

## 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 26, 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 is asking the Planning Commission to continue the discussion of the Future Land Use Map from the March 12 meeting, including the following topics:

1. "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. A list of such sites, along with a discussion of each site it provided in Attachment 1.
2. Continued discussion of "Place Types" for the Future Land Use Map: Tracked changes based on comments from the Commission at the March 12 meeting are provided in Attachment 2.
3. Development capacities: At the March 12 meeting, the Commission indicated that staff could proceed with exploring mechanisms for limiting the amount of residential development within Activity Centers. Options for including such limits are provided in Attachment 3.

### Attachments:

1. List of Future Land Use Map discussion sites.
2. Draft Future Land Use Map Place Types (with tracked changes since the March 12 Planning Commission meeting).
3. Development capacity considerations.
4. Draft 2035 Future Land Use Map

### 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.

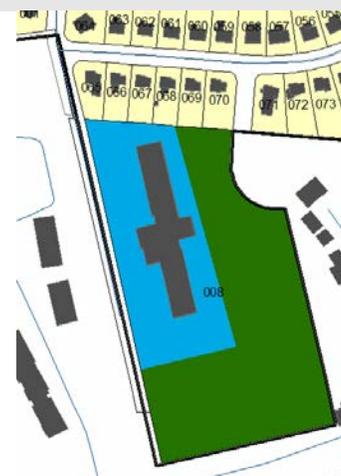
### Farr House

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



### Green Acres

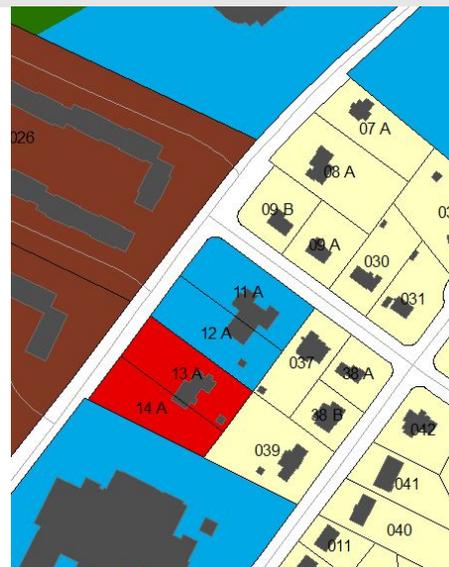
**ELU** – Institutional – City of Fairfax  
**2012 FLU** – Institutional  
**Zoning** – RH



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**

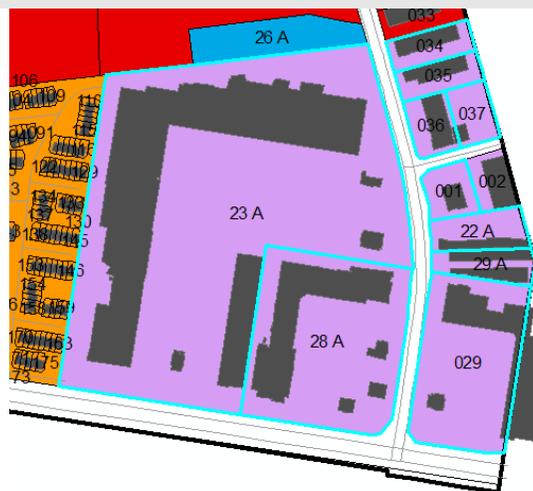
| LOT | ELU                              | 2012 FLU                  | ZONING |
|-----|----------------------------------|---------------------------|--------|
| 07A | Residential –<br>Single Detached | Residential<br>– Very Low | RM     |
| 08A |                                  |                           |        |
| 09A |                                  |                           |        |
| 09B |                                  |                           |        |
| 11A | Institutional -<br>General       | Institutional             |        |
| 12A |                                  |                           |        |
| 13A | Commercial –<br>Retail           | Residential<br>– 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 -<br>Commercial | CR     |
| 029 |                     |                          |        |
| 034 | Industrial          |                          | IH     |
| 035 |                     |                          |        |
| 036 |                     |                          |        |
| 037 |                     |                          |        |
| 22A |                     |                          |        |
| 23A | Commercial – Retail |                          | CR     |
| 28A |                     |                          |        |
| 29A | Industrial          |                          | IH     |

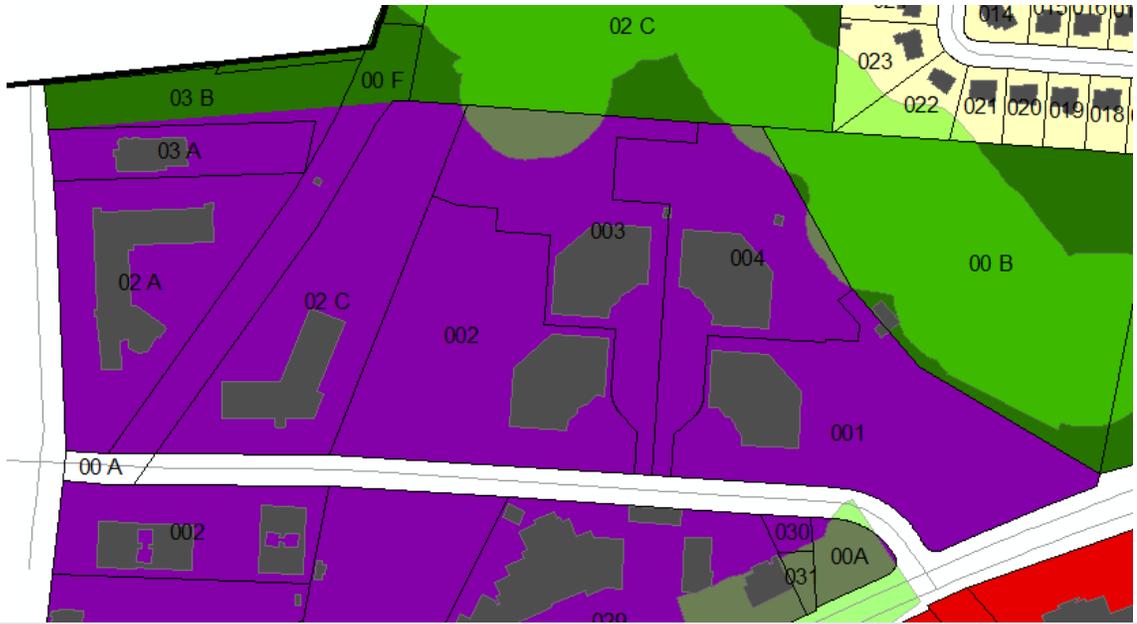


The shopping centers and nearby light industrial and commercial properties were identified as an Activity Center.

**Willow Wood Plaza**

| LOT | ELU                        | 2012 FLU                 | ZONING |
|-----|----------------------------|--------------------------|--------|
| 001 | Commercial – Office        | Business –<br>Commercial | C-2    |
| 002 |                            |                          |        |
| 003 |                            |                          |        |
| 004 |                            |                          |        |
| 00F | Commercial –<br>Lodging    |                          |        |
| 02A |                            |                          |        |
| 02C | Commercial – Office        |                          |        |
| 03A | Institutional -<br>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 | Commercial – Office |                       |        |
| 14A |                     |                       |        |
| 16A |                     |                       |        |
| 16B | Industrial          | Business – Industrial | I-2    |
| 16C |                     |                       |        |

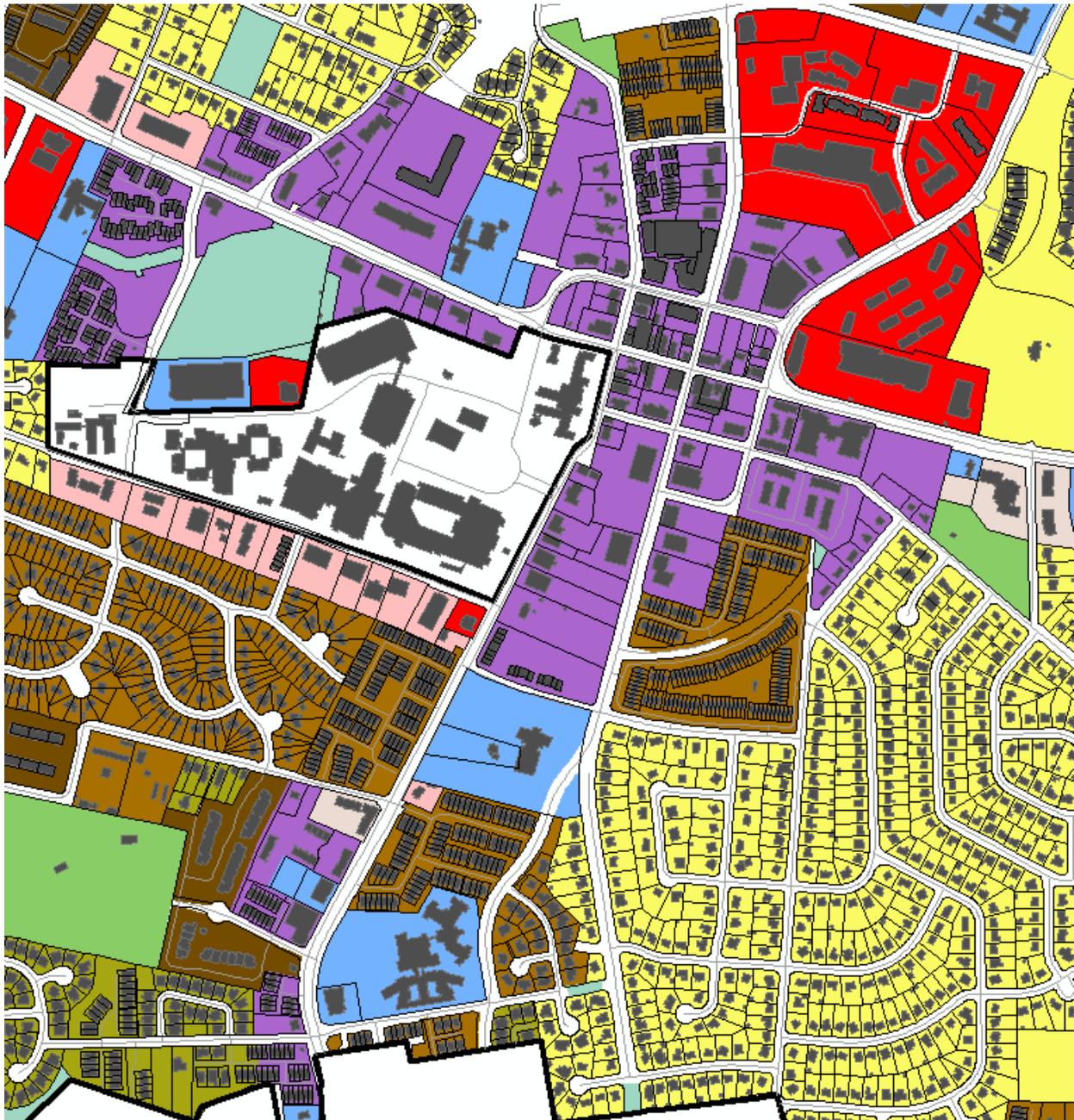
These parcels (outlined in blue) were not previously included in the “mixed use” areas on the 2012 comprehensive plan. They were included in the scenario analysis.



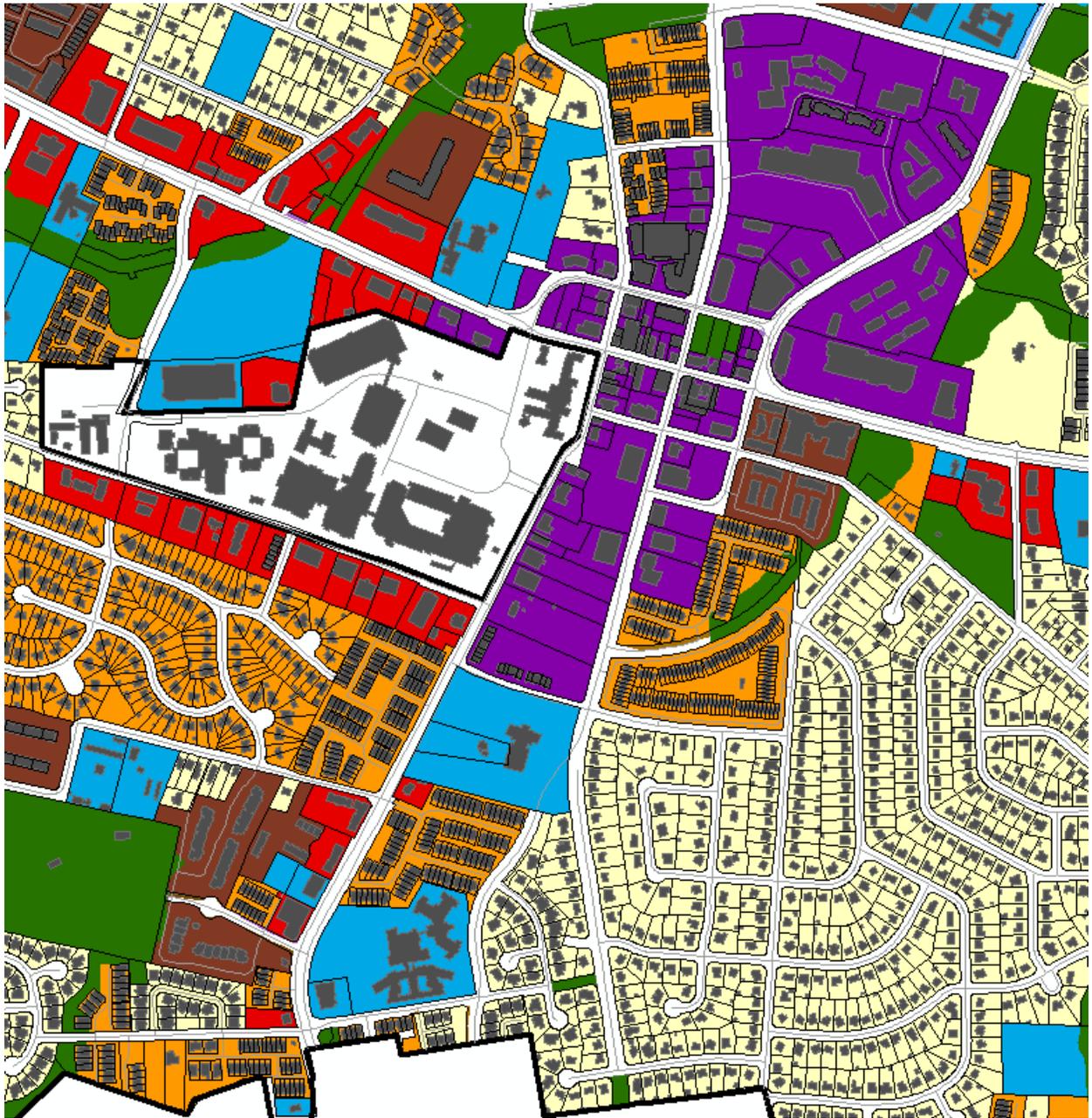
## Old Town

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**



## 2035 Comprehensive Plan - 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 and building scale as surrounding properties ~~or a similar overall density as the surrounding neighborhood.~~ Narrower lot widths and building setbacks may be considered where a new development provides a similar overall density to 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 where developed in conjunction with Townhouse/Single-Family Attached Neighborhood uses.

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 where developed in conjunction with Multifamily Neighborhood uses.

#### 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 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 is encouraged in above ground structures or underground, should be provided to the side or rear of buildings and should be screened from view from the right-of-way with ~~structures~~ building mass 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 recommended maximum building height of 3 stories/36 feet in the Old Town Fairfax Historic Overlay District, 4 stories/48 feet in the Old Town Fairfax Transition Overlay District, and 5 stories/60 feet in all other areas of Town Centers. Other heights will be considered based on design quality.

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.

**Townhouse:** “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. Entirely residential townhouses should only be considered where Town Center land uses are located adjacent to existing Single-Family 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.

**Townhouse:** “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 should only be considered where Local Activity Center land uses are located adjacent to existing Single-Family 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. Residential uses may be considered in this Place Type provided such residential uses are considered affordable through restricted rental rates or sales prices. 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

## Residential Development in Activity Centers

Following are four potential mechanisms for monitoring long term residential development in Activity Centers through the Comprehensive Plan. These options are being explored by staff to address concerns with setting precedents with new development and conceptions of unlimited development potential in the City. While staff has conducted some analysis to determine the appropriate quantities to be prescribed in each option, further analysis is under consideration before presenting such quantities to the Planning Commission. The purpose of this discussion is for the Planning Commission to consider the advantages and disadvantages of each option. Each of the four options that have been considered are described below along with a list of potential advantages and disadvantages noted by staff.

### 1. Aggregate number of units

The total amount of residential development should not exceed an aggregate of XX units within any individual Local Activity Center or XX units within any individual Town Center, unless a Small Area Plan has been completed that recommends a higher residential development limit for that Activity Center. Residential units should generally be located within mixed use buildings and above ground floor retail along Retail Streets and Commercial Mains. Where ground floor residential units are located adjacent to Active Streets, direct exterior access should be provided to individual units.

#### *Advantages:*

- *Simple calculation/easy to follow.*
- *Addresses long term development concerns.*

#### *Disadvantages:*

- *Results in arbitrary densities due to varying sizes for activity centers.*
- *Does not address concern with commercial displacement.*

### 2. Site development density

Any development within an Activity Center should be limited to a residential density of no more than XX dwelling units per acre, though a residential density of up to XX dwelling units per acre may be supported where the proposed development would offer benefits that support the vision of the Comprehensive Plan for the Activity Center. Such benefits should include the following:

1. A mix of uses within the development site;
2. Contributions toward a connected street grid;
3. Usable open space, and;
4. High quality design.

New development in Activity Centers should generally allocate at least 30% of the overall site area toward a portion of a connected street grid, usable open space, or some combination.

#### *Advantages:*

- *Communicates expectations to applicants.*
- *Encourages multiple uses on the same site.*
- *Does not require area-wide calculations or long-term monitoring.*

*Disadvantages:*

- *Does not address concerns regarding precedents and long term development.*

**3. Activity Center density**

Any new residential development within an Activity Center should complement the scale and character of that Activity Center, or the intended scale and character of that Activity Center as described in the Comprehensive Plan. If a Small Area Plan has been completed for a Local Activity Center, any new residential development should be in conformance with the recommendations of that Small Area Plan. The total amount of residential development should result in an aggregate density of more than XX dwelling units per acre within any individual Local Activity Center or XX units per acre within any individual Town Center, unless a Small Area Plan has been completed that recommends a higher residential development density for that Activity Center.

*Advantages:*

- *Addresses long term development concerns.*
- *Fairly simple calculation/easy to follow.*
- *Communicates a consistent vision to Activity Centers of various sizes.*

*Disadvantages:*

- *Does not address concern with commercial displacement.*

**4. Commercial Ratio**

While development of residential units that compliment commercial uses is supported in Activity Centers, the overall number of residential units in any Activity Center should not exceed XX units for every 1,000 square feet of existing commercial space within that same Activity Center. If a Small Area Plan has been completed that provides different recommendations on the appropriate amount of residential development for the Activity Center then guidance on residential development should be taken from the Small Area Plan.

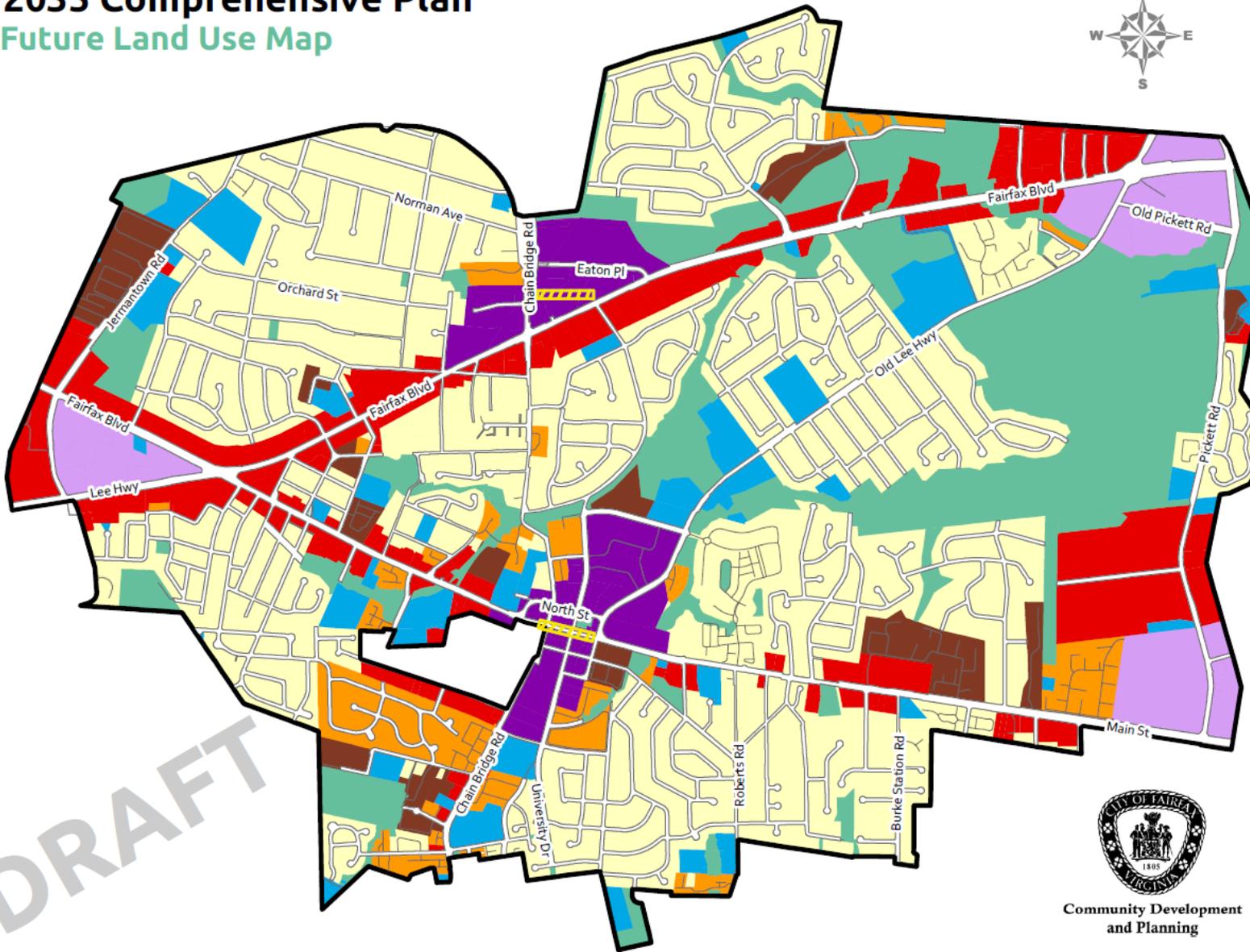
*Advantages:*

- *Directly addresses concerns with commercial displacement.*

*Disadvantages:*

- *Results in significant fluctuations in development capacities based on the amount of existing commercial development within the Activity Centers.*
- *Does not address concerns regarding precedents and long term development.*
- *Can be difficult to calculate and monitor.*

# 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

DRAFT



Community Development  
and Planning

1 inch = 1,500 feet  
0 750 1,500 3,000 Feet

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

DRAFT March 12, 2018