



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS

COUNTYWIDE



Fairfax County  
Federation of Citizens  
Associations  
September 22, 2022



# Comprehensive Plan

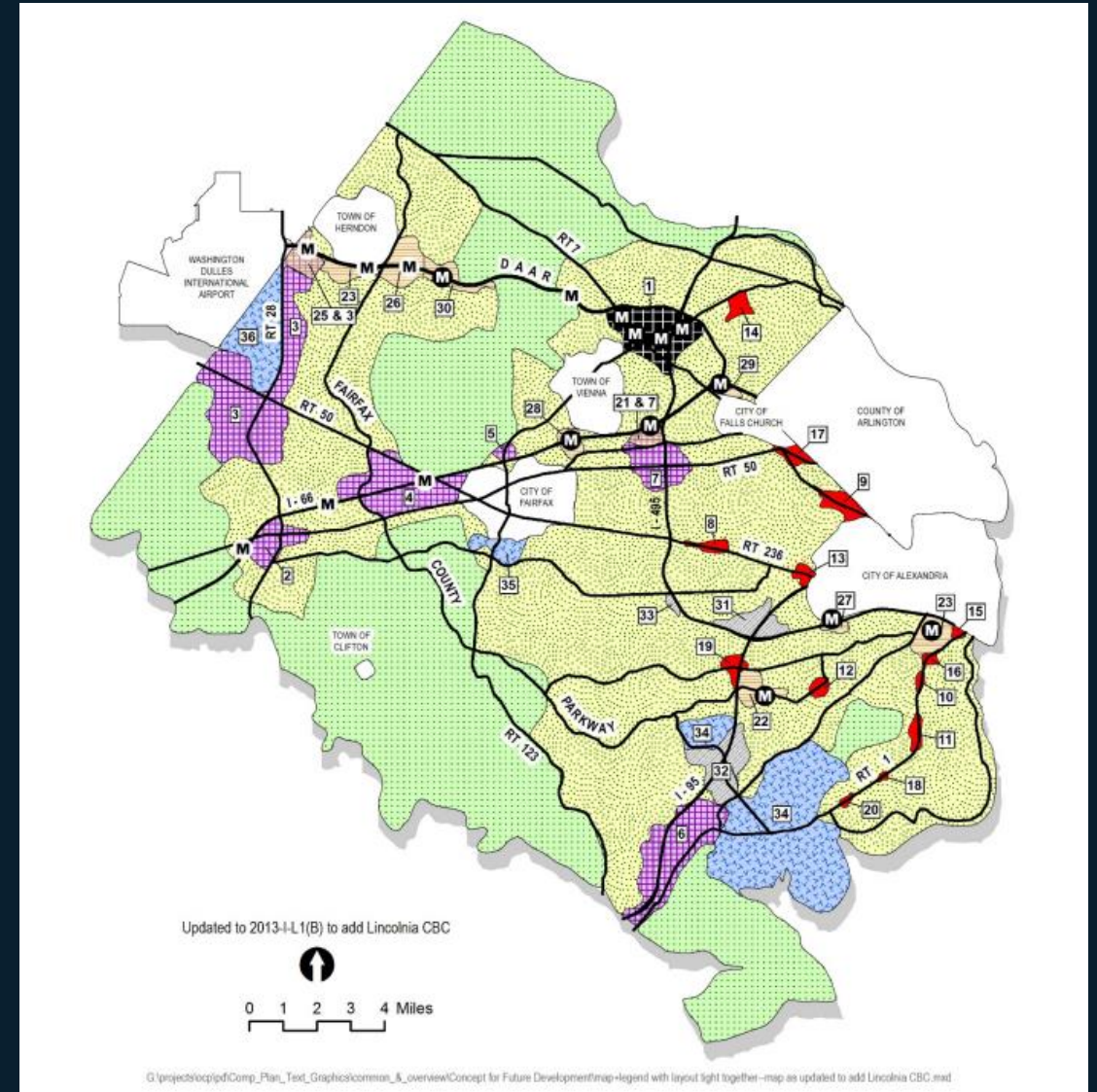
The Comprehensive Plan is a guide that reflects the community's long term land-use vision for the future

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

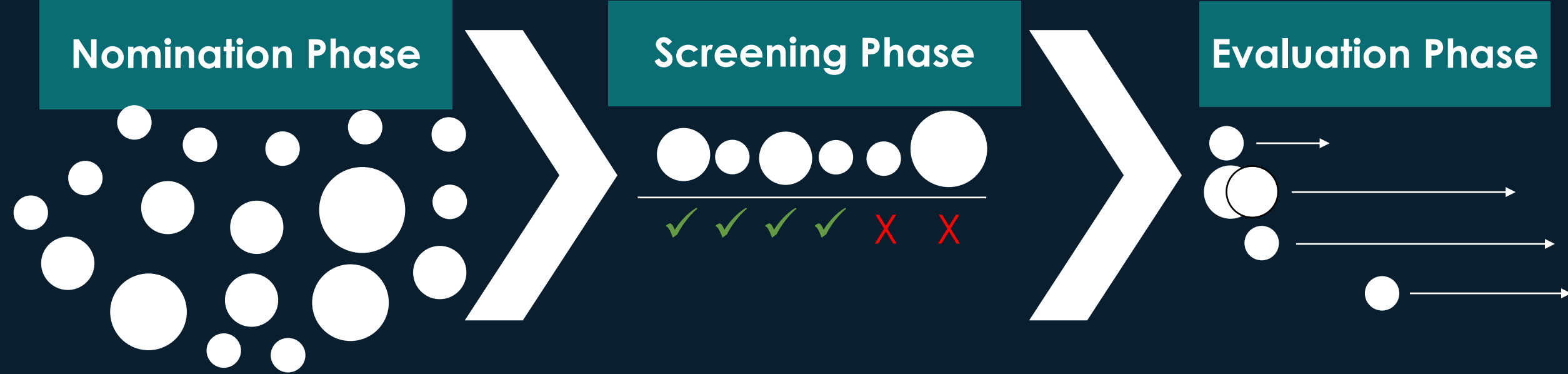
The Plan is used by the Planning Commission and Board to make decisions about changes in the use of property

The Plan is dynamic and is updated through amendments

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



# Countywide SSPA Process

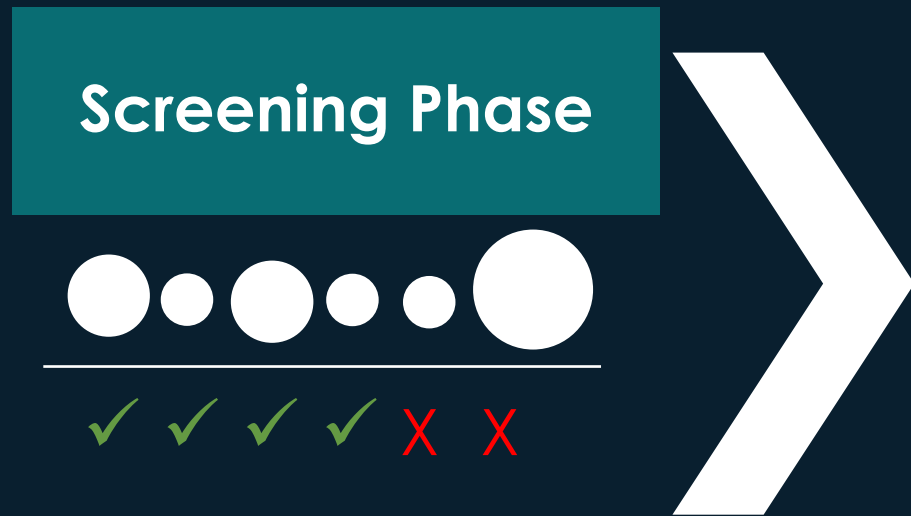


# Nomination Phase



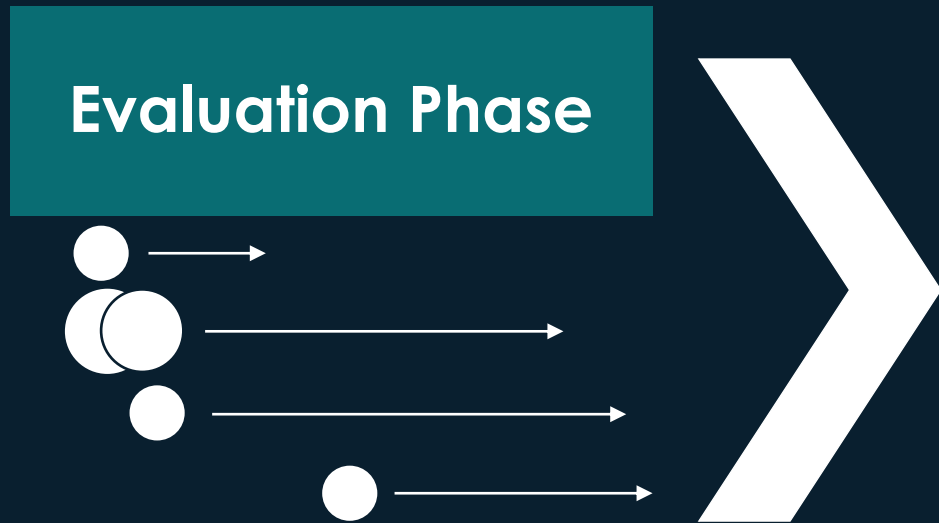
- Nomination Window from October 3-28, 2022
- Countywide Eligibility, north/south oscillation eliminated (**NEW!**)
- Submittal Requirements for Property Owner Signature, Illustrative Concept Plan, info on Development Timeline (**NEW!**)

# 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

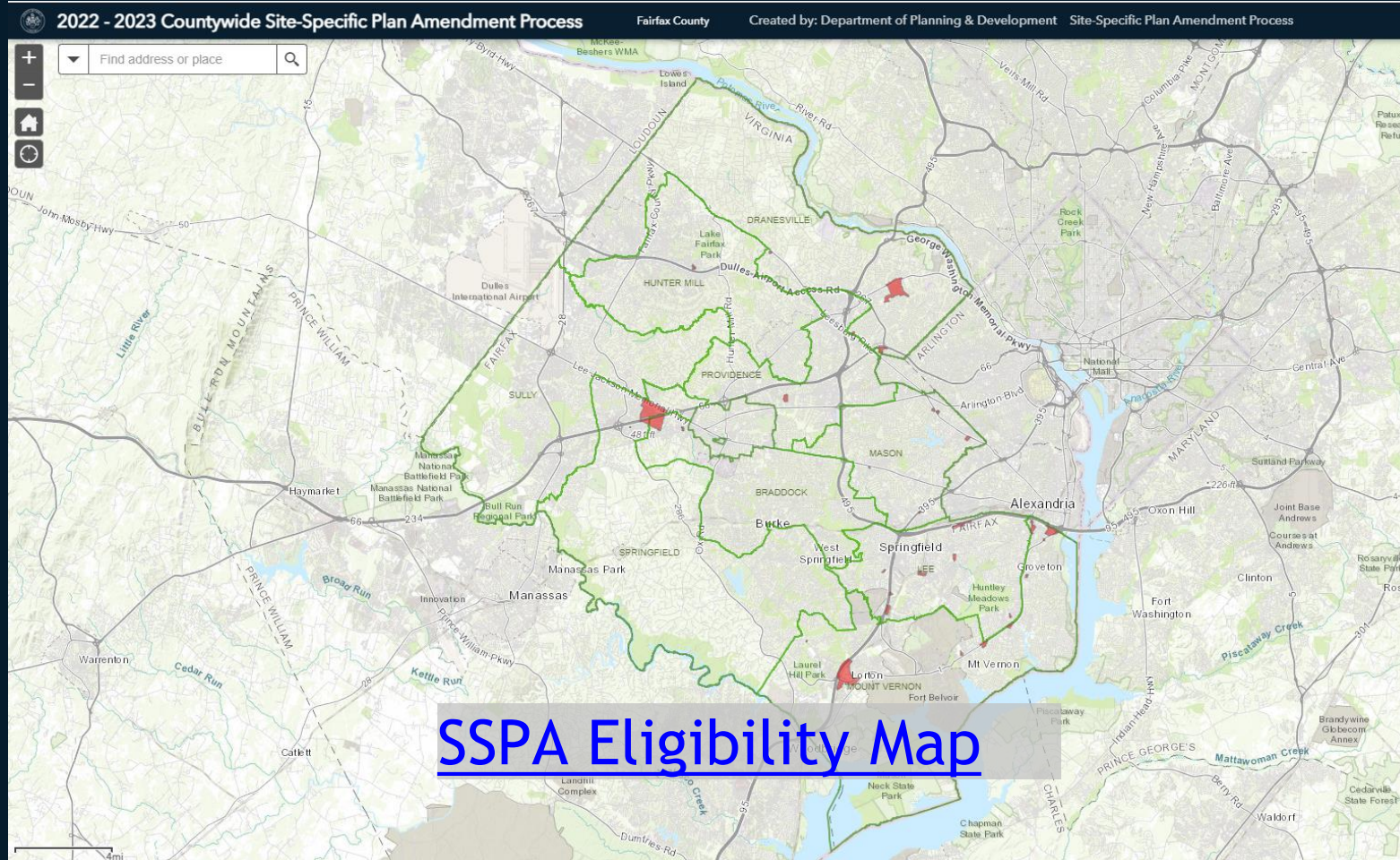
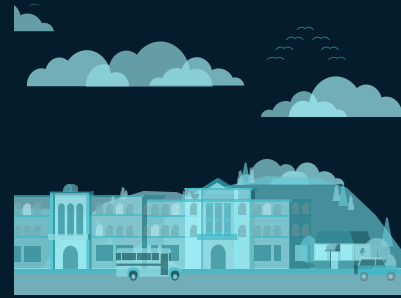


NOMINATOR GUIDE TO THE 2022-2023  
**FAIRFAX COUNTY** SITE-SPECIFIC PLAN AMENDMENT PROCESS





# 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](mailto: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](#).

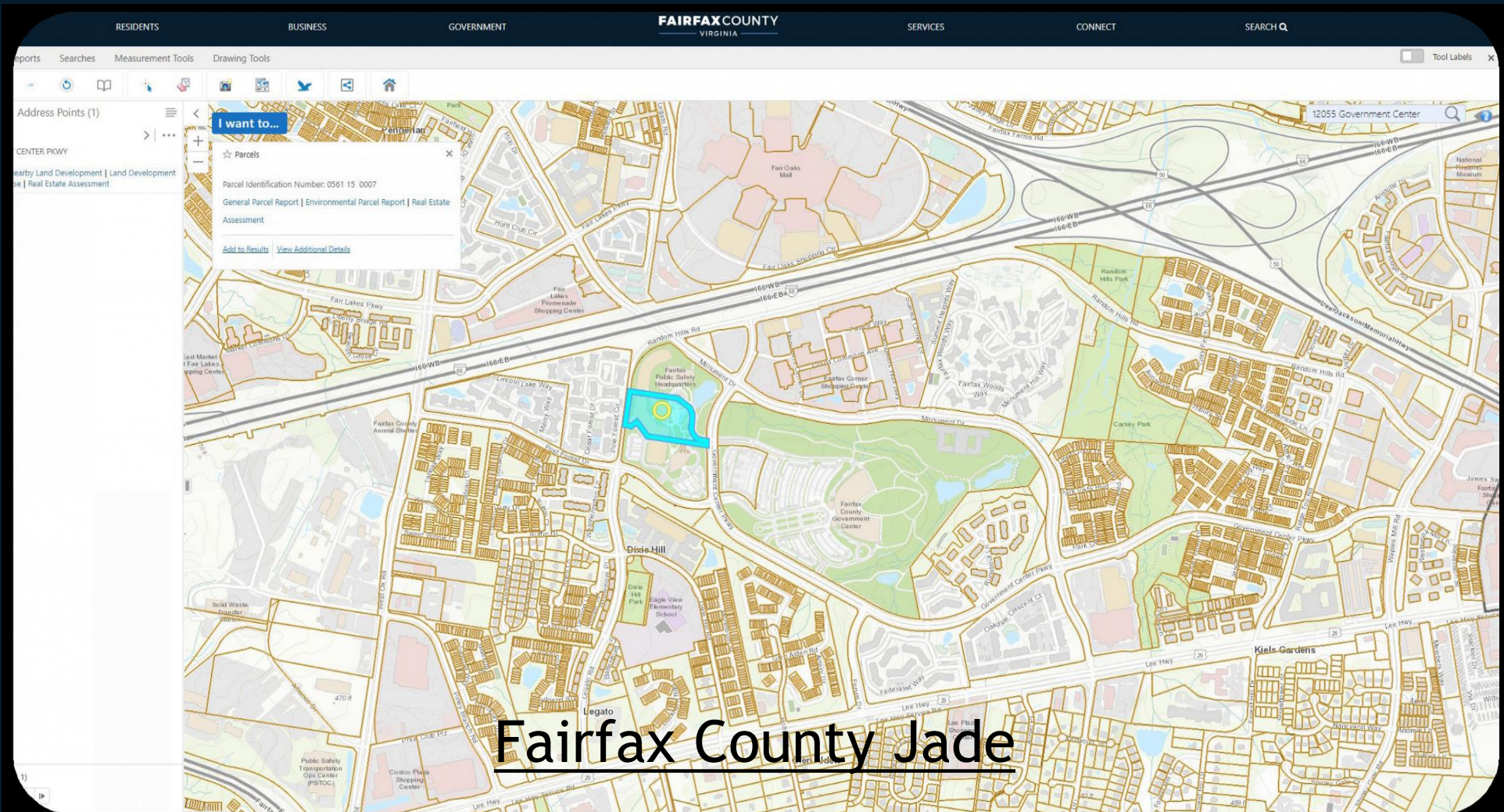
#### a. Parcel ID Number(s)\*

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

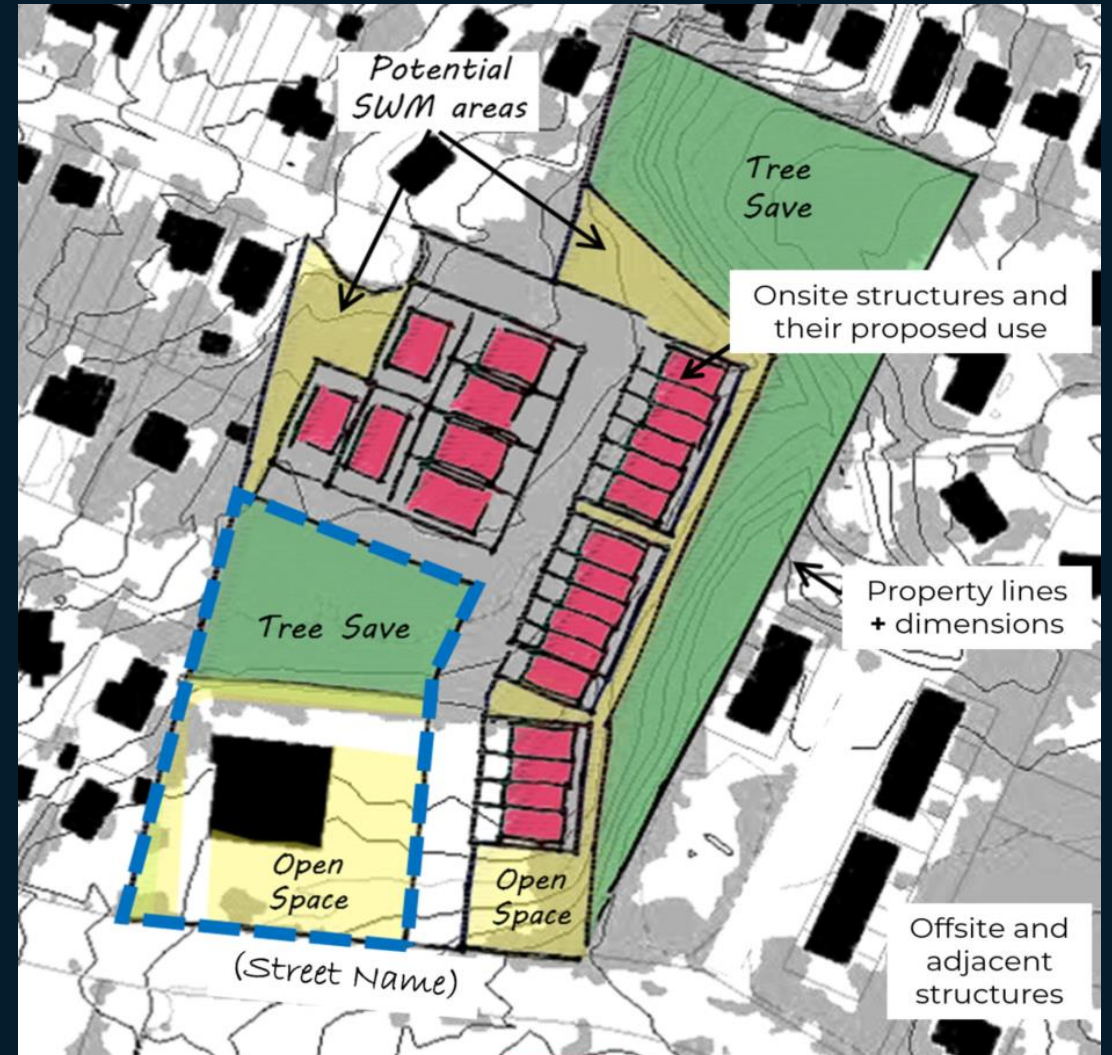
Streets, Walkways, Parking Areas, and Site Access Points

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







Want to...

Parcels

Parcel Identification Number: 0561 15 0007

General Parcel Report | Environmental Parcel Report | Real Estate Assessment

Go to Results View Additional Details

# Fairfax County Jade





FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

Questions?

Program Contact:

Graham Owen

[dpdsspa@fairfaxcounty.gov](mailto: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)