



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS

COUNTYWIDE

Joint Sully District Land
Use and Transportation
Committee
September 19, 2022



Comprehensive Plan

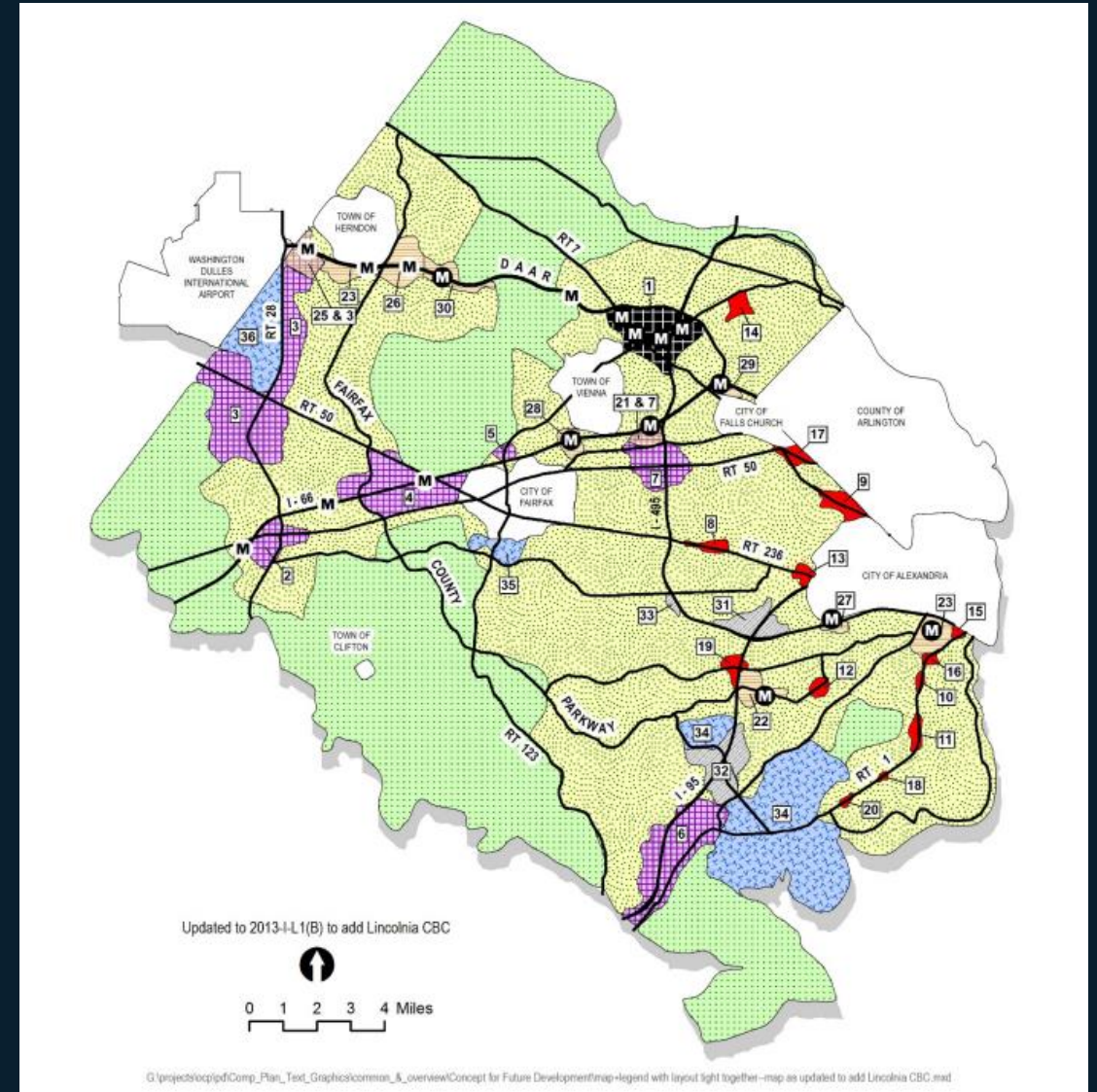
The Comprehensive Plan is a guide that reflects the community's long term land-use vision for the future

It helps guide growth & preserve stable residential communities and the environment

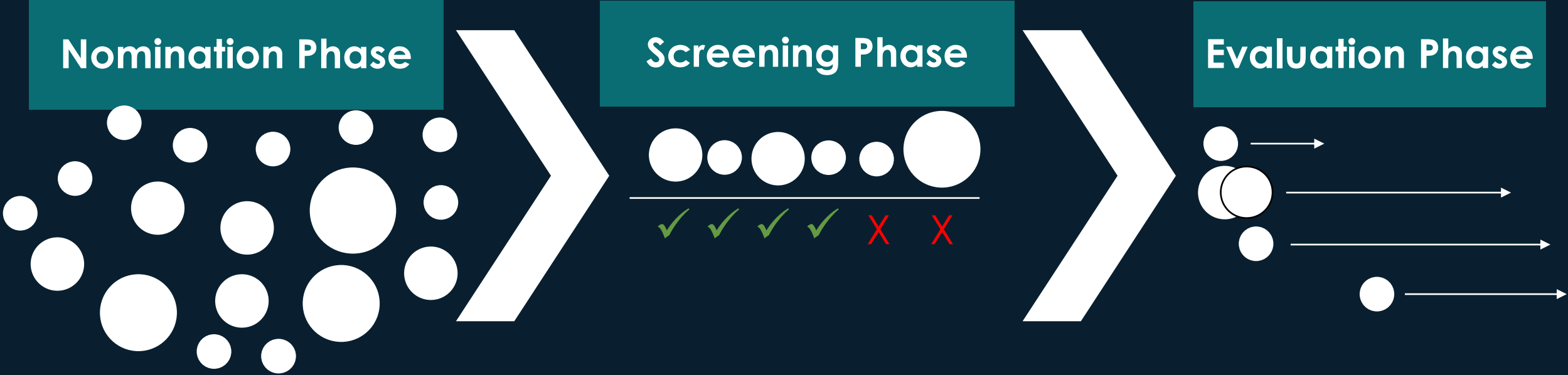
The Plan is used by the Planning Commission and Board to make decisions about changes in the use of property

The Plan is dynamic and is updated through amendments

The Plan amendment process involves extensive community engagement and many planning stakeholders



Countywide SSPA Process

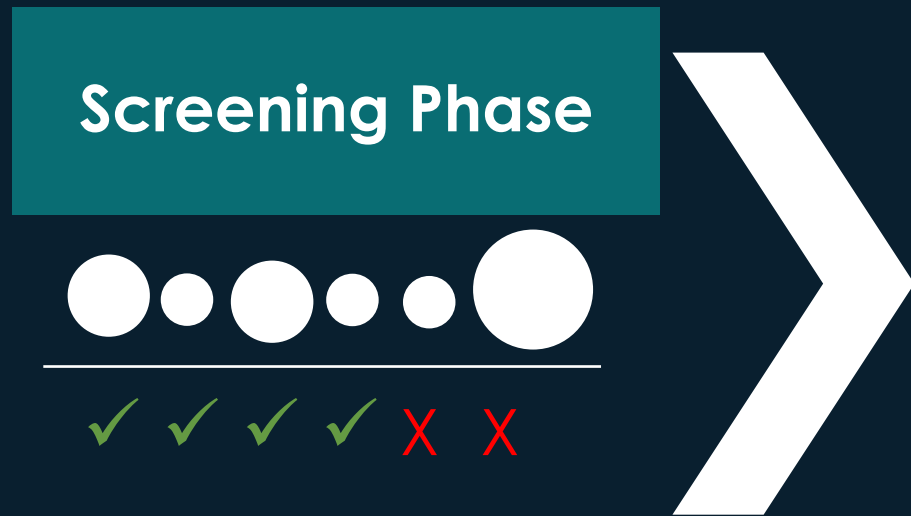


Nomination Phase



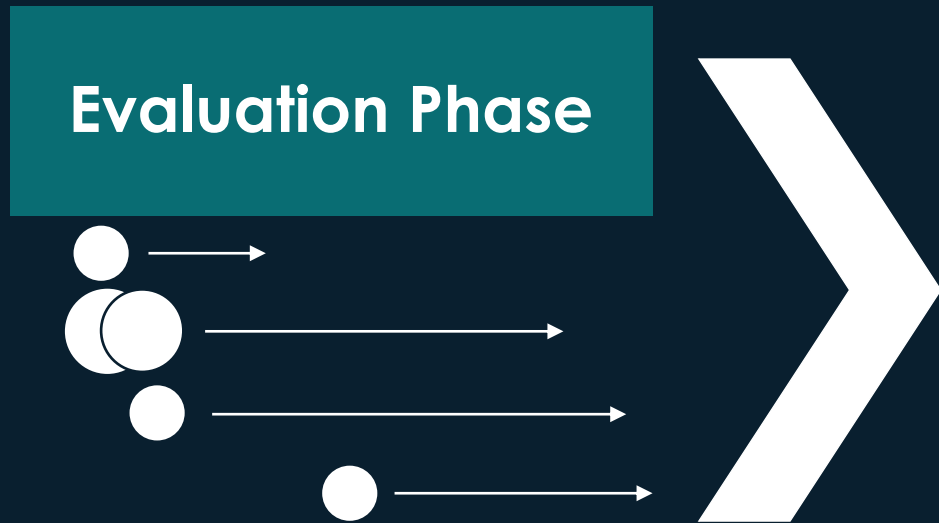
- Nomination Window from October 3-28, 2022
- Countywide Eligibility, north/south oscillation eliminated (**NEW!**)
- Submittal Requirements for Property Owner Signature, Illustrative Concept Plan, info on Development Timeline (**NEW!**)

Screening Phase



- Dec 6, 2022: Board Action to Accept Nominations (NEW!)
- January 2023: Community Meetings for Screening (NEW!)
- February 2023: Planning Commission Workshop (NEW!)
- February / March 2023: Board Action on a Revised Plan Amendment Work Program (Plan Amendments Authorized)

Evaluation Phase



- Timeline for Plan Amendment review will vary based on:
 - Urgency of review
 - Available resources
- Adaptive Plan Amendment Engagement, could include:
 - Ad-hoc task force
 - Land Use Committees
 - Community meetings

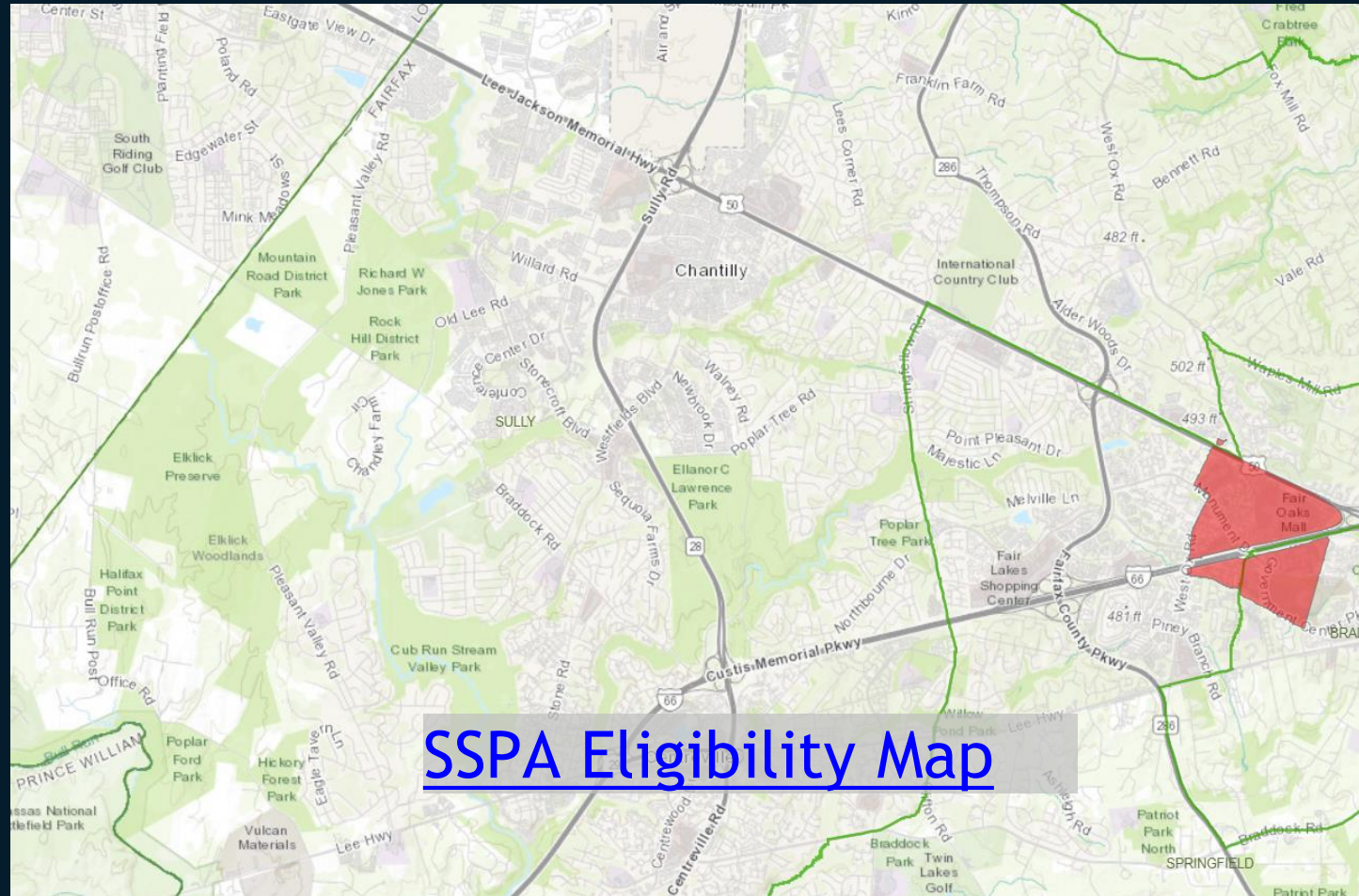
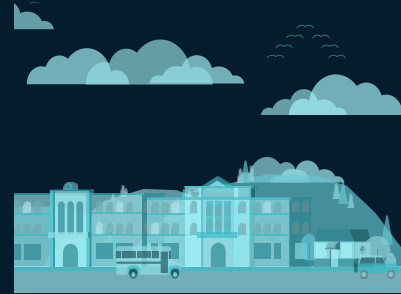
Countywide SSPA - Timeline



NOMINATOR GUIDE TO THE 2022-2023
FAIRFAX COUNTY SITE-SPECIFIC PLAN AMENDMENT PROCESS



1 NOMINATION ELIGIBILITY





2 NOMINATOR & PROPERTY OWNER INFORMATION

NOMINATOR NAME OR REPRESENTATIVE OF GROUP

NOMINATOR CONTACT INFORMATION

PROPERTY OWNER NAME(S)

PROPERTY OWNER CONTACT INFORMATION

Section 2A: Nominator Contact Information ▼

a. Nominator Name*

b. Nominator Address*

c. Nominator Email Address*

d. Nominator Phone Number*



3 PROPERTY INFORMATION

TAX MAP PARCEL
NUMBERS

STREET ADDRESS

SUPERVISOR DISTRICT

NEIGHBORHOOD CONSOLIDATION

PROPERTY OWNER
CONSENT

2022 - 2023 Site-Specific Plan Amendment (SSPA) Nomination

Nomination Form

Complete all information requested on this form to submit a 2022 - 2023 Countywide SSPA Nomination.

Please ensure the nominated property is located in an eligible area. The [2022 - 2023 Countywide Site-Specific Plan Amendment Process Eligibility Map](#) displays the areas not eligible for a nomination.

Items marked with an asterisk (*) are required to submit a nomination. If you have any questions or need assistance with the Nomination Form, please contact Department of Planning and Development staff by phone at 703-324-1380 or by email at dpdsspa@fairfaxcounty.gov.

Section 1: Nominated Property Information ▼

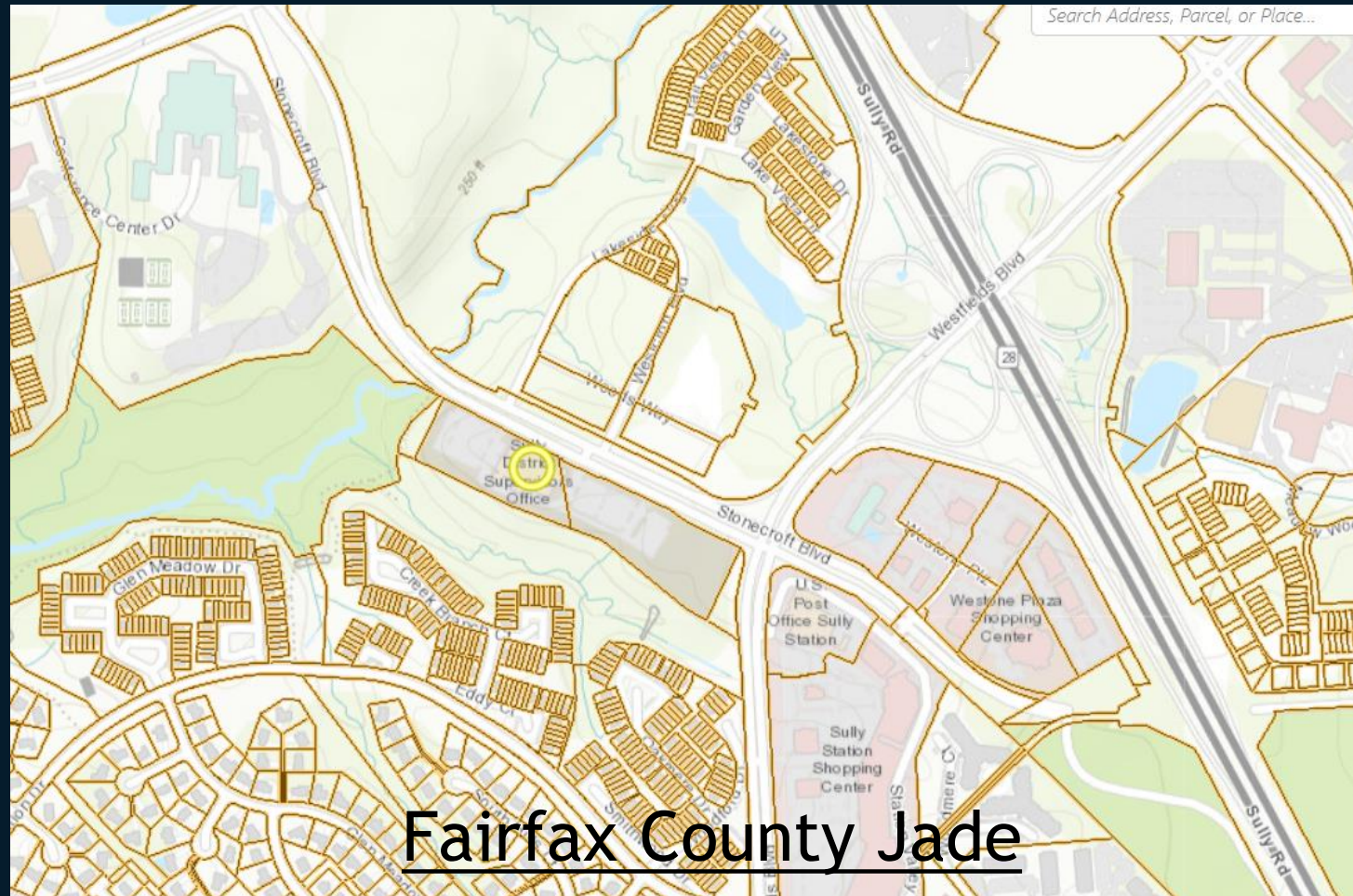
The current property information can be found by searching for the property on the [Jade GIS application](#).

a. Parcel ID Number(s)*

For nominations involving multiple properties, number and separate each entry by hitting "Enter/Return"

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4 PROPERTY MAP





5 EXISTING PLAN & PROPOSED CHANGE

CURRENT COMPREHENSIVE
PLAN

CURRENT PLAN MAP
DESIGNATION

PROPOSED
CHANGE

b. Current Plan Map Designation*

The current Comprehensive Plan Map designation can be found by searching for the property on the [Jade GIS Web application](#).

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c. Proposed Land Use*

Check the land use(s) proposed with the nomination:

☐ Hotel☐ Institutional☐ Industrial☐ Mixed-Use (Specify in section d)

6 STATEMENT OF JUSTIFICATION



- *Address emerging community interests or change in circumstance.*
- *Advance objectives* of the county's Policy Plan, Area Plans, and/or Concept for Future Development (see Comprehensive Plan linked below), and not contradict long standing county policies.
- *Align with the goals* of the county's Strategic Plan, One Fairfax Policy, Community-wide Housing Strategic Plan, Economic Success Plan, or other Board adopted policies.
- Additionally, the Statement of Justification should include a summary of the prospects for implementation and should note any community stakeholders who have been or are anticipated to be engaged in the review of the nomination.



7 ILLUSTRATIVE CONCEPT PLAN

Property Lines and Dimensions

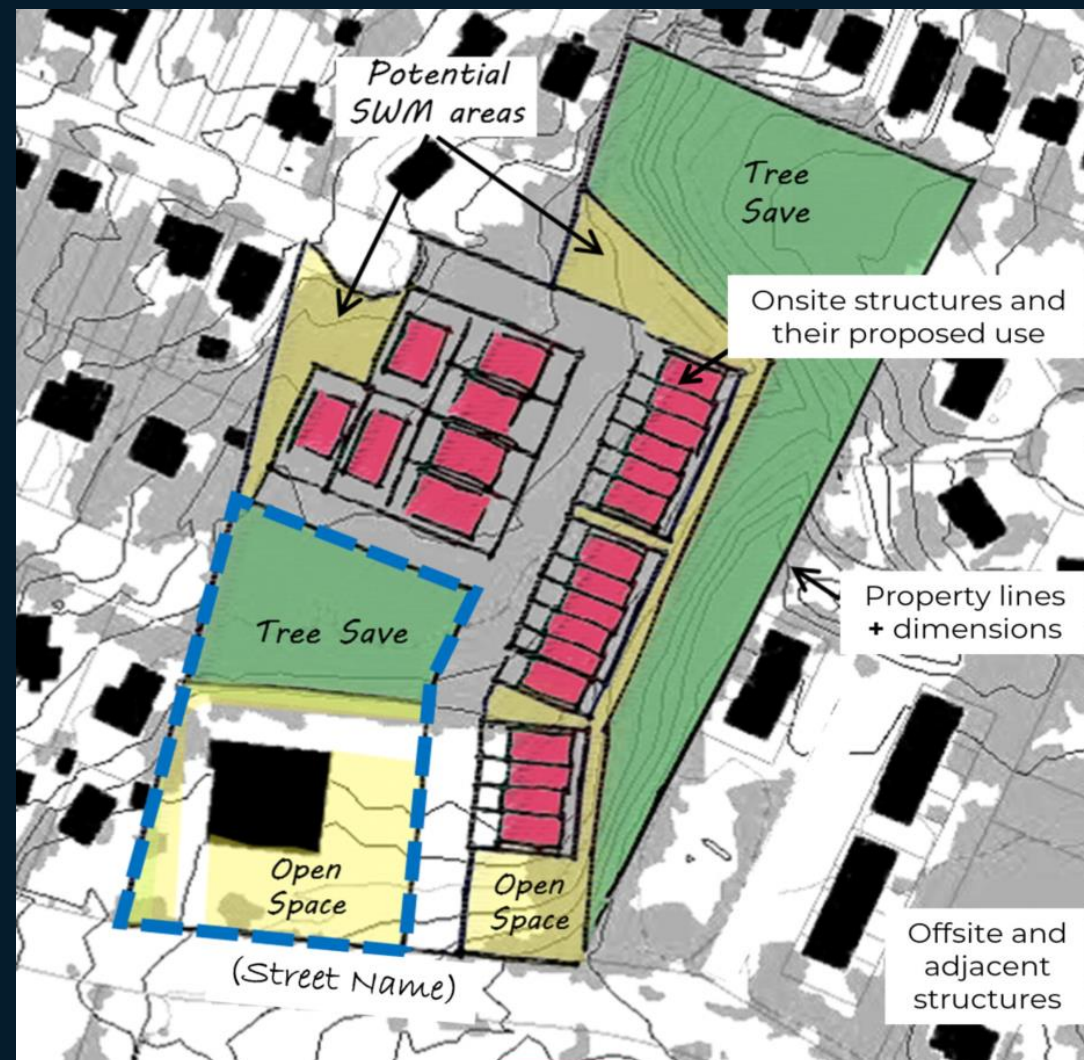
Streets, Walkways, Parking Areas, and Site Access Points

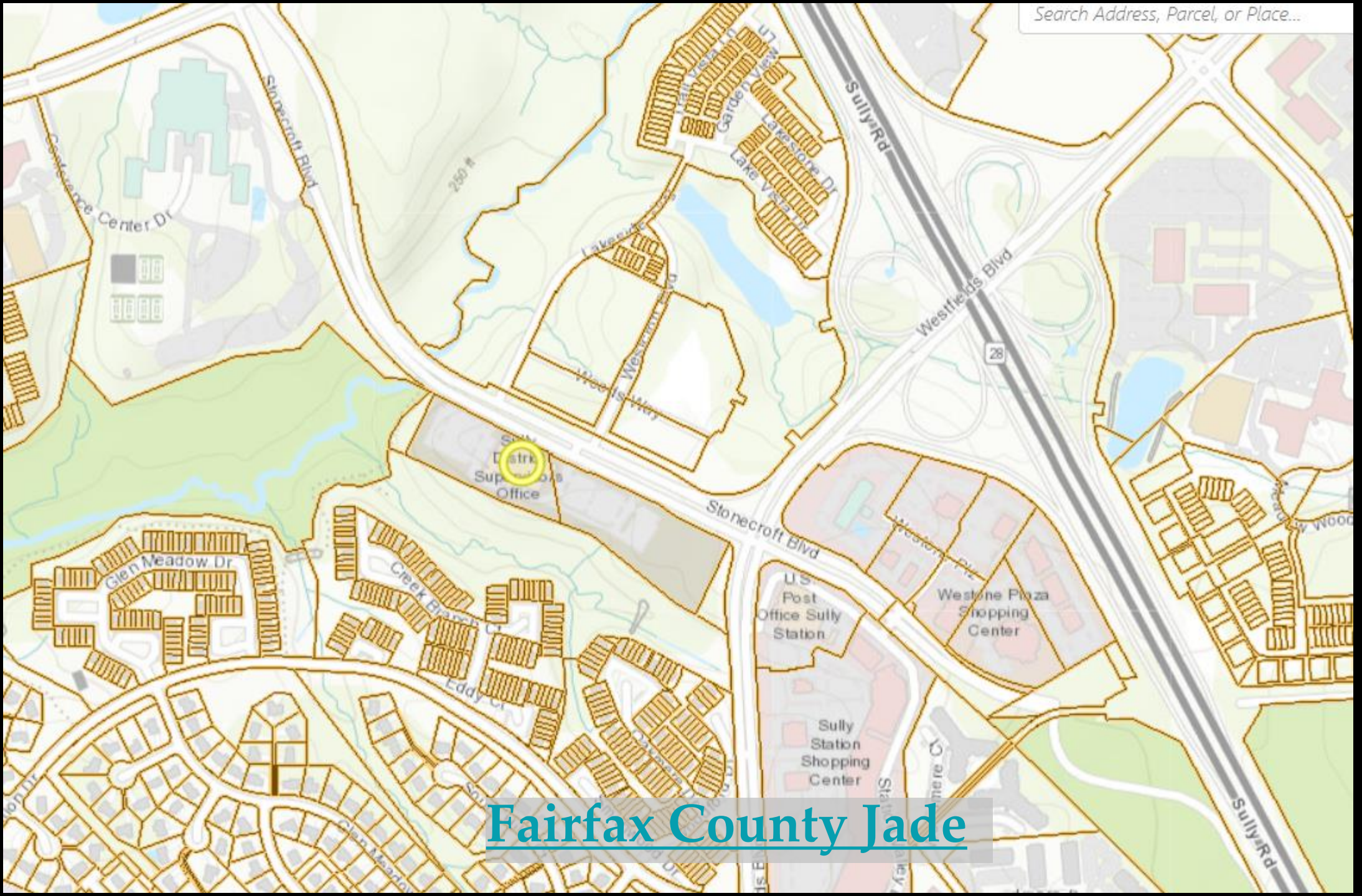
On-site Structures and their Proposed Uses

Off-site Adjacent Properties and Structures

Natural and Environmentally Sensitive Areas such (i.e. Wooded Areas, Resource Protection Areas, Waterways, and/or Areas of Steep Slopes)

Arrangement of On-Site Open Space, Parks, or Recreation Areas





Fairfax County Jade



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Questions?

Program Contact:

Graham Owen

dpdsspa@fairfaxcounty.gov

703-324-1380

SSPA Website:

[Site-Specific Plan Amendment
\(SSPA\) Process | Planning
Development
\(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/planning-development/sspa)