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