Special General Land Use Plan Study Process Revisions

Long Range Planning Committee
April 24, 2019
Special GLUP Study Background

- “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” adopted in 2008

- Since 2008, staff has completed 8 Special GLUP Studies – 1 of which was a Special GLUP Study Plus

- In 2018, the County Board directed County staff to examine current procedures and develop process improvements
Staff proposes to refine the existing process to achieve greater:

- Efficiency
- Inclusivity
- Predictability
- Cost Recovery
Approval of:

- Fee schedule changes for new and/or revised fees achieve cost recovery for Special GLUP Studies and, by extension, a two-tier review process

- Zoning Ordinance amendment to allow for reimbursement of fees in instances where a full Special GLUP Study application has been withdrawn prior to commencement of staff review

- More general GLUP Booklet description of the Special GLUP Study process referencing a new administrative guide (to be finalized)
Notable Aspects of the New Process

• Two-tier review process – initial review and full review

• Biannual review – two review periods per year

• New fees – will allow for recouping of costs

• Applicant presentation – brief applicant presentation of rationale for requested GLUP amendment
The two-tier review process will provide:

For staff and the LRPC:
- Vetting process to assess appropriate review process/merit of application prior to initiating a full study
- Prioritization of applications
- More effective scheduling
- Greater predictability vis-à-vis timing

For applicants:
- Initial review by staff and the LRPC in 90-120 days for a low cost
- Greater predictability vis-à-vis timing
Staff analyzed several different ways to respond to the identified goals/issues and recommends a biannual review cycle.
Community Engagement

- 11/14 LRPC Meeting
- 1/22 LRPC Meeting
- 1/23 NAIOP Meeting
- 2/21 Chamber of Commerce Meeting
- 2/23 RTA for action (*action – advertisement of proposed amendments*)
- 2/27 NAIOP Meeting
- 2/28 LRPC Meeting
- 3/4 Planning Commission Meeting (*action – unanimous vote in support of proposed amendments*)
- 3/12 EDC Meeting
- 4/23 County Board Meeting (*action – approval*)
- 4/24 LRPC Meeting
- 7/1 Administrative Guide Completed and Posted Online
Follow-Up Questions from Last LRPC Meeting

• What would the initial review include?
This would be similar to the first meeting of a typical Special GLUP Study, i.e. a review of background information, current and proposed GLUP/zoning designations; guidance of relevant plans, etc..

• Will civic association representatives be invited to sit at the table during the initial review?
Representatives would be invited to attend the initial review and would be invited to sit at the table at the full review.

• What will happen should there be a difference of opinion between the LRPC and staff regarding whether or not a full study is warranted?
Each application will be reviewed on a case-by-case basis, however if there is a difference of opinion between the LRPC and staff, it may be more likely that the application would advance to the full review to allow for a more robust analysis of the issues.
Follow-Up Questions from Last LRPC Meeting

• Can applications be submitted “out of turn” and potentially processed sooner?
  • *Staff’s intent is to utilize the new biannual submission window approach for all applications.*
  • *Staff would expect these types of requests would be considered only in extreme circumstances at the direction of the County Board.*
  • *All changes to the GLUP will be carefully and judiciously considered.*
LRPC Discussion

• Administrative Guide questions and comments

• Other questions and comments

Next Steps

• Finalize Administrative Guide and post online

• Commence Shirlington Special GLUP Study
Conclusion