

MEMORANDUM

To: Chairman Cunningham and Members of
the Planning Commission

From: Paul Nabti, Acting Planning Division Chief

Subject: 2035 Comprehensive Plan:
Continued discussion of the Future Land Use
Map



Meeting

Date: March 12, 2018

The City's Comprehensive Plan is the primary reference document for decision-making related to land use and development. The Future Land Use Map provides the geographic vision for the City and is one of the most heavily referenced components of the Comprehensive Plan. Staff initially presented a list of Future Land Use Categories that are referenced on the map to the Planning Commission on February 12. The map was initially presented on February 26. Staff is asking the Planning Commission to continue the discussion of these two elements with additional information provided with this memo. This includes the following material:

1. Considerations for the Future Land Use Categories: This includes a summary of major changes from existing categories and additional measures under consideration by staff.
2. A list of "discussion sites" for the Future Land Use Map: This includes sites where a change from the existing Future Land Use Map is proposed and sites where a future land use designation is undetermined.

Attachments:

1. Draft Future Land Use Map Place Types (with tracked changes since the February 26 Planning Commission meeting)
2. List of Place Type considerations
3. Draft Future Land Use Map
4. List of Future Land Use Map discussion sites
5. Link + Place Street Types Map (for reference only)

2035 Comprehensive Plan - ~~Future Land Use Categories~~ Place Types

The Future Land Use Map illustrates the desired land uses in the City of Fairfax organized by Place Type. It shows how the City foresees appropriate growth over the next 15 to 20 years. The Place Types shown on the map communicate the types of uses and character of development envisioned throughout the City. Following are eight future Place Types included on the Comprehensive Plan Future Land Use Map. The description for each Place Type contains the following information:

1. Corresponding Link + Place Street Type: Appropriate street types for the characteristics of the Place Type. The Link + Place Street Types originate with the Transportation, Mobility and Connectivity Chapter of the plan and are referenced on the Future Land Use Map.
2. Corresponding Zoning Districts: Zoning districts that are most appropriate to achieve the type of development described for that Place Type.
3. Physical Characteristics: Planning and design elements that should be considered for the Place Type to ensure consistency with existing and intended future development patterns. This may include references to other applicable City policies, such as the City of Fairfax Design Guidelines.
4. Use Characteristics: Planning and design elements that are specific to certain uses within a mixed use district that are not applicable to all uses within that district consistently. This may include references to other applicable City policies, such as the City of Fairfax Design Guidelines. Use Characteristics are only provided for those categories where multiple primary uses are recommended.

Proposed Place Types

1. ***Single-Family Detached Neighborhood:***

The Single-Family Detached Neighborhood Place Type, identified in yellow on the Future Land Use Map, applies to neighborhoods that are primarily developed with single-family detached homes. Accessory uses associated with these neighborhoods are permitted, such as home-based businesses and accessory dwelling units.

Corresponding Link + Place Street Types:

- Limited Connection Residential
- Neighborhood Circulators

Note that some existing Single-Family Detached Neighborhoods are present along Avenue Street Types and Boulevard Street Types, such as portions of Chain Bridge Road Old Lee Highway and Main Street.

Corresponding zoning districts:

- RL, Residential Low
- RM, Residential Medium
- RH, Residential High
- PD-R, Planned Development Residential

Predicated on the underlying zoning district, the Single-Family Detached Neighborhood future land use category supports up to 7 dwelling units per acre and a maximum height of 3 stories/35 feet.

Physical Characteristics: New development of single-family detached homes in existing residential neighborhoods should reflect the character of that neighborhood by providing similar lot widths and building setbacks as surrounding properties or a similar overall density as the surrounding neighborhood. New development is considered to be within an existing neighborhood where any vehicular access is taken from an existing Limited Connection Residential street or a Neighborhood Circulator. Residential units on all lots that are adjacent to those streets should be oriented with the front of the structure facing that street frontage, even where vehicular access is taken from a new public or private street.

2. *Townhouse/Single-Family Attached Neighborhood:*

The Townhouse/Single-Family Attached Neighborhood Place Type, identified in orange on the Future Land Use Map, applies to neighborhoods that are primarily developed with townhouses and single-family attached or duplex housing. Single-family detached uses may be considered in the Townhouse/Single-Family Attached Neighborhood Place Type.

Corresponding Link + Place Street Types:

- Limited Connection Residential
- Neighborhood Circulators
- Active Streets
- Avenues
- Boulevards

Corresponding zoning districts:

- RT, Residential Townhouse
- RT-6, Residential Townhouse
- PD-R, Planned Development Residential

Predicated on the underlying zoning district, the Townhouse/Single-Family Attached Neighborhood land use category supports up to 12 dwelling units per acre and a maximum height of 4 stories/45 feet.

Physical Characteristics: The design and layout of new Townhouse and Single-Family Attached Neighborhood developments should reflect the location of the development within the City. Development that is adjacent to Single-Family Detached Neighborhood land uses should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such uses. Development that is located adjacent to a Town Center, Local Activity Center or Commercial Corridor land uses should be no more than four stories tall within minimal yards for individual units or along any site borders that are adjacent to such uses. Any townhouse development located outside a Town Center or Local Activity Center should provide a minimum of 20% of land area as Recreation and Open Space, as defined in the Zoning Ordinance.

3. **Multifamily Neighborhood:**

The Multifamily Neighborhood Place Type, identified in brown in the Future Land Use Map, applies to neighborhoods that are primarily developed with multifamily apartment or multifamily condominium housing. Townhouse/Single-Family Attached Neighborhood uses and Single-Family Detached Neighborhood uses may be considered in the Multifamily Neighborhood Place Type.

Corresponding Link + Place Street Types:

- Limited Connection Residential
- Neighborhood Circulator
- Active Streets
- Avenues
- Boulevards

Corresponding zoning districts:

- RMF, Multifamily
- PD-R, Planned Development Residential

Predicated on the underlying zoning district, the Multifamily Neighborhood Place Type supports up to 20 dwelling units per acre and a maximum height of 4 stories/45 feet.

Physical Characteristics: The design and layout of new Multifamily Neighborhood developments should reflect the location of the development within the City. Development that is adjacent to Single-Family Detached Neighborhood or Townhouse/Single-Family

Attached land uses should have a maximum of three floors ~~within 200 feet of such property edges~~ and provide landscaped setbacks ~~for portions of the site that are~~ adjacent to any such uses. Any multifamily development located outside a Town Center or Local Activity Center should provide a minimum of 20% of land area as Recreation and Open Space, as defined in the Zoning Ordinance. Redevelopment of existing multifamily development within Multifamily Neighborhood land use areas where additional density is permitted by the Zoning Ordinance, should consider accommodating existing multifamily structures.

4. **Commercial Corridor:**

The Commercial Corridor Place Type, identified in red on the Future Land Use Map, includes a mix of retail, restaurant, service, medical, office and technology-based uses. Limited manufacturing and other light industrial uses are acceptable. Heavy industrial uses should not be added or expanded beyond areas where they currently exist (such as the Tank Farm). Commercial areas should accommodate access via a variety of transportation modes and be accessible to adjacent neighborhoods via pedestrian and bicycling facilities.

Corresponding Link + Place Street Types:

- Boulevards
- Commercial Mains

Corresponding zoning districts:

- CL, Commercial Limited
- CO, Commercial Office
- CR, Commercial Retail
- CG, Commercial General
- IL, Industrial Light
- IH, Industrial Heavy
- PD-C, Planned Development Commercial
- PD-I, Planned Development Industrial

Predicated on the underlying zoning district, the Commercial Corridor Place Type supports a density of at least 0.4 floor area ratio for commercial development and a maximum building height of 3 stories/35 feet to 6 stories/60 feet.

Physical Characteristics: The desired orientation and placement of buildings on a Commercial Corridor site is primarily dependent on the adjacent Link + Place Street Type. For all sites, refer to the Private Site Design and Elements section of the applicable chapter of the City of Fairfax Design Guidelines. For sites located along Commercial Mains, buildings should have similar setbacks and building orientation as the recommendations for the nearby Town Centers or Local Activity Centers. Parking should be provided to the side or

rear of buildings and should be screened from view from the right-of-way with structures or landscaping. For sites located along Boulevards or other street types, buildings are encouraged to be located near front property lines with parking provided to the side or rear. While buildings are not required to be oriented toward adjacent streets, direct pedestrian access should be provided from the pedestrian network in the right-of-way to primary building entrances.

5. **Town Center:**

The Town Center Place Type, identified in purple on the Future Land Use Map, applies to Old Town Fairfax and Northfax. Pedestrian oriented, mixed use development is strongly encouraged in Town Centers. Uses should be integrated as a mix of commercial uses, multifamily housing and townhouses, either in the same building (i.e., vertical mixed-use) or as a combination of single-use buildings on distinct parcels featuring a range of complementary uses within a block or small area (i.e., horizontal mixed-use). Commercial uses could include retail, restaurants, services, offices, hotels and arts and entertainment venues.

Corresponding Link + Place Street Types:

- Active Streets
- Commercial Mains

Corresponding zoning districts:

- CU, Commercial Urban
- PD-R, Planned Development Residential
- PD-C, Planned Development Commercial
- PD-M, Planned Development Mixed Use

Predicated on the underlying zoning district, the Town Center Place Type supports at least six townhouses or at least 12 multifamily dwelling units per acre; a density of at least 0.4 floor area ratio or any proportional combination of residential and commercial densities thereof; and a maximum building height of 3 stories/36 feet in the Old Town Fairfax Historic Overlay District, 48 feet in the Old Town Fairfax Transition Overlay District, and 5 stories/60 feet in all other areas of Town Centers.

Physical Characteristics: Development should contribute toward a connected street network, streetscape and pedestrian improvements as recommended in the Transportation, Mobility and Connectivity Chapter of the Comprehensive Plan, provide additional pedestrian connections to surrounding uses, including links to the existing pedestrian network, and include inviting public and/or private open spaces.

Parking should be provided in structured or below-grade facilities where possible. Development in Town Centers must meet the Code of Virginia definitions for an Urban Development Area (Virginia Code § 15.2-2223.1) and follow the recommendations for Private Site Design and Elements in the applicable district of the City of Fairfax Design Guidelines.

Use Characteristics:

Commercial Office: Office uses are acceptable as a component of a mixed use building or as stand-alone buildings. Office uses on the ground floor of mixed use or stand-alone buildings should provide direct access to tenant spaces facing Commercial Mains or Active Streets. Office uses should not be provided on the ground floor at any location that interrupts an existing or planned continuous retail presence along Commercial Mains or Active Streets except where the proposed use could contribute toward the desired active presence along those streets.

Retail: Retail uses may be provided on the ground floor of mixed use buildings, as stand-alone buildings, or on upper floors of buildings where larger tenant floor area requirements would detract from an active presence on the first floor. Retail uses are preferred along Commercial Mains and Active Streets and should be concentrated to provide a continuous retail presence with existing or proposed retail within the same Town Center. All buildings that abut a designated retail street as indicated on the future land use map, should either be stand-alone retail buildings, commercial mixed use buildings with ground floor retail uses, or residential mixed use buildings as defined in the Zoning Ordinance.

Hotel: Hotels are acceptable as a component of mixed use buildings or as stand-alone buildings, though ground floor hotel uses, aside from lobby areas, should not interrupt an existing or planned continuous retail presence along Commercial Mains or Active Streets. Hotel uses are appropriate in high visibility locations along Commercial Mains and at key intersections.

Arts and Entertainment Venues: Arts and entertainment venues include commercial type uses where the primary program is focused on experience rather than consumption, such as theaters, art galleries or studios and amusement centers. Depending on the specifics of the venue, these uses may be a focal point of a Town Center and should be designed to reflect that prominence. Larger facilities should be designed so that long expanses of wall with minimal transparency or access are not adjacent to Active Streets.

Public, Civic and Institutional: Public, civic and institutional uses that are permitted or allowed by special use permit in commercial districts in the Zoning Ordinance, may be provided as a component of mixed use buildings or as stand-alone buildings. Such uses

should not interrupt an existing or planned continuous retail presence along Commercial Mains or Active Streets where provided on the ground floor unless the nature of that use could contribute toward the desired active street presence along those streets.

Residential Multifamily: Residential multifamily uses are acceptable as a component of mixed use buildings or as stand-alone buildings. Ground floor residential uses in multifamily or residential mixed-use buildings, including accessory spaces and amenities but not including residential lobby areas, should not be provided along Commercial Mains or interrupt an existing or planned continuous retail presence along Active Streets. Where ground floor residential units are otherwise located adjacent to Active Streets, direct exterior access should be provided to individual units.

~~**Residential Townhouse:** Townhouses are acceptable as entirely residential units or as “live-work” townhouse units with ground floor commercial space that may be owned by the same owner as the residential component or owned by a separate entity are acceptable uses in Town Centers. Ground floor residential uses in townhouses should not be provided along Commercial Mains or interrupt an existing or planned continuous retail presence along Active Streets. Entirely residential townhouses are preferred should only be considered as transitional uses~~ where Town Center land uses are located adjacent to existing Single-Family ~~Attached-Detached~~ Neighborhood land uses to serve as a transitional use.

6. **Local Activity Center:**

The Local Activity Center Place Type, identified in pink on the Future Land Use Map, applies to the Kamp Washington, Fairfax Circle, and Pickett + Main area, where pedestrian oriented, mixed use development is strongly encouraged. Uses should be integrated as a mix of commercial uses and multifamily housing and townhouses, either in the same building (i.e., vertical mixed-use) or as a combination of single-use buildings on distinct parcels featuring a range of complementary uses within a block or small area (i.e., horizontal mixed-use). Commercial uses could include retail, restaurants, services, offices and hotels. Development should be pedestrian-oriented and include inviting public and/or private open spaces. Parking should be provided in structured or below-grade facilities where reasonable. Development in the Neighborhood Activity Centers must meet the Code of Virginia definitions for an Urban Development Area (Virginia Code § 15.2-2223.1).

Corresponding Link + Place Street Types:

- Active Streets
- Commercial Mains

Corresponding zoning districts:

- CU, Commercial Urban

- PD-R, Planned Development Residential
- PD-C, Planned Development Commercial
- PD-M, Planned Development Mixed Use

Predicated on the underlying zoning district, the Local Activity Center Place Type supports at least six townhouses or at least 12 multifamily dwelling units per acre; a density of at least 0.4 floor area ratio or any proportional combination of residential and commercial densities; and a maximum building height of 5 stories/60 feet.

Physical Characteristics: Development should provide a connected street network, streetscape and pedestrian improvements as recommended in the Transportation, Mobility and Connectivity Chapter of the Comprehensive Plan, provide additional pedestrian connections to surrounding uses, including links to the existing pedestrian network, and include inviting public and/or private open spaces.

Parking should be provided in structured or below-grade facilities where possible. Development in Local Activity Centers must meet the Code of Virginia definitions for an Urban Development Area (Virginia Code § 15.2-2223.1) and follow the recommendations for Private Site Design and Elements in the applicable district of the City of Fairfax Design Guidelines.

Use Characteristics:

Commercial Office: Office uses are acceptable as a component of mixed use buildings or as stand-alone buildings.

Retail: Retail uses may be provided on the ground floor of mixed use buildings, as stand-alone buildings, or on upper floors of buildings where larger tenant floor area requirements would detract from an active presence on the first floor. Retail uses are preferred along Commercial Mains but may be provided at other locations within a Local Activity Center.

Hotel: Hotels are acceptable as a component of mixed use buildings or as stand-alone buildings. Hotels are preferred in high visibility locations along Commercial Mains and at key intersections.

Public, Civic and Institutional: Public, civic and institutional uses that are permitted or allowed by special use permit in commercial districts in the Zoning Ordinance, may be provided as a component of mixed use buildings or as stand-alone buildings.

Residential Multifamily: Residential multifamily uses are acceptable as a component of mixed use buildings or as stand-alone buildings. Ground floor residential uses in multifamily or residential mixed-use buildings, including accessory spaces and amenities but not including residential lobby areas, should not be provided along Commercial Mains. Where

ground floor residential units are located adjacent to Active Streets, direct exterior access should be provided to individual units.

Residential-Townhouse: ~~Townhouses are acceptable entirely residential units or as “live-work”~~ townhouse units with ground floor commercial space that may be owned by the same owner as the residential component or owned by a separate entity are acceptable uses in Local Activity Centers. Ground floor residential uses in townhouses should not be provided along Commercial Mains. Entirely residential Townhouses are preferred as transitional uses should only be considered where Local Activity Center land uses are located adjacent to existing Single-Family ~~Attached-Detached~~ Neighborhood land uses to serve as a transitional use.

7. **Green Network:**

The Green Network Place Type, identified in green on the Future Land Use Map, includes active and passive parks, trails, playing fields, public recreation facilities, golf courses and open space. There are currently no zoning districts specifically related to this Place Type. Green Network uses are permitted in the CR, Commercial Retail; CU, Commercial Urban; and CG, Commercial General zoning districts and constitute a special use in all of the residential zoning districts. Outdoor recreational uses, such as tennis courts and golf courses, are permitted as a special use in all of the nonresidential zoning districts except for CL, Commercial Limited.

Physical Characteristics: New recreational facilities shall provide connections to the pedestrian and street network as recommended in the Transportation, Mobility and Connectivity Chapter of the Comprehensive Plan, including streetscape elements. Proposed connections to other green spaces to complete the network should be prioritized for recreation and transportation purposes as well as ecological benefits. Properties in the network also include natural areas for conservation and protection. Parking facilities for specific recreational uses shall be integrated into the site so as not to prioritize vehicular access over pedestrian connections.

8. **Social and Civic Network:**

The Social and Civic Network Place Type, identified in blue on the Future Land Use Map, includes public and private schools, libraries, places of worship, post offices and other public facilities. There are no specific corresponding Link + Place Street Types for this category because the varying types of Social and Civic Network land uses are appropriate in a variety of conditions. There is no zoning district specifically related to this Place Type. More information on the zoning districts for which uses in this Place Type are permitted or constitute a special use is provided in the Principal Use Table in the Zoning Ordinance.

Physical Characteristics: New development of or modifications to existing social and civic uses located in any Residential Neighborhoods should complement the character of the surrounding properties and provide transitional screening where necessary. Any new or modifications to existing social and civic uses located in a Town Center or Local Activity Center should reflect the typical context of the center. New buildings should be oriented towards the existing street network and provide additional pedestrian connections to surrounding uses as recommended in the Transportation, Mobility and Connectivity Chapter of the Comprehensive Plan.

DRAFT

Place Type Discussion Items

Staff seeks feedback from the Planning Commission on the following items regarding the proposed Place Types referenced in the Comprehensive Plan Future Land Use Map. These items include major changes from the existing Future Land Use Categories and additional changes under consideration by staff. The discussion items are listed below by Place Type.

Single-Family Detached Neighborhood

1. Consolidated: As discussed during the February 26 Planning Commission meeting, single-family land use categories have been consolidated from three categories into one. Under the existing categories, which are based on lot sizes, lots are grouped by neighborhood and don't always fall within the allotted density range. Under the consolidated Place Types, the density of new development would be controlled the Physical Characteristics of the category as discussed below.
2. Physical Characteristics: The Physical Characteristics for Single-Family Detached Neighborhoods state that new development should reflect the character of the neighborhood by providing "similar lot widths and building setbacks as surrounding properties". Staff is considering adding "or a similar overall density as the surrounding neighborhood" to that sentence. The reason for this change is to provide flexibility for cluster development, where new units are clustered in a portion of the site, leaving more area for open space.

Townhouse/Single-Family Attached Neighborhood

1. Density: Based on the permitted density in the RT – Residential Townhouse District of the Zoning Ordinance, this Place Type supports up to 12 dwelling units per acre. It should be noted that many recently approved townhouse development within the City have densities that are higher than 12 units per acre. These developments have been approved through Planned Development districts rather than the townhouse district. Under the current draft of the Place Type descriptions, such development could only be supported by the Comprehensive Plan in a Place Type with no specified maximum density, such as in the Town Centers and Local Activity Centers, or in the Multifamily Neighborhood Place Type, which accommodates a higher density. It should be noted that townhouses are only supported in limited areas within the Town Center and Local Activity Center Place Types.
2. Uses: This Place Type is expanded to allow lesser intensity single-family detached uses as permitted in the RT – Residential Townhouse district in the Zoning Ordinance.

Multifamily Neighborhood

1. Height Transition: Since the last Planning Commission meeting, staff has removed the 200 foot three-story height transition to the more general statement "for portions of

the site that are adjacent to any such uses”. The 200 foot dimension is not based on any specific standard.

2. Existing Structures: The last sentence of the Physical Characteristics paragraph recommends “accommodating existing multifamily structures” for any redevelopment that seeks to take advantage of additional density permitted through the recently adopted Zoning Ordinance. This is intended to support the Housing Chapter Outcome of preserving existing housing that is affordable. The word “consider” is included to allow support for full redevelopment of older apartment complexes where appropriate. It should be noted that most apartment complexes in the City were initially approved subject to a specific plan, and would therefore require approval of a plan amendment from the Planning Commission and City Council for redevelopment even where a proposed redevelopment plan is consistent with the standards of the Zoning Ordinance. Consideration might also be given toward designating certain existing multifamily neighborhoods where full redevelopment would not be supported.
3. Uses: This Place Type is expanded to allow lesser intensity single-family detached uses and townhouse/single-family attached uses as permitted in the RMF – Residential Multifamily district in the Zoning Ordinance.

Commercial Corridor

1. Corresponding Zoning Districts: In addition to commercial districts and planned districts, the corresponding zoning districts for Commercial Corridors include districts where industrial uses are permitted. This is intended to allow alternative uses to accommodate market changes that have limited commercial demand and restricted redevelopment and reinvestment in recent years and provide flexibility where certain industrial uses may be considered. The description for this Place Type states that IH – Industrial Heavy uses should not be expanded from current locations (this only includes the Tank Farm and asphalt plant). Other industrial uses include limited manufacturing (where all production takes place indoors), research and development, fuel sales and vehicle storage and towing. Uses permitted with a Special Use Permit include crematoriums, self-storage facilities and waste service. It should be noted that any industrial use proposed for a commercial site would still require a rezoning.
2. Design Guidelines: The Physical Characteristics paragraph for Commercial Corridors reference the City of Fairfax Design Guidelines for recommendations on building orientation and site layout. These guidelines are currently under development and will be evaluated to determine whether the level of detail desired to guide development in Commercial Corridors is adequate. Staff is monitoring the development of the Guidelines and will share applicable language with the Planning Commission.
3. Building Orientation: The Physical Characteristics paragraph for Commercial Corridors recommends that “similar setbacks and building orientation” be provided as in Town Centers and Local Activity Centers where a commercial corridor site fronts on a

Commercial Main, as indicated in the Multimodal plan. Commercial Mains are only located near Town Centers and Local Activity Centers. While such sites would not be intended to include the mix of uses permitted in Town Centers and Local Activity Centers, they would be intended to have similar setbacks with buildings oriented toward the street and parking provided to the side and rear. Since the last Planning Commission meeting, staff has added a sentence stating that development on Commercial Corridor sites along Boulevards (which are not located near Town Centers or Local Activity Centers) should still provide parking to the side and rear and should have intensive landscaping along the street frontage, but does not specifically recommend that buildings be oriented toward the street. This is intended to allow these sites to accommodate access from various transportation modes with encouraging once mode over another. This language will be reviewed in conjunction with the final text for the Design Guidelines and will be modified or removed as appropriate.

Town Centers and Local Activity Centers

1. Comparison: These two land use categories are included to encourage a concentration of mixed use and pedestrian oriented development in key areas of the City. While they both allow a mixture of uses, they are intended to promote development with different characteristics, with Town Centers accommodating a higher concentration of mixed-use development and retail activity. As provided in the Place Types descriptions, following is a summary of the differences between the two categories:
 - a. Arts and entertainment venues are listed as a recommended use in Town Centers but not Activity Centers
 - b. Each of the use characteristics contain recommendations to maintain a “continuous retail presence” along certain streets in Town Centers but not Activity Centers. Ground floor residential uses are not supported along “Commercial Mains” in either category.
 - c. Retail streets are included in some of the use descriptions for Town Centers but not Local Activity Centers. Retail Streets are listed as a separate street type where only retail uses and uses that would otherwise support the “active presence” of retail streets would be supported. Retail Streets are indicated on the future land use map in two locations; one along Main Street in Old Town and one along a proposed street in Northfax.

Note that the draft Place Type descriptions do not indicate any differences in density, open space or other physical attributes between Town Centers and Local Activity Centers.

2. Development capacity: Staff is considering maximum development capacities for certain land use categories, particularly for multifamily residential units in mixed-use Place Types. This could be regulated by the overall area of the Place Type or in specific

delineated zones. Capacity could be measured by density, unit count or as a proportion to commercial uses.

3. Development coverage: Staff is considering development coverage recommendations, particularly in mixed use land use categories. The intent of such recommendations would be to further distinguish the mixed use land use categories and distribute the responsibility for street network and open space improvements among property owners. The ability of the City to regulate such measures through the Comprehensive Plan could be limited by State Code.
4. Mixed-use defined: The first paragraph for both the Town Centers and Local Activity Centers states that “mixed use development” is encouraged within the Place Type area. Mixed use is then defined as “vertical mixed use” in a single structure or “horizontal mixed use” occurring in separate structures and even on separate sites. The intent of such a broad definition is to allow flexibility in response to limited market demand for retail uses throughout the entire extent of the Town Centers and Local Activity Centers.

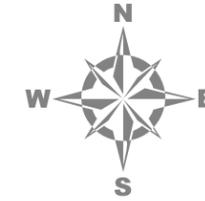
Green Network

1. Resource Protection Areas: Chesapeake Bay Resource Protection Areas (RPA) riparian buffers are generally indicated on the Future Land Use Map as Green Network Place Types in support of the Environment and Sustainability Goal to “retain and acquire riparian areas as open space or parkland”. In certain cases, the RPA boundary is reduced or removed where it conflicts with existing development conditions or make a property unusable. The designation of RPA boundaries as open space on the Future Land Use Map does not alter the extent of the RPA on the City’s Zoning Map.

Social and Civic Network

1. Open Space: Some Social and Civic Network land uses, such as schools, include recreation and open space. The proposed Future Land Use Map divides these sites into Social and Civic Network portions and Green Network portions. The advantage of displaying these sites in this manner is that it clearly conveys where open spaces occur, regardless of the primary use on the site. The disadvantage is that it could complicate the development process if modifications to any of the sites are desired that would displace or relocate any of that open space. Such modifications could include building expansions, parking expansions or installation of temporary trailers. Staff is considering adding language to the Place Type description stating that primary uses may encroach into areas designated as open space on the map. Alternatively, the split designations could be removed and the open spaces considered a secondary use to the Social and Civic Network Use.

2035 Comprehensive Plan Future Land Use Map



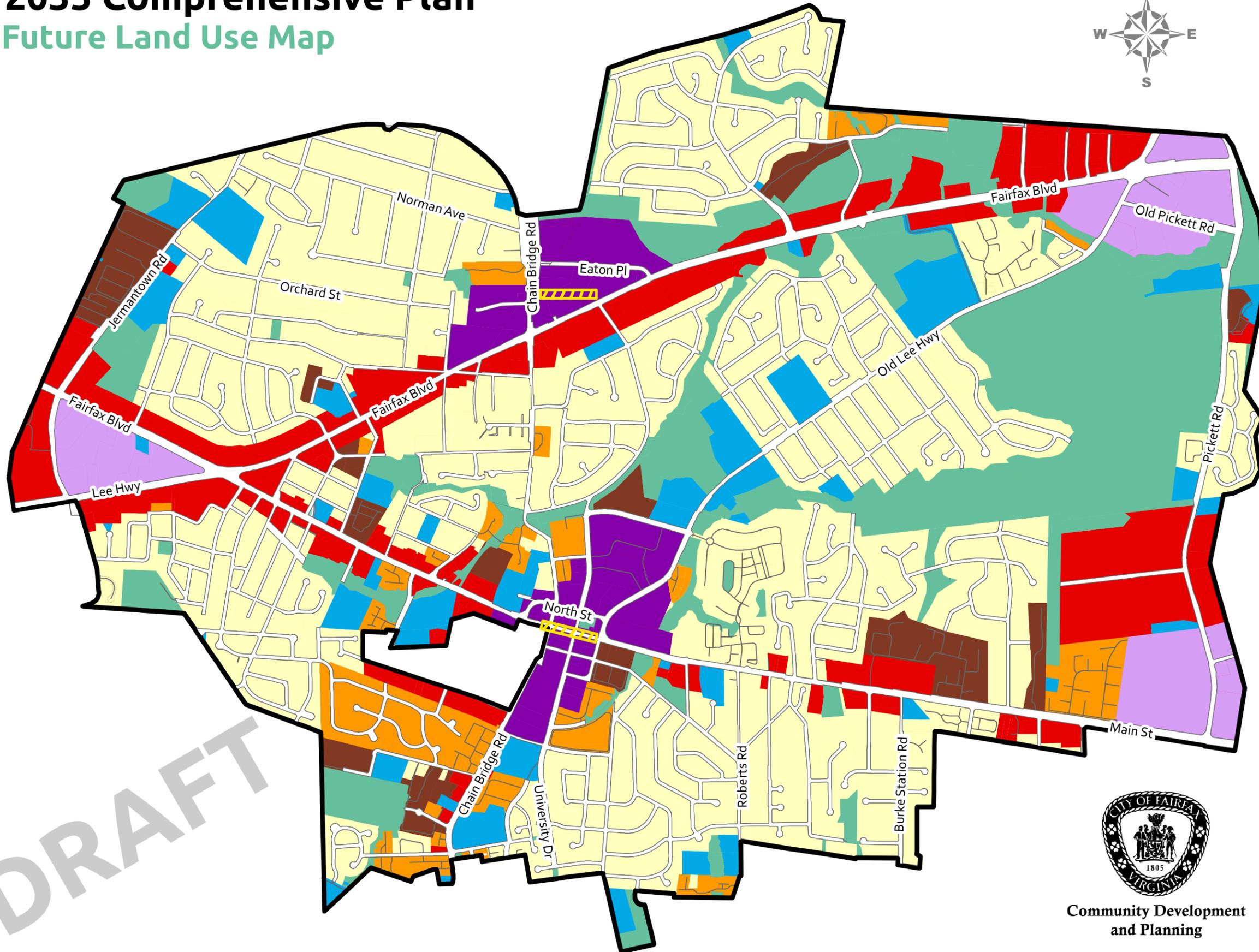
LEGEND

PLACE TYPES

- SINGLE FAMILY DETACHED NEIGHBORHOOD
- TOWNHOUSE/SINGLE FAMILY ATTACHED NEIGHBORHOOD
- MULTIFAMILY NEIGHBORHOOD
- COMMERCIAL CORRIDOR
- TOWN CENTER
- LOCAL ACTIVITY CENTER
- GREEN NETWORK
- SOCIAL AND CIVIC NETWORK

ROAD OWNERSHIP

- PUBLIC RIGHT-OF-WAY
- PRIVATE ROAD CENTERLINE
- RETAIL STREET



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Community Development
and Planning

1 inch = 1,500 feet



Source: City of Fairfax GIS Parcels and Political Boundary, 2018

DRAFT March 12, 2018

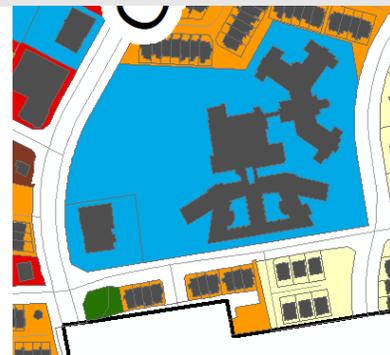
Inova and Sunrise Assisted Living

ELU – Institutional – General

2012 FLU – Institutional

Zoning - RH

9.6 acre property included in Scenario 4 of the Comprehensive Plan Scenario Analysis as 27,000 square feet of office and commercial along Chain Bridge Rd and 76 townhomes for the remainder of the property. Site visibility and proximity to George Mason and downtown makes it attractive for redevelopment.



Fairfax County Property Yard – West Dr

ELU – Institutional – Fairfax County

2012 FLU – Residential – Medium

Zoning – RL

Two parcels totaling 4.2 acres were reviewed as part of the community center study. Proximity to Mason and downtown makes it attractive for housing redevelopment. Its location adjacent to Providence Park also presents the potential for expansion of park or other City use.



Fairfax County Property Yard – Jermantown Rd

ELU – Institutional – Fairfax County

2012 FLU – Institutional

Zoning - RM

This 14.4 acre site is located along Jermantown Rd across from Providence Elementary and surrounded by single family residential. Scenario 4 proposed single family homes with accessory dwelling units for a total of 108 housing units on this site. It has the potential for a sizable new neighborhood of single family homes should the County choose to relocate. Other uses along the Jermantown Road frontage could also be considered.



Fairfax County Property Yard – Main St

ELU – Institutional – Fairfax County

2012 FLU – Residential – Low/Med

Zoning - RL

The 2.45 acre parcel of land is bound on two sides by roads, Main St and Burke Station Rd. Commercial is to the north and west with residential to the south and east. One potential reuse if the County chooses to relocate would be moving some of the City's public works services currently located at the Property Yard on Pickett that has flooding issues and diminishing space. Another potential reuse could be an expansion of the commercial corridor.



Westmore School Site

ELU – Institutional – City of Fairfax
2012 FLU – Open Space – Recreation
Zoning – RH

The city plans to build a small dog park on the footprint of the former school building still leaving much of the 10 acres of land in its existing state of predominantly grass field. There have been discussions in the past of potential uses for the site including senior living.



Park Road

ELU – Lots 010, 135, 136: Commercial – Office
Lot 009: Residential – Single Detached
2012 FLU – Residential – Low/Med
Zoning – CR

Recent interest in redevelopment of the 4 parcels totaling 0.89 acres and adjacent commercial property has been for townhouse redevelopment. Townhouses could serve as a transition between the residential neighborhood of Westmore and the commercial uses along Lee Highway.



Sager Ave to Main St next to Ratcliffe Park

ELU – Lots 141, 142: Vacant
Lots 139, 140: Residential – Single Detached
2012 FLU – Mixed Use
Zoning – Lot 142: CR/RH; Lots 139 – 141: RH

Development interest in these parcels totaling 3.14 acres has been primarily for townhouse development. More than half of lots 141 and 142 are in the Resource Protection Area. The site is adjacent to the park and Fairfax Museum and Visitors Center to the east and Providence Square to the west. Townhomes would be a transition from the traditional single family neighborhood to the condominiums and commercial along Main Street while not impeding on the natural area of the RPA and existing trail.



Barker Property – 9999 Main St

ELU – Residential – Single Detached
2012 FLU – Open Space – Recreation
Zoning – RM

This property, consisting of a 1920s-era house and roughly 3 acres of land, has been donated to the City for use as a park through a retained life estate – whereby the property may continue to be occupied for the current residents’ lifetimes. When the City realizes full use of the property, the site is to be known as Katherine Barker Park. With frontage along Main St, there could be an opportunity for multiple uses on the site. Preservation of the building and certain landscaping to the extent possible are terms of the donation.



Army Navy Country Club

ELU – Open Space – Recreation & Historic
2012 FLU - Open Space – Recreation
Zoning – RM, RL

While there are no known plans for redevelopment of the 234 acre Country Club, its future use should be considered if a portion or all of the property is sold for redevelopment, much like Paul VI. Scenario 4 envisioned approximately 40,000 sf of office and commercial along Old Lee Hwy closer to the commercial to the north and a subdivision of 100 single family homes with access from Pickett Rd. The property has resource protection area (light green) running through the middle of the property. The property is the largest single site contributing to the City’s open space system.



Paul VI

ELU – Institutional - General
2012 FLU – Institutional
Zoning – CR, RM

The 16 acre property is zoned primarily commercial with medium density single family residential in the rear next to the John C. Wood house and Pat Rodio Park. A current redevelopment application proposes a mix of townhomes, multifamily and commercial. If the application is approved as proposed, the current Future Land Use map would be changed to designate this property as requested through the applicant’s Comprehensive Plan Amendment request.



Breezeway Motel and Fairfax Gardens Apartments

Lot	ELU	2012 FLU	Zoning
043	Commercial - Lodging	Business - Commercial	CR
55A	Residential - Multifamily	Residential – High	RMF
59	Residential – Single Attached	Residential - Low	RH
60			
61			
62			
63	Residential – Single Detached	Residential - High	
083			
77A			
76A			
75A			



There has been recent interest from multiple potential applicants in this combination of parcels for multifamily and townhouse uses. Staff has encouraged commercial uses along Fairfax Boulevard in each case. Parcels 059 through 063 have been included in the property assemblage for some but not all of the concepts.

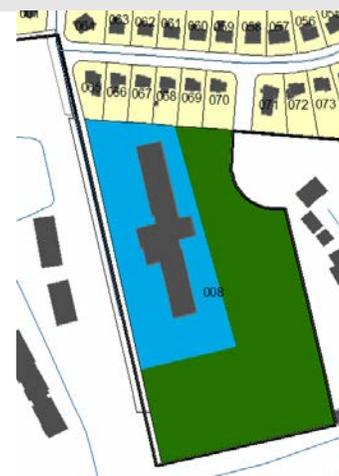
Farr House

ELU – Residential – Single Detached
2012 FLU – Residential – Low
Zoning – RM



Green Acres

ELU – Institutional – City of Fairfax
2012 FLU – Institutional
Zoning – RH



10 acres of land surrounded by George Mason University with one street leading to it through a residential neighborhood. A City committee found that it is not best suited for the community center use it currently serves. Mason has previously expressed interest in the site. Other potential uses that have been discussed include senior housing.

Jermantown Rd Commercial

LOT	ELU	2012 FLU	ZONING
07A	Residential – Single Detached	Residential – Very Low	RM
08A			
09A			
09B			
11A	Institutional - General	Institutional	
12A			
13A	Commercial – Retail	Residential – Very Low	
14A			



Lots 13A and 14A are used as a daycare. Lots 07A and 08A have been considered by potential applicants for daycare uses as well. Their location along Jermantown Rd makes them attractive for commercial uses. Jermantown Rd is identified as a Boulevard in the multimodal plan which is not a street type typically linked to single family residential uses.

Pickett & Main

LOT	ELU	2012 FLU	ZONING
001	Commercial – Retail	Business - Commercial	CR
029			
034	Industrial		IH
035			
036			
037			
22A			
23A	Commercial – Retail		CR
28A			
29A	Industrial		IH

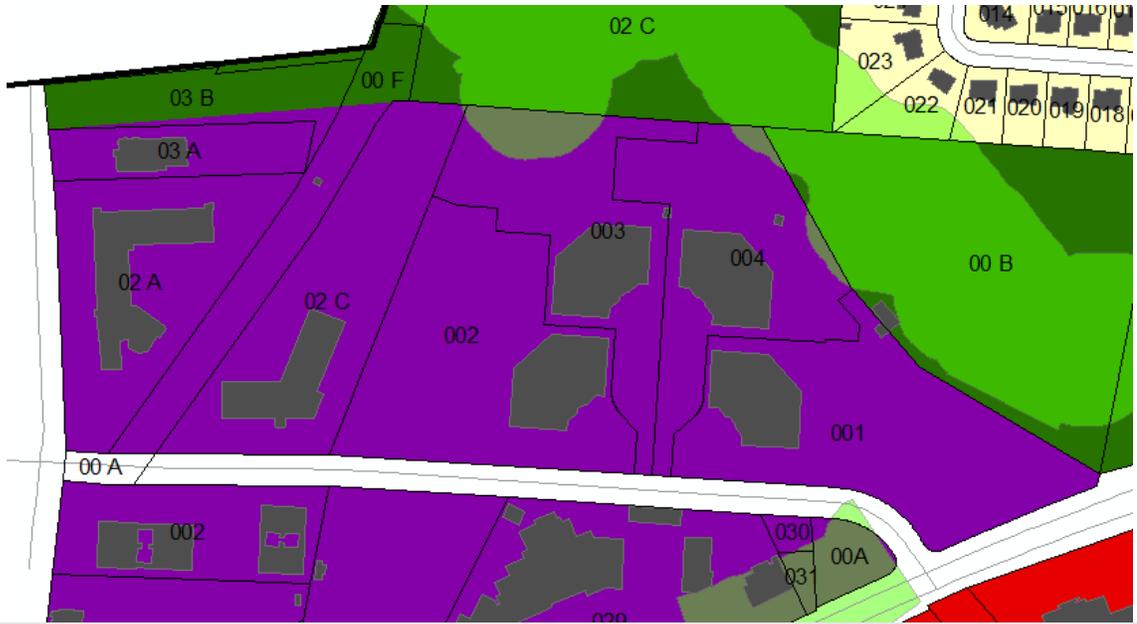


The shopping centers and nearby light industrial and commercial properties were identified as an Activity Center.

Willow Wood Plaza

LOT	ELU	2012 FLU	ZONING
001	Commercial – Office	Business – Commercial	C-2
002			
003			
004			
00F	Commercial – Lodging		
02A			
02C	Commercial – Office		
03A	Institutional - General		

Total acres of Willow Wood Plaza, adjacent office building, Best Western and Moose Lodge is 25.4 acres. This area was not included in the Northfax mixed use area in the 2012 comprehensive plan. These areas were included in the Scenario planning analysis. The George Snyder Trail is proposed to extend across the northern portion of the area.



Fairfax Circle

LOT	ELU	2012 FLU	ZONING
004	Commercial - Retail	Business - Commercial	C-2
014			
01B			
01B			
02A			
02B			
03B			
14A	Commercial – Office		
16A	Industrial	Business – Industrial	I-2
16B			
16C			

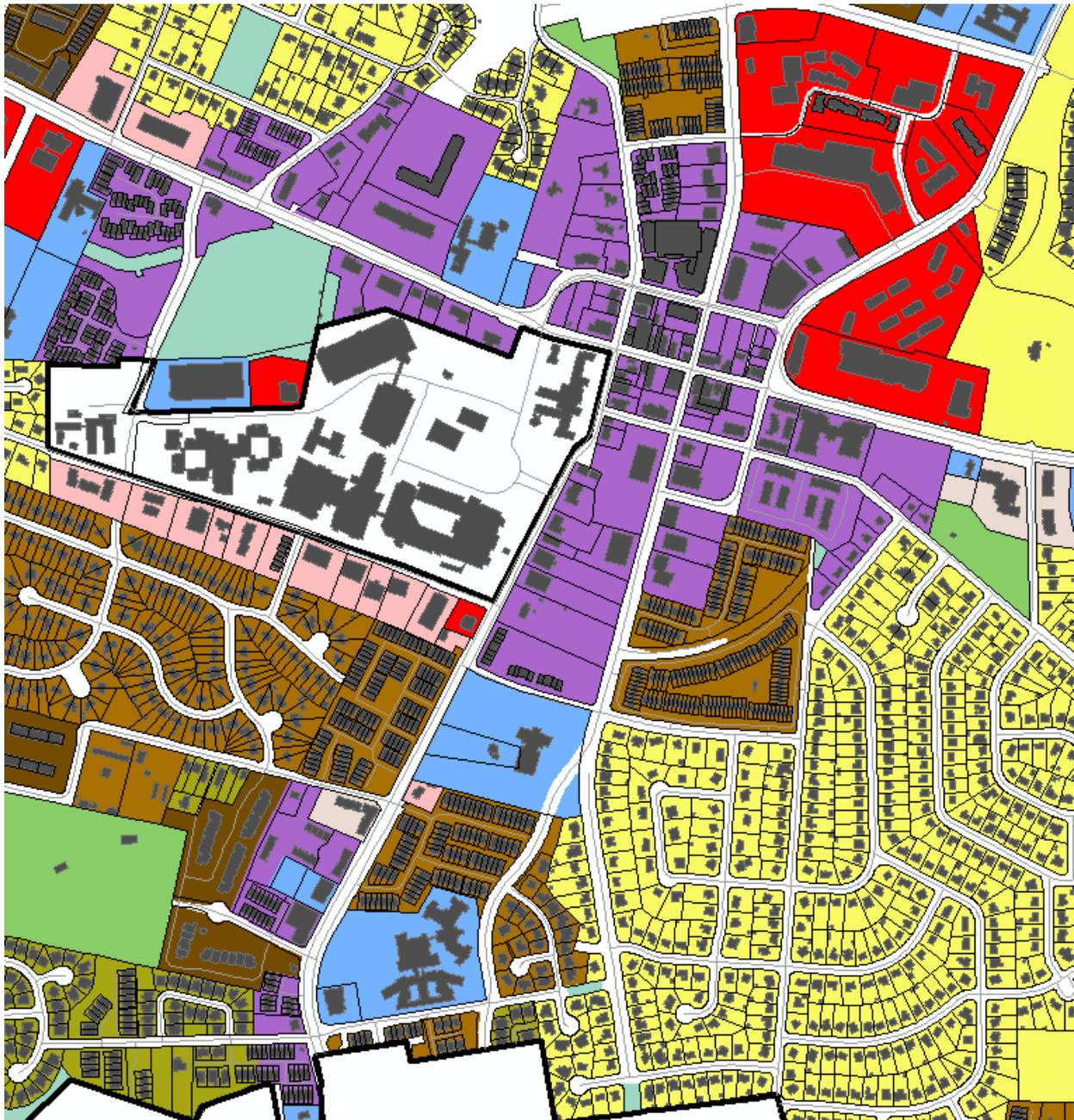
These parcels (outlined in blue) were not previously included in the “mixed use” areas on the 2012 comprehensive plan. They were included in the scenario analysis.



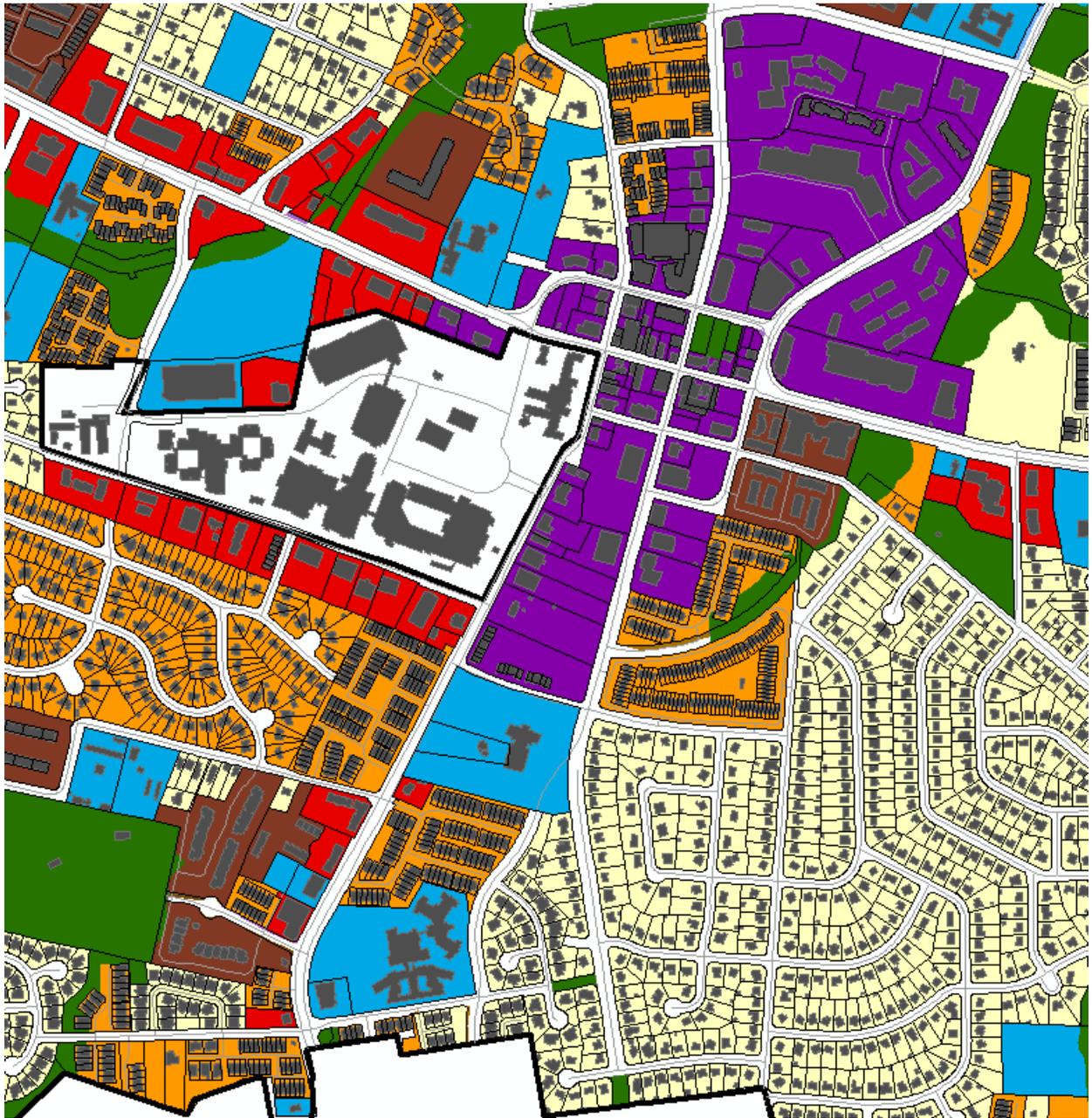
Old Town

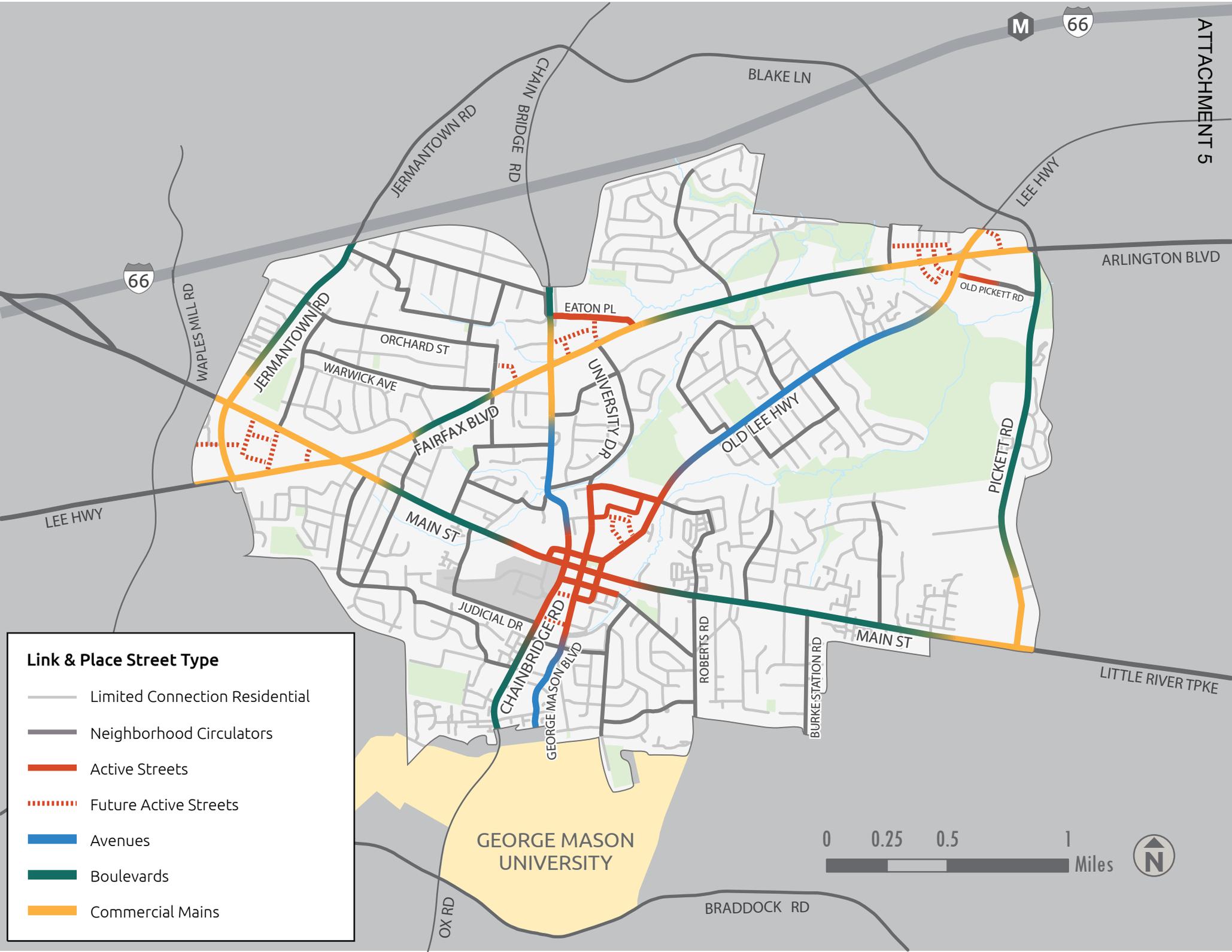
The areas identified as proposed “Town Center” are reduced from the “mixed use” areas identified in the 2012 Comprehensive Plan to reflect actual development patterns and focus future development in key areas to meet the goals of the plan.

2012 FLU



2035 Proposed FLU





Link & Place Street Type

- Limited Connection Residential
- Neighborhood Circulators
- Active Streets
- Future Active Streets
- Avenues
- Boulevards
- Commercial Mains

