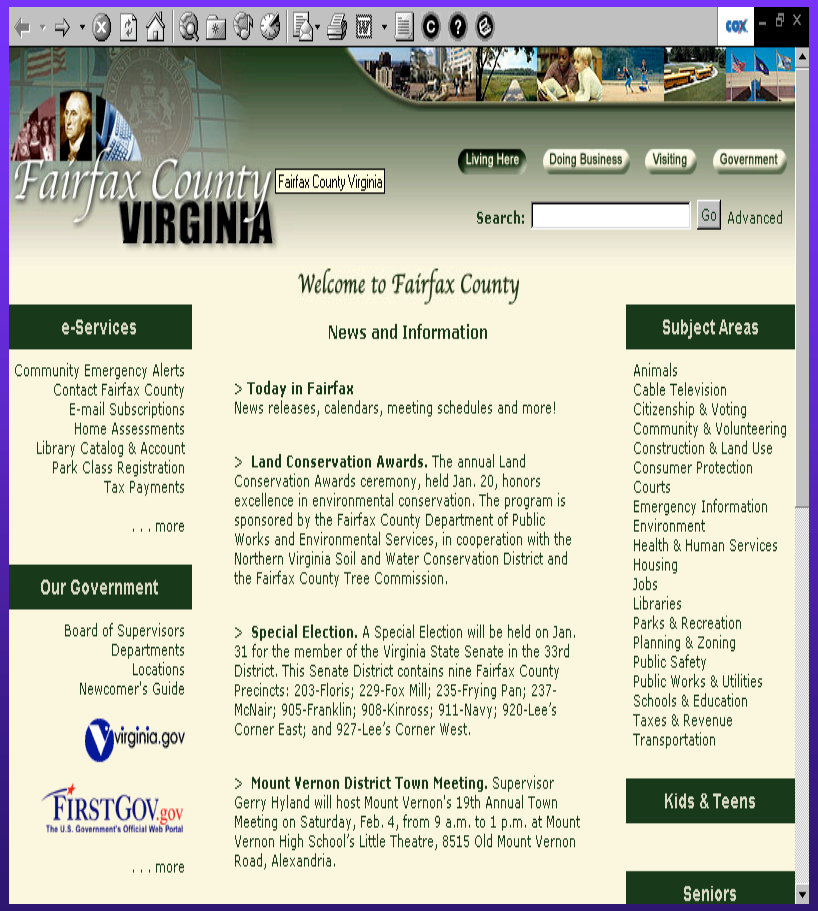
- Conform to language in the Comprehensive Plan
- Conform to permitted uses listed in the Zoning Code
- Conform to all other applicable regulations and land use restrictions

Fairfax County Development Approval Process: The Stages

- Comprehensive Plan Amendment (BOS/PC)
  - Five year cycle; otherwise must do "out-of-turn" amendment
- Rezoning/Special Exception/Development Plan Approval (BOS/PC)
  - Normally filed concurrently
- Special Permit/Variance (BZA)
  - Get rolled into above process for new construction
- Site Plan Approval/Building Permit (DPWES)

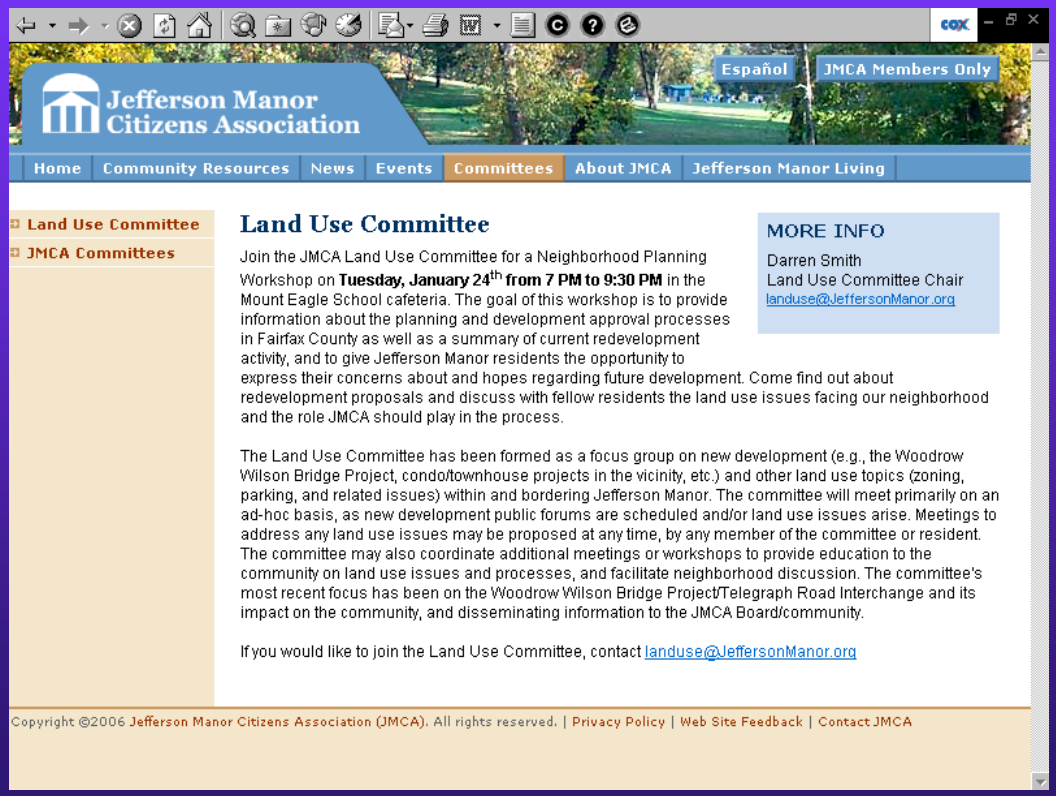
Fairfax County Development Approval Process: Where to Find Information

- **Fairfax County Website** (www.fairfaxcounty.gov)
  - Planning and Zoning Section (www.fairfaxcounty.gov/living/planning)
- **Cable Channel 16**
- **Meeting Schedule and Viewing Guide** at www.fairfaxcounty.gov/today/default.htm



Fairfax County Development Approval Process: Where to Find Information

Land Use Committee Section of JeffersonManor.org



Fairfax County Comprehensive Plan: Mount Vernon Planning District

- Impacts to Jefferson Manor
  - Four county goals – Three that affect Jefferson Manor
    - 1) Promote economic potential of Route 1
    - 2) Encourage economically developed community and professional employment opportunities
    - 3) Achieve a balance between transportation, residential, and commercial growth

Fairfax County Comprehensive Plan: Huntington Metro Surrounding Area

- Focus will be on high-density, mixed-use projects to keep development concentrated near the station
  - Will also encourage pedestrian and transit-oriented accessibility while maintaining existing neighborhoods

Fairfax County Comprehensive Plan: Huntington Transit Station Area

- Transit Development Area
  - Part of Jefferson Manor zoned as Transit Development Area
- Other items of note
  - Streetscaping on N. Kings highway promoted by county
  - Idea is to make the corridor more appealing and convenient for pedestrians.

Fairfax County Comprehensive Plan: Zoning

- Residential
  - Jefferson Manor = R8
    - Based on density of dwellings per acre
- Commercial
  - Huntington Station Shopping Center = C5
    - Neighborhood Retail
- New zoning designations
  - PRM (Planned Residential Mixed Use)

Questions about the Development Approval Process and Existing Guidelines for Our Area

Visioning Exercise: Small Group Discussion

- What do you like about living in Jefferson Manor?
- What does your "Ideal Jefferson Manor" look like?
- What concerns do you have about the future of Jefferson Manor?