

## Land Use Amendment Processes – Neighboring Jurisdictions

- **Fairfax County**

### Process - 2 Options

Board Authorized Plan Amendment:

- An applicant can submit a request for a Comprehensive Plan Amendment for a specific site at any time to their relevant District Supervisor. If the Supervisor supports the amendment, they can authorize the County staff to consider the amendment as part of a larger development application

Site Specific Plan Amendment: A review cycle of the North County then, the South County nominations for Site Specific Plan Amendments (SSPAs). General schedule for each cycle:

- 3-month nomination window
- 2-month community screening phase (task force by district)
- Planning Commission public hearing for recommendations by staff and task force members on the nominated projects
- About one month later the Board acts to adopt the Comprehensive Plan Work Program, to include selected projects
- Approximately one-year + long review, approval, and implementation process

### Fees

- No fee for a Board Authorized Comprehensive Plan Amendment. All other development fees apply (development plan, rezoning, proffer condition amendment applications, etc.). However, a VDOT transportation review fee is often assessed from the applicant
- No fee for SSPAs
- Reason for No Fees:

The County considers any Comprehensive Plan Amendment as a County initiated process and therefore takes on the financial responsibilities

- **City of Alexandria**

### Process

- Master Plan Amendment with Zoning Amendment can be filed at any time with the application in the last column of this row
- Most Master Plan Amendments are initiated by the City, however occasionally rezoning applications will trigger the need for a Master Plan Amendment by a private developer
- Master Plan related review is relatively minimal
- Often after the project has been under review for a rezoning and therefore already deemed mostly consistent and vetted through the City's processes

### Fees

Master Plan Amendment Fee (no fee for City initiated Master Plan Amendment):

- \$3,000 plus \$300 per each 1/2 acre over 1 acre. Plus, an additional 5.2% of the total calculated fee

Note: Additional fees apply based on the development applications required. The fee above is solely for the Master Plan Amendment

- **City of Falls Church**

Process

- An application for a Comprehensive Plan Land Use Map Amendment can be filed with the City at any time. Typically, concurrent with another development application, such as a rezoning. Approval by the City Council with a mandatory recommendation by the Planning Commission.
- The Comprehensive Plan Land Use Map Amendment review process is like that of a rezoning or special exception application.

Fees

Comprehensive Plan Land Use Map Amendment Fee:

- Future Land Use Map \$1,650.00+
- Per 1,000 Square Feet of Land Area or Fraction \$55.00

- **Others Reviewed**

- Washington D.C. - No comparable process
- Montgomery County - No comparable process
- Prince Georges County - No comparable process