



City of Fairfax, Virginia  
City Council Work Session

**PRE-APPLICATION  
DEVELOPMENT BRIEFING**

Agenda Item # 1d

City Council Meeting 1/7/2020

**TO:** Honorable Mayor and Members of City Council  
**FROM:** Robert A. Stalzer, City Manager *RA Stalzer*  
**SUBJECT:** Discussion of a potential mixed use development on site located at 3939 Oak Street, Tax Map 57-1-02-115 (American Legion).

**SUMMARY:** The potential applicant American Legion, Toll Brothers and Post 177 Apartments LLC (Good Works LP) as co-applicants are proposing to redevelop approximately 7.75 acres with Multifamily Units (74 affordable Units and 68 Market-Rate Two-over-two Units), American Legion Post (17,140 SF), and a Telecommunications Monopole Tower. The applicant would provide Open Space (about 2.5 ac) which includes the Chilcott Stadium. The proposed development is dependent on a zoning change from RH - Residential High to PD-M – Planned Development Mixed Use or PD-R Planned Development Residential

A Comprehensive Plan change from Green Network – Public, Social and Civic Network Place Type to Green Network – Private, Social and Civic Network and Multifamily Neighborhood Place Type; a Special Use Permit to include SWM facilities and portion of surface parking within the floodplain.

**COMPREHENSIVE PLAN PLACE TYPE:** Green Network - Public and Social and Civic Network Place Type

**PROPOSED USE:** Multifamily Units, Private Club, Recreation and Open Space

**TRAFFIC IMPACT:** Will require a traffic impact study

**PROPOSED HEIGHT:** 5 Stories /70 Feet, 4 stories/55 feet

**PROPOSED DENSITY (IF APPLICABLE):** 18.3 units/acre

**ADJACENT PROPERTIES:**  
North: Commercial – Retail  
South: Residential Multifamily  
East: Open Space-Recreation, Residential - Single Detached  
West: Residential Multifamily, Residential - Single Detached

**RESPONSIBLE STAFF/POC:** Supriya Chewle, Planner II  
Jason Sutphin, Community Development Division Chief  
Brooke Hardin, Director, Community Development & Planning

**ATTACHMENTS:** Brief

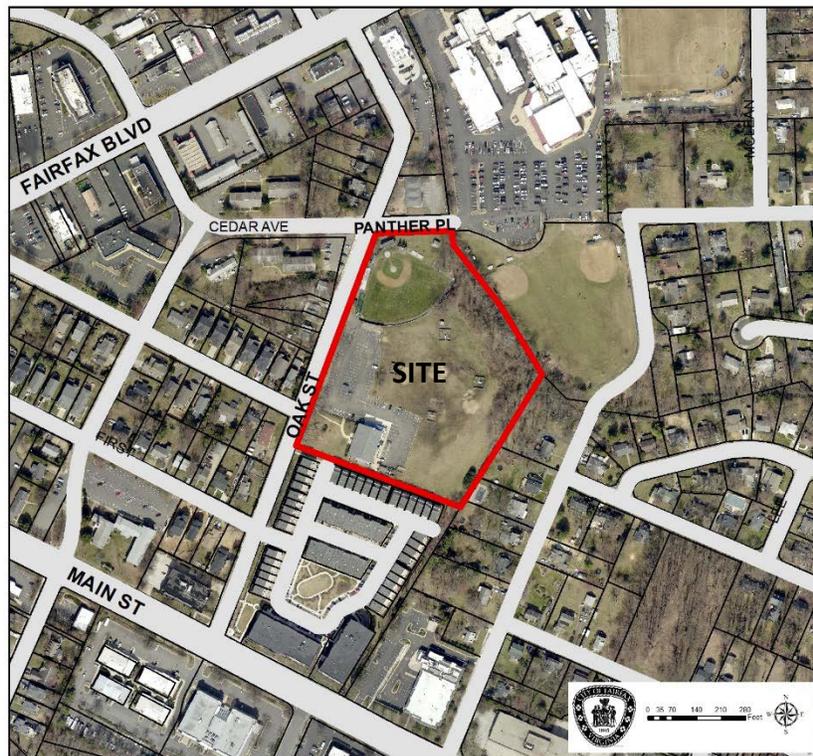


# Pre-Application Development Brief

January 7, 2020

## Proposed Mixed Use Development

3939 Oak Street  
(Existing Zoning - RH - Residential High)



### **PROPOSAL**

The potential applicant American Legion, Toll Brothers and Post 177 Apartments LLC (Good Works) as co-applicants are proposing to redevelop approximately 7.75 acres with Multifamily Units (74 affordable Units and 68 Market-Rate Two-over-two Units), American Legion Post (17,140 SF), and a Telecommunications Monopole Tower. The applicant would provide Open Space (about 2.5 ac) which includes the Chilcott Stadium. The existing zoning on the subject site is RH - Residential High and Multifamily Housing and is not permitted in that district and Private Clubs and Telecommunications Tower require an SUP. The applicant would be requesting a zoning change from RH - Residential High to PD-M – Planned Development Mixed Use or PD-R Planned Development Residential.

### **ANTICIPATED APPLICATIONS**

This proposal would require the following approvals from the City Council. Others may be required depending on review of a complete plan, if an application is filed.



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- Comprehensive Plan amendment of portion of Social and Civic Network to Multifamily neighborhood, correction of the Comprehensive Plan from Green Network – Public to Green Network – Private.
- Rezoning from RH - Residential High to PD-M – Planned Development Mixed Use;
- Special Use Permit to include SWM facilities and portion of surface parking within the floodplain.
- Certificate of Appropriateness for Architecture and Landscaping.

## BACKGROUND/EXISTING CONDITIONS

The subject property is zoned RH - Residential High and is used for American Legion club use and Chilcott Stadium.

## HIGHLIGHTED COMPREHENSIVE PLAN AND ZONING ORDINANCE SECTIONS

The subject site is designated Green Network - Public and Social and Civic Network Place Type. Affordable Multifamily Housing is supported use within the Social and Civic Network Place Type (in conjunction with a Social and Civic Use). Multifamily housing is not a supported use within this Place Type. A comprehensive plan amendment to Multifamily Neighborhood Place Type would be required for the portion of the site proposed for market rate two-over-two units.

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. In order to support the recommendations of the Housing Guiding Principle in this chapter, residential uses may be considered in conjunction with other uses in the Social and Civic Network Place Type, provided such residential uses are considered affordable. (Comprehensive Plan, Pg 37).

The Green Network Place Type includes public spaces, such as active and passive parks, trails, playing fields, public recreation facilities, cemeteries, open space, and private facilities such as golf courses and private open space. (Comprehensive Plan, Pg 38).

The Multifamily Neighborhood Place Type Development that is adjacent to Single-Family Detached or Townhouse/Single-Family Attached neighborhoods within City limits, should have a maximum of three floors and provide landscaped setbacks for portions of the site that are adjacent to any such uses. Otherwise, a building height of up to four stories or 45 feet may be considered. The Multifamily Neighborhood Place Type supports up to 20 dwelling units per acre and a maximum height of 4 stories/45 feet. (Comprehensive Plan, Pg 30).

## HEIGHT/BULK PLANE/SETBACKS

The proposal shows a 5 story/70 feet building that would accommodate the American Legion Post on the ground floor and 4 stories of Affordable Multifamily above and the market-rate two-over-two unit development is proposed to be 4 stories/55 feet. The applicant is proposing a Planned Development district which has no specified height but the Comprehensive Plan recommends the height with the Multifamily Neighborhood Place Type to a maximum of 3 stories when adjacent to Single Family Detached and Attached. Otherwise a maximum of up to four stories or 45 feet may be considered. The Comprehensive Plan also supports up to 20 dwelling units per acre, which the application meets.



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The proposal does not meet the Transitional Yard requirement along the east property line adjacent to Single Family Detached Homes.

## RECREATION AND OPEN SPACE

Recreation and open space is an integral part of Planned Developments and details would need to be provided when an application is submitted. The required area is 20%.

## SURROUNDING PROPERTIES

Direction	Existing Land Use	Zoning	Future Land Use
North	Commercial – Retail, ACOD	CO Commercial Office, PD-M Planned Development Mixed Use	Commercial Corridor, Multifamily Neighborhood
East	Open Space - Recreation & Historic, Residential - Single Detached	RM Residential Medium	Single-Family Detached Neighborhood, Green Network - Public
South	Residential Multifamily	PD-R Planned Development Residential	Multifamily Neighborhood
West	Residential Multifamily, Residential - Single Detached	RMF Residential Multifamily, RH Residential High	Single-Family Detached Neighborhood, Multifamily Neighborhood

## DEPARTMENTAL OBSERVATIONS

There has been an initial staff discussion, but since an application with the required materials has not been filed, the following represents only an overview of potential issues.

- **Policy:** The proposed development would require a Comprehensive Plan amendment of portion of Social and Civic Network Place Type to Multifamily Neighborhood Place Type to accommodate the Market Rate Two over two. A correction of the Comprehensive Plan from Green Network – Public to Green Network – Private.
  - Application would outline how the proposed affordable are defined.
- **Architecture:** The potential applicant would be required to apply for a major certificate of appropriateness to be reviewed by the Board of Architectural Review and City Council. Architecture has not been proposed at this time.
- **Design:** The potential affordable housing unit development is proposed to be 5 stories/70 feet and the Market-Rate Two-over-two unit development is proposed to be 4 stories/55 feet. The general district for multifamily housing is RMF – Residential Multifamily which allows a maximum of 4 stories/45 feet. The potential applicant with a Planned Development district can request modifications to the dimensional standards. The Comprehensive Plan suggests a maximum of 3 stories when adjacent to Single Family Detached and



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Townhouse/Single-Family Attached neighborhoods. Staff recommends revising to comply with the height given proximity to residential.

- Height – It is expected that proposed height would follow guidance in Comprehensive Plan.
- Buffers – It is expected that required and appropriate buffers and Transition yards to the adjacent Single Family would be provided.
- Transportation: This proposal adds significant traffic to Oak St and Panther Pl and impacts the larger area. Traffic Impact Study would be required. Significant Transportation Demand Management elements and improvements to non -single occupancy vehicle facilities is vital (sidewalks, bike lanes, transit access, etc.) to address the traffic issues and limited connectivity.
- Public Works: Compliance with City storm water regulations is required.

## **ATTACHMENTS:**

1. Development proposal and Conceptual Plan.
2. Statement of Support
3. Zoning Map
4. Comprehensive Plan Map
5. Summary of Districts



# Pre-Application Development Brief

**PREPARED BY:**

Supriya Chewle  
Planner II, Community Development & Planning

1/2/2020

DATE

**REVIEWED AND APPROVED:**

Jason Sutphin  
Community Development Division Chief

Jan 2, 2020

DATE

Brooke Hardin  
Director, Community Development and Planning

1/2/20

DATE



ILLUSTRATIVE SITE PLAN



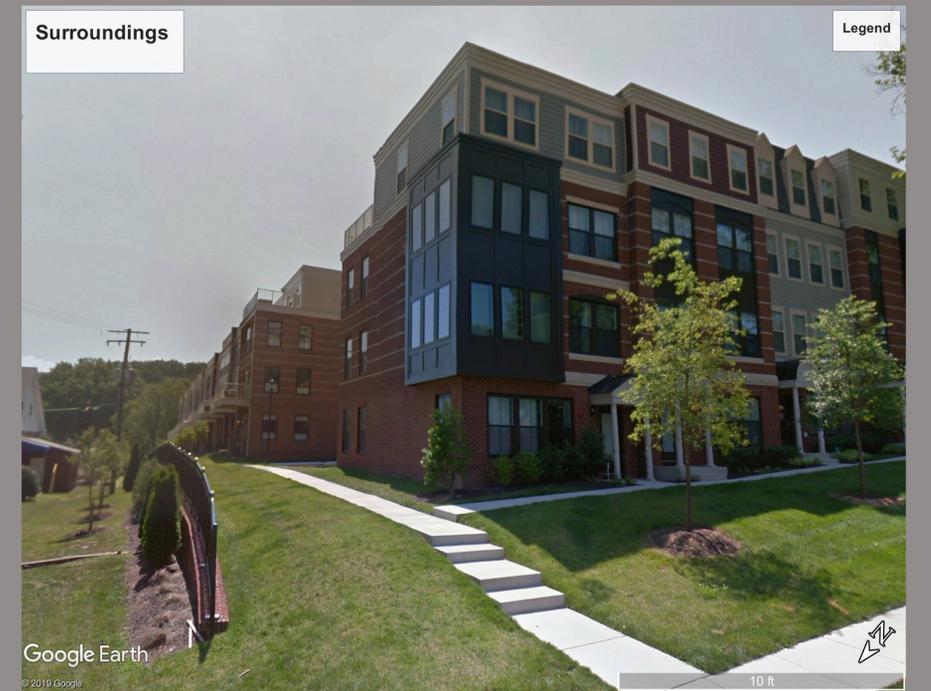
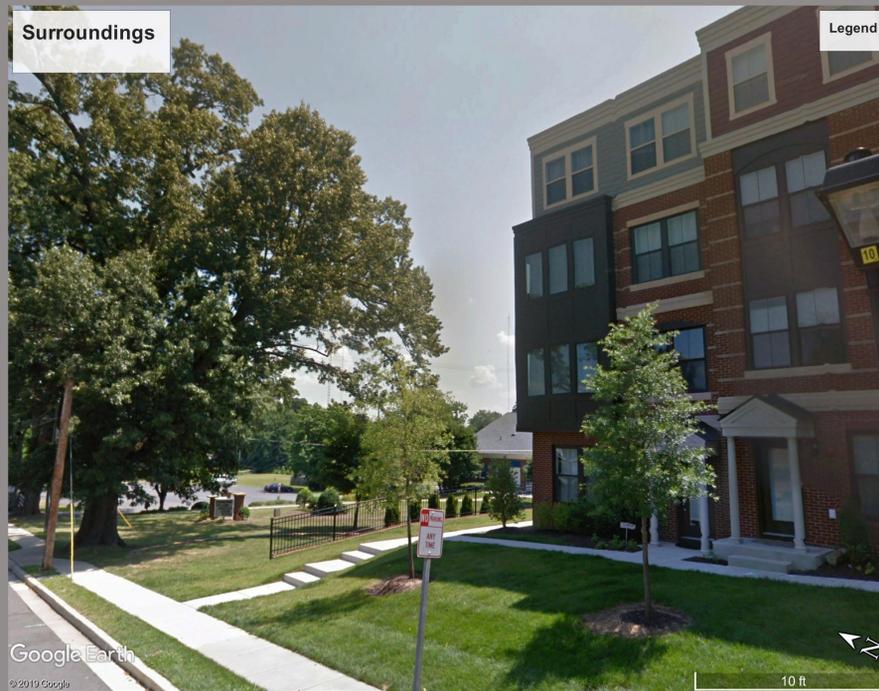
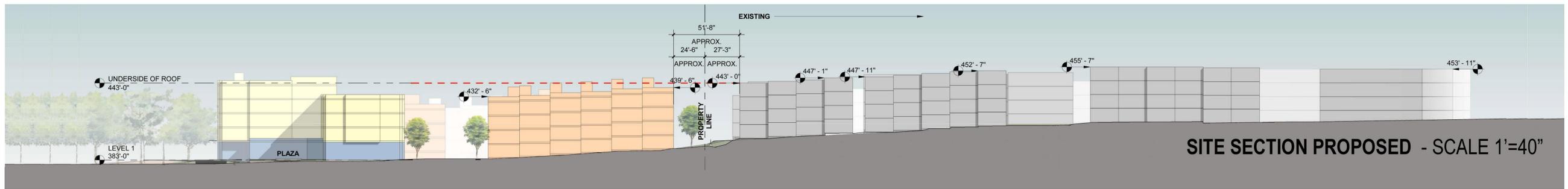
AMERICAN LEGION POST 177 - TOLL BROTHERS - GOOD WORKS - TM ASSOCIATES



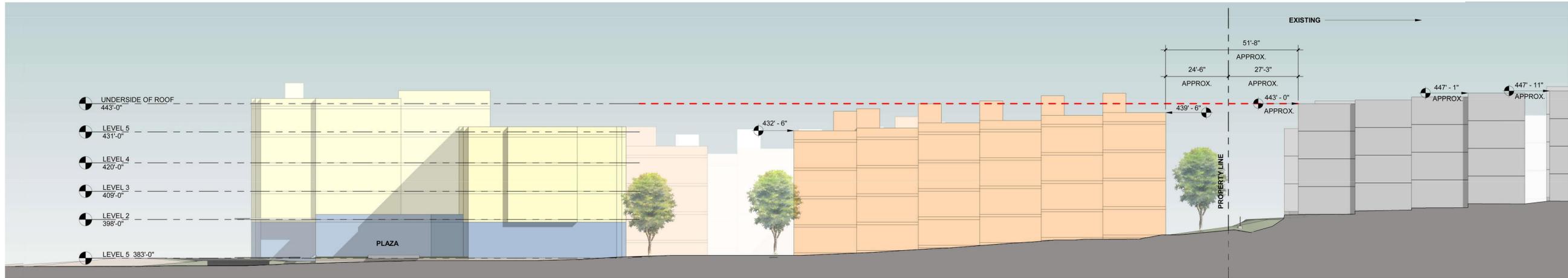
VIEW FROM NORTHWEST



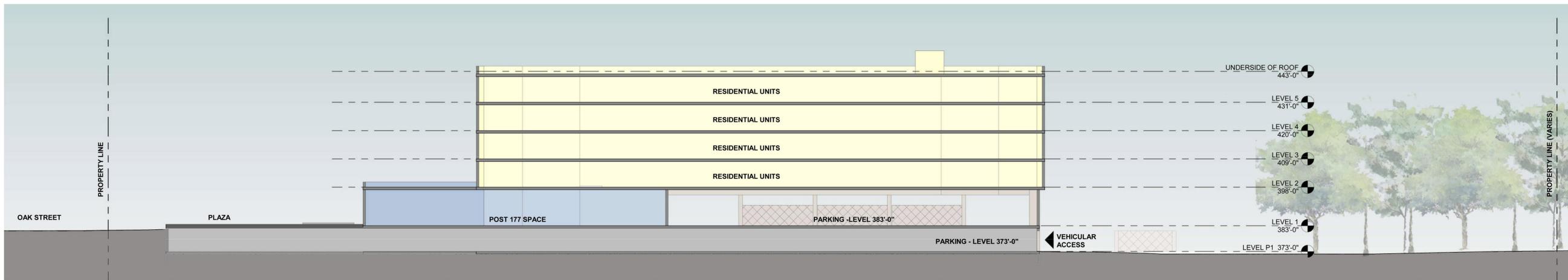
VIEW FROM WEST



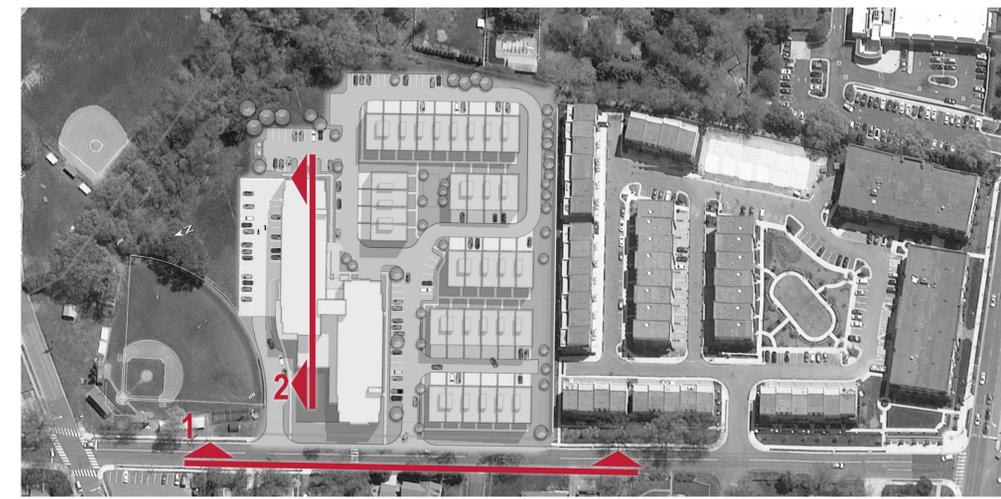
EXISTING SURROUNDINGS



SECTION 1 - SCALE 1'=20"



SECTION 2 - SCALE 1'=20"

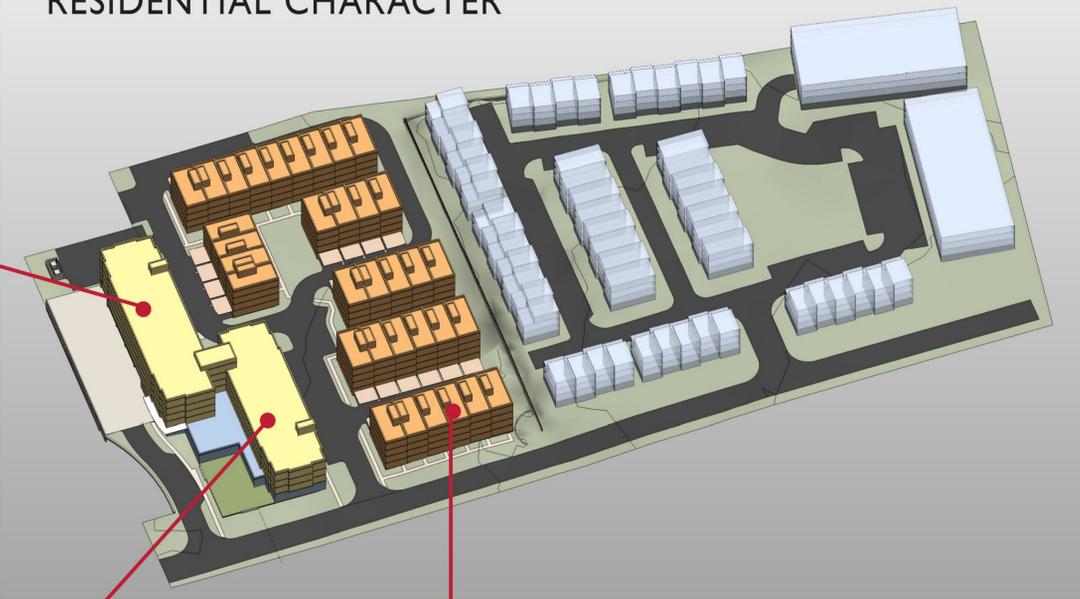


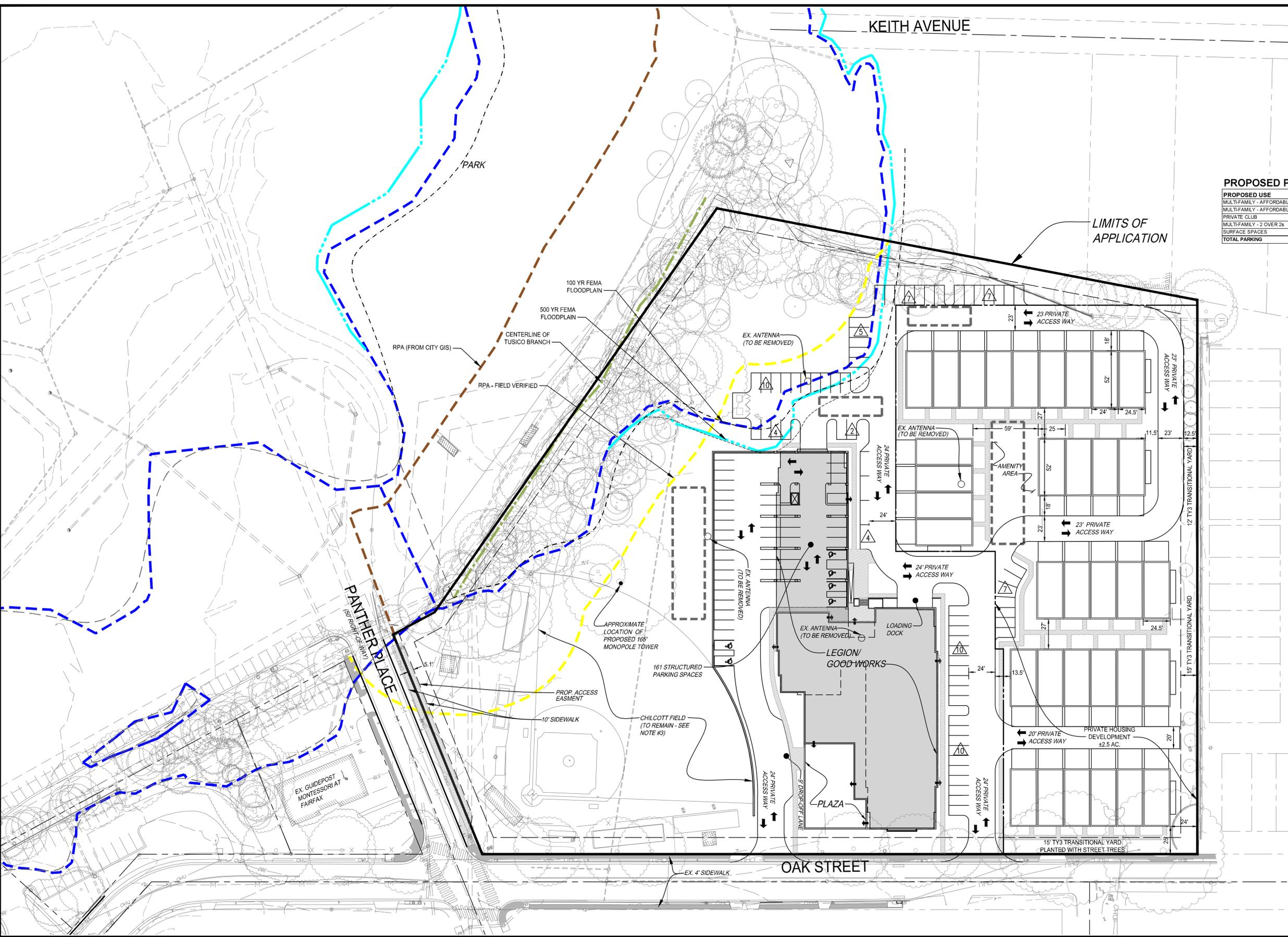
KEY PLAN (N.T.S.)

ILLUSTRATIVE SITE SECTIONS



RESIDENTIAL CHARACTER





**ZONING TABULATIONS**

SITE AREA = 7.75 Ac. (337,447 SF)  
 MULTI-FAMILY (2 OVER 2s) = 68 UNITS  
 MULTI-FAMILY (AFFORDABLE HOUSING) = 74 UNITS  
 LEGION (PRIVATE CLUB) = 17,140 SF  
 BUILDING HEIGHT:  
 LEGION / GOODWORKS = 70'  
 2 OVER 2 = 55'  
 DENSITY = 18.3 DWELLING UNITS PER ACRE  
 OPEN SPACE = +/- 2.5 Ac.

**PROPOSED PARKING TABULATION**

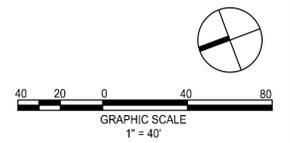
PROPOSED USE	REQUIRED PARKING SPACES	PARKING SPACES PROVIDED
MULTI-FAMILY - AFFORDABLE (1 BR)	14 UNITS	1.5 SPACES PER UNIT - 21 SPACES
MULTI-FAMILY - AFFORDABLE (2+ BR)	60 UNITS	2.0 SPACES PER UNIT - 120 SPACES
PRIVATE CLUB	17,140 SF	1 SPACE PER 200 SF - 86 SPACES
MULTI-FAMILY - 2 OVER 2s	68 UNITS	2.0 SPACES PER UNIT - 136 SPACES
SURFACE SPACES		66 SURFACE SPACES
<b>TOTAL PARKING</b>		<b>363 SPACES / 363 SPACES</b>

- NOTE:**
1. THE PROPOSED MONOPOLE IS A REPLACEMENT TO THE EXISTING ANTENNA SYSTEM THAT WILL BE REMOVED.
  2. PARKING FOR CHILCOTT FIELD TO BE SHARED WITH THE PARKING PROVIDED FOR THE AMERICAN LEGION AND THE GUIDEPOST MONTESSORI SCHOOL.
  3. CHILCOTT FIELD TO BE UPDATED WITH NEW BLEACHERS, RESTROOMS AND LIGHTING. THE UPGRADES WILL BE IN-KIND AND MATCH THE EXISTING FIELD LAYOUT.

**LEGEND**

- 2 OVER 2 MULTI FAMILY BUILDINGS
- POTENTIAL UNDERGROUND BMP/SWM FACILITY
- LIMITS OF LEGION / GOOD WORKS BUILDING
- SIDEWALK / LEADWALK
- EX. SIDEWALK / LEADWALK

**Conceptual Layout**  
 American Legion Post 177 / Toll Brothers / Good Works  
 City of Fairfax, VA



Notes/Disclaimer:  
 1. Environmental information provided by WSSI.  
 2. This is a draft conceptual layout only. Site design and yield are subject to change based on topographic survey, site engineering, Fire Marshal and City review.

Date: 12.17.19  
 Project #: 19109.001.00  
 Drawing #: 109375

**christopher consultants**  
 engineering surveying land planning

**dcs DESIGN**  
 DAVIS CARTER SCOTT AND ASSOCIATES  
 ARCHITECTURE INTERIOR ARCHITECTURE LAND PLANNING

## AMERICAN LEGION REDEVELOPMENT

### STATEMENT OF SUPPORT

December 20, 2019

#### INTRODUCTION

American Legion, Toll Brothers, Inc. and Post 177 Apartments LLC (known as “Good Works”), as Co-Applicants, propose the redevelopment of the “American Legion Property” located at 3939 Oak Street. The Co-Applicants have come together, in a joint development partnership, to create a new American Legion facility, improve current civic uses, and add badly needed affordable housing, including units set aside for veterans, within one mixed-use building. These community-serving uses are financially achievable as a result of the market-rate multi-family two-over-two component of this development, which Toll Brothers, Inc. will construct. This development represents a unique partnership and mix of uses that will provide the American Legion the ability to continue its service to the community well into the future.

The Co-Applicants propose to redevelop about 7.75 acres of the 8.049-acre American Legion Property known herein as the “Property”. The Property is located generally north of Main Street, between Oak Street and Keith Avenue, and south of both Pat Rodio Park and Paul VI Catholic High School. The Property lies directly north of and is adjacent to the Mount Vineyard project that includes a mix of residential housing types, fronting on Main Street (10742 – 10764 Main Street).

The Co-Applicants propose a rezoning of the Property from Residential High (“RH”) to Planned Development Mixed Use (“PD-M”), which allows for mixed uses, including residential and nonresidential uses, within a planned development. The PD-M District also allows for: all permitted residential uses of the R Districts; special uses, like private clubs; as well as all permitted and special uses of the “C” Commercial Districts. The proposed development is consistent with the goals and purposes of the PD-M zone and includes: an affordable, multifamily housing building with the unique opportunity to retain and expand the American Legion on the ground floor; two-over-two townhouse-style units; the retention of the existing baseball field (Chilcott Field facilities) with in-kind improvements; and the preservation of the Resource Protection Area of the Tusico Branch, a tributary of the Accotink Creek which passes through the Property. Additionally, as part of the site plan, the Co-Applicants seek to replace four existing radio antennae with a single, new 165’ monopole.

The current Comprehensive Plan Map divides the Property into two designations: the northern third of the Property is designated as “Public” and the southern two-thirds of the Property is designated as “Social and Civic Network”. As part of this application, the Applicant requests an amendment to the Comprehensive Plan Map to allow for three designations on the Property: 1) retain the “Public” designation at the northern third of the property; 2) retain and reduce the middle third designation of the Property as “Social and Civic Network”; and 3) amend the southern third of the Property to allow for “Multifamily Neighborhood,” which would match and extend the Comprehensive Plan Map designation of the Mount Vineyard development (also “Multifamily

Neighborhood”) adjacent to the south side of the Property. The new mixed-use building, including both the American Legion private club use and the affordable housing component, would be located within this existing “Social and Civic Network” designation area. The northern portion of the Property designated as “Public” would remain, since that area includes: open space; the retained Chilcott Field facilities; the monopole; and the Resource Protection Area around the creek bed. The southern third of the Property, amended to “Multifamily Neighborhood” would include the two-over-two town house component of the development.

## **PROPOSAL HISTORY**

The American Legion seeks to expand its current uses and modernize its facility. Currently, the existing Post facility is outdated (built in 1967 with later additions), not handicapped accessible, and needs to be updated. At the same time, the American Legion seeks to provide a community benefit by providing significant affordable housing opportunities, including a set-aside for veterans. The American Legion is partnering with Toll Brothers and Good Works to implement their vision. Toll Brothers brings the market expertise and needed financial support through the development of the market-rate town house units.

Toll Brothers was chosen due to its extensive expertise in housing development in the region. Toll Brothers has been building in Fairfax and the northern Virginia region since 1985, having built thousands of single-family, attached, and multi-family homes. Toll Brothers currently builds in 22 states nationwide and has been ranked the #1 Home Builder Worldwide by FORTUNE Magazine; has been honored as national Builder of the Year by BUILDER magazine; and was twice named national “Builder of the Year” by Professional Builder magazine.

Post 177 Apartments LLC, chosen to design and build the affordable multifamily residential building, is a joint venture of Good Works LP and MARG Rural LLC, a Division of TM Associates. Good Works LP is the largest developer of affordable workforce housing in nearby Loudoun County where owner, G. Kimball Hart, has over 25 years of experience. TM Associates, owned by Bob Margolis, currently owns and manages 260 properties in 9 mid-Atlantic states totaling over 13,000 affordable housing units.

The Co-Applicants began their informal community outreach efforts during the past several months through meetings with community stakeholders. The Co-Applicants look forward to meeting with the City Council and Planning Commission in January to obtain their input.

## **PROJECT DESCRIPTION**

The proposed project will include a unique mix of uses including affordable housing by Good Works, open space, retention of Chilcott Field facilities, and market-rate, for-sale two-over-two residential units by Toll Brothers. In designing the affordable housing and American Legion building, the architect has been able to use the grade of the site in an advantageous way that minimizes the height of the building and screens the parking. Additionally, as part of the plan, the Co-Applicants will allow for access, parking, maintenance, etc. easements among the users of Property.

Please see enclosed Conceptual Layout Plan. The following is a chart summarizing the proposed development:

Density	18.3 units/acre (142 total units)
Affordable Multifamily Units	74 total units (1BR, 2BR and 3BR units)
Market-Rate Two-over-two units	68 units
American Legion Club Area	17,140 SF
Open Space	2.5 Acres or 32.2% of the Property
Building Height Maximum	70' (Good Works/ Legion bldg.) and 55' (two-over-twos)

Key features and community benefits of the plan include:

- The preservation and expansion of American Legion Post 177 which is a community-serving use, in operation at this site for 75 years (as of this coming April 2020);
- A significant amount of affordable housing totaling 74 units (25% of which will be reserved for families of veterans and active military);
- A variety of housing types and price points;
- A significant amount of open space and recreation area totaling 2.5 acres; 33% of the application area.
- 10' trail along Panther Place
- Transitional development that concentrates density on the south of the Property adjacent to Mount Vineyard, with a gradual transition north to open space, the field and RPA areas; and
- Minimal vehicular access off Oak Street, using two existing curb cuts (shifted from their current location).

## PARKING TABULATION

Proposed Use		Required Parking Spaces	Provided Parking Spaces
Affordable Multifamily, 1BR	14 units	1.5 sp/unit: 21 spaces	161 structured parking spaces. Level 2: affordable multifamily Level 1: private club use.
Affordable Multifamily, 2BR & 3BR	60 units	2 sp/unit: 120 spaces	
American Legion Private Club	17,140 SF	1 sp/200 SF: 86 spaces	

Market Rate Two-over-twos	68 units	2 sp/unit: 136 spaces	136 spaces in garage/driveway
Surface Spaces			66 spaces
<b>Total</b>		<b>363 spaces</b>	<b>363 spaces</b>

Parking for the existing Chilcott Field facilities, to remain, will continue as it does today: it will be available off-site at the Guidepost Montessori School, or on-site. In addition, the American Legion will work with the baseball leagues to allow for use of the American Legion parking spaces when it does not have events. In this way, the American Legion parking will serve as shared parking among field uses when peak demand times are low for the Legion. A traffic consultant will provide further analysis as part of a future submission.

### **AFFORDABLE HOUSING AND VETERAN SET-ASIDE**

The Affordable Housing portion of this project will be in two, four-story, elevator towers, one of which will have the new headquarters of American Legion Post 177 on the first floor. This is intended to be a “Family” project, as defined by the Virginia Housing Development Authority (VHDA), of approximately 74 units. It will have a mix of 1-Bedroom, 2-Bedroom, and 3-Bedroom units, with the majority being 2-Bedroom units. Residents will have access to both towers independently of the Post. This will be a certified “green” building.

Rents will be affordable to households with incomes no higher than 60% of the Area Median Income (AMI) and, depending on VHDA and other funding to be sought, every effort will be made to have some units available at 30%, 40%, and 50% AMI. 25% of the units will be set aside for families of active and retired military personnel. If funding can be secured, in cooperation with the Fairfax Housing Authority, 10% of the units will be set aside for the Developmentally Disabled.

In addition to sharing use of the baseball field and outdoor picnic areas provided on the Post property, residents will have their own Community Room within the residential facility. The property will be professionally managed, by a firm certified by VHDA, and will have its own, in-house maintenance staff. All applicants for residency must pass a credit check, a criminal background check, and have all income third party verified.

Post 177 is leasing ground to the Affordable Housing portion of this project. Initial ownership of the building will be shared between Good Works LP and TM Associates, Inc. Long-term ownership of the project will go to Post 177, who will have these rental units as an income source to the Post for generations to come.

### **COMPREHENSIVE PLAN CONSISTENCY AND CONFORMANCE**

The Co-Applicants believe the proposed development is in harmony with the guidance of the City’s 2019 Comprehensive Plan. Because of the long-established history of the American Legion and ball field use, a change from these uses was likely not envisioned in the 2019 Comprehensive Plan.

## **COMPREHENSIVE PLAN MAP AMENDMENT**

As stated above, the current Comprehensive Plan Map designates the Property into two designations: the northern third of the Property is designated as “Public” and the southern two-thirds of the Property is designated as “Social and Civic Network”. As part of this application, the Applicant requests an amendment to the Comprehensive Plan Map to allow for three designations on the Property:

- 1) Retain the “Public” designation at the northern third of the property.  
The northern portion of the Property designated as “Public” would remain, since that area is proposed as open space, the retained Chilcott Field facilities, the monopole, and Resource Protection Area around the creek bed.
- 2) Retain and reduce the middle third designation of the Property as “Social and Civic Network”. The new mixed-use building, including both the American Legion private club use and the affordable housing component, would be located within this existing “Social and Civic Network” designation area.
- 3) Amend the southern third of the Property to allow for “Multifamily Neighborhood” which would match and extend the Comprehensive Plan Map designation of the Mount Vineyard development (also “Multifamily Neighborhood”) adjacent to the south of the Property. The southern third of the Property, amended to “Multifamily Neighborhood” would include the two-over-two town house component of the development.

## **SPECIAL USE PERMITS**

The Applicant requests a Special Use Permit to allow for the expansion of the American Legion private club use. As shown on the enclosed site plan, it would be located within the ground floor of the multifamily building. Additionally, the American Legion would increase its size to approximately 17,140 SF.

Additionally, the Applicant requests a Special Use Permit to include SWM facilities and a small portion of surface parking within the floodplain. The Applicant will design these improvements in keeping with the Zoning Ordinance §4.15.8 Approval Criteria. The Applicant will incorporate a rip-rap channel design for the storm outfall and will provide a WQIA, including buffer re-establishment, for any disturbed areas of the RPA.

Since 1985, the American Legion has supported WDCT, a family-owned radio station dedicated to serving the Korean community throughout Northern Virginia, by hosting the station’s radio towers and transmission facilities. As part of this redevelopment, four aging radio towers will be replaced by a one 165’ monopole tower, placed near the location of an existing tower, to be removed, at the back of the site.

## **FISCAL IMPACT**

The existing use of the Property as the American Legion is tax exempt and thus does not generate any fiscal benefit to the City because no revenue is raised in the form of real estate taxes, personal property taxes, retail and restaurant sales taxes, or business, professional, and occupational license taxes. A Fiscal Impact Analysis will be provided as part of a future submission, which may potentially indicate the proposed development will provide an increase in real estate and personal property taxes to the City from the added market rate two-over-two units and the affordable multifamily building.

## **DEVELOPMENT COMMITMENTS**

The Co-Applicants intend to voluntarily agree to reasonable development commitments governing the use of the Property if the application is ultimately approved. The commitments will be agreed-to as a result of the rezoning of the property, be lawful, and will sufficiently mitigate related impacts of the proposed development. The Applicant will draft the commitments and submit them to City Staff for their review later in the review process.

## **PHASING**

The Co-Applicants have not yet prepared a phasing plan; however, will provide one later in the plan review process. The Co-Applicants anticipate development to occur generally at the same time with little phasing.

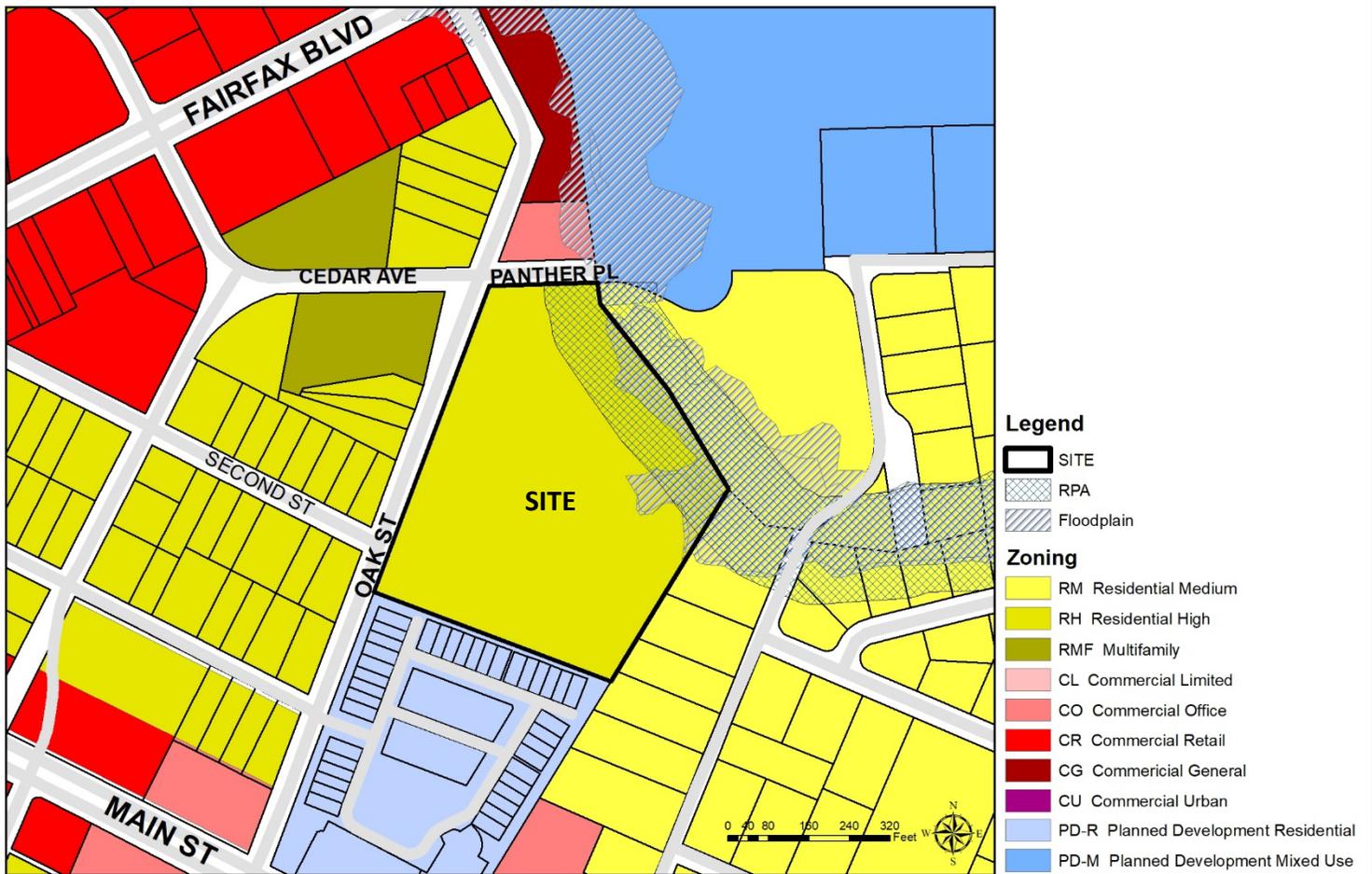
## **SUMMARY**

The Co-Applicants submit the proposed rezoning and comprehensive plan amendment to allow for a unique, vibrant community with a mix of residential housing types, including a significant amount of affordable housing, the expansion and preservation of the American Legion, an institution in the community, and the retention and in-kind improvements of the Chilcott Field facilities. The preservation of a significant amount of open space along with stream preservation is also proposed.



# Pre-Application Development Brief

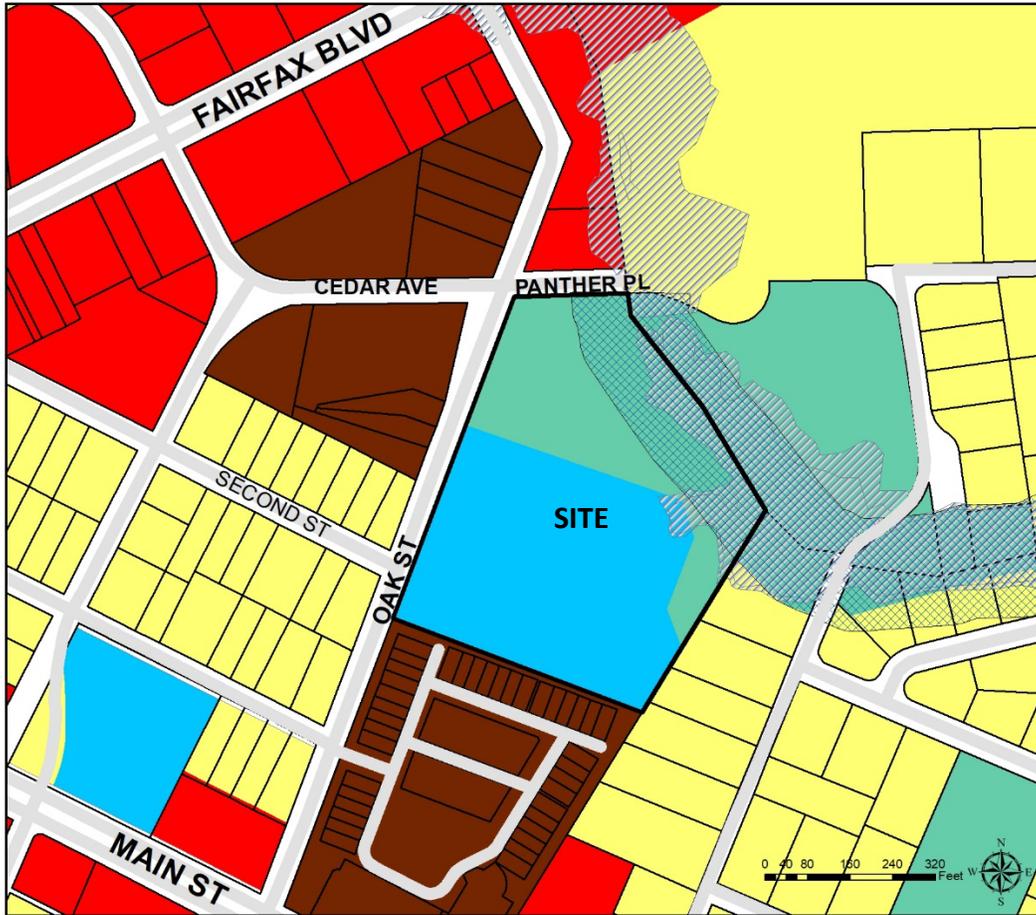
## ZONING MAP





# Pre-Application Development Brief

## COMPREHENSIVE PLAN MAP



### Legend

-  SITE
-  RPA
-  Floodplain

### Future Land Use Place Types

-  SINGLE-FAMILY DETACHED NEIGHBORHOOD
-  MULTIFAMILY NEIGHBORHOOD
-  COMMERCIAL CORRIDOR
-  PUBLIC
-  SOCIAL AND CIVIC NETWORK



## SUMMARY OF ZONING DISTRICTS AND OVERLAYS

**GENERAL ZONING DISTRICTS:** Unless within a planned development district, each property in the City belongs to one of the following zoning districts, which spells out permitted uses and types of development for all parcels within each district, as summarized below:

**RL, RM & RH RESIDENTIAL DISTRICTS:** Permits single-family detached housing and select types of supportive, complementary uses that create quiet and comfortable neighborhoods. Development must be consistent with the character of a residential neighborhood and fit within certain parameters, including:

- **RL RESIDENTIAL LOW:** 20,000 minimum lot size and 40' front setback from the street;
- **RM RESIDENTIAL MEDIUM:** 7,500 minimum lot size and 25' front setback from the street;
- **RH RESIDENTIAL HIGH:** 6,000 minimum lot size and 20' front setback from the street.

**RT & RT-6 TOWNHOUSE DISTRICTS:** Provides townhouses in both districts, as well as duplexes, single-family attached, and single-family detached housing in the RT district.

- **RT-6:** Limited to 6 units per acre;
- **RT:** Limited to 12 units per acre.

**RMF MULTIFAMILY DISTRICT:** Provides for multifamily housing as well as townhouses, duplexes, single-family attached, and single-family detached housing. Buildings may be no taller than 3 stories and 35' or 4 stories and 45' (where not adjacent to a single-family detached district) with a density limited to 20 units per acre. Permitted uses also include nursing homes, assisted living facilities, congregate living facilities and select directly related, complementary uses.

**CL COMMERCIAL LIMITED DISTRICT:** Provides for limited, low intensity office development as a transitional use between residential and commercial areas with buildings limited to 3 stories and 35' in height that may not exceed 17,500 sq. ft. in floor area.

**CO COMMERCIAL OFFICE DISTRICT:** Provides for offices for business, governmental and professional uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

**CR COMMERCIAL RETAIL DISTRICT:** Provides for office and general business and retail establishments, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

**CU COMMERCIAL URBAN DISTRICT:** Provides an urban, mixed use development option for appropriate parts of the downtown area and sites in the general vicinity of the three key Fairfax Boulevard intersections: Main Street, Chain Bridge Road, and Old Lee Highway, or as may be more precisely specified by a current or future adopted plan. Buildings may be up to 5 stories and 60'.

**CG COMMERCIAL GENERAL DISTRICT:** Provides areas for office, general retail, automobile-related uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

**IL INDUSTRIAL LIGHT DISTRICT:** Provides areas for light industrial uses. Buildings may be up to 3 stories and 35'.

**IH INDUSTRIAL HEAVY DISTRICT:** Provides areas for general industrial uses. Building may be up to 6 stories and 60'.

**PLANNED DEVELOPMENT DISTRICTS AND ZONING OVERLAYS:** Some properties are included in planned development districts and/or are governed by regulations that exceed that of the underlying general zoning district through overlays and other development standards. These are summarized below:

**PD-R, PD-M, PD-C & PD-I PLANNED DEVELOPMENT DISTRICTS:** Provides for coordinated developments and communities with appropriate boundary transitional yards and recreation and open space. The districts provide additional flexibility not available in general zoning districts and allows for innovations and special features in site development that make the community better.

- **PD-R PLANNED DEVELOPMENT RESIDENTIAL:** Allows for permitted/special uses in the R districts;
- **PD-M PLANNED DEVELOPMENT MIXED USE:** Allows for permitted/special uses in the R and C districts;
- **PD-C PLANNED DEVELOPMENT COMMERCIAL:** Allows for permitted/special uses in the C districts;
- **PD-I PLANNED DEVELOPMENT INDUSTRIAL:** Allows for permitted/special uses in the CG, IL, and IH districts.

**HISTORIC OVERLAY DISTRICTS:** Provide additional protection to areas of historic interest in the City in order to ensure that development or building modifications do not alter or diminish the historic quality of the district:

- **OLD TOWN FAIRFAX HISTORIC DISTRICT:** Encourages a compatible mixture of residential, retail and office uses within the district.
- **FAIRFAX PUBLIC SCHOOL HISTORIC DISTRICT:** Includes the property containing the Fairfax Museum & Visitor Center; the district controls uses and structures built on the property.
- **BLenheim HISTORIC DISTRICT:** Includes the property at Historic Blenheim; the district preserves Blenheim mansion and controls uses and structures built on the property.
- **JOHN C. WOOD HOUSE HISTORIC DISTRICT:** Includes the former residence of John C. Wood, the first Mayor of the City of Fairfax; the district prohibits certain uses and structures on the property.

**OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT:** Established to encourage a compatible mixture of residential, retail and office uses in areas close to the Old Town Fairfax Historic District. New development must complement the scale, siting and design of the Historic District.

**ARCHITECTURAL CONTROL OVERLAY DISTRICT:** Includes all land in the city which is located outside of an historic district and zoned and used for anything other than a single-family detached residence. This district seeks to encourage the construction of attractive buildings, to protect and promote the general welfare and to prevent deterioration of the appearance of the city, to make the city more attractive for the development of business and industry, and to protect land values.

**RESOURCE PROTECTION AREA (RPA):** Includes land within 100 feet of water bodies that have perennial flow, as well as other natural features such as wetlands and intermittent streams. The RPA seeks to protect these waters from significant degradation due to land disturbances.

**RESOURCE MANAGEMENT AREA (RMA):** Includes all land in the City that is not part of an RPA. Land disturbances in the RMA can have cause water quality degradation and diminish the functionality of RPA lands. Together, the RMA and RPA form the Chesapeake Bay Preservation Area, which encompasses all of the City.

**100-YEAR FLOODPLAIN:** Includes land subject to inundation by the “100-year flood” as on FEMA flood maps (a flood that has a 1% chance of occurring each year).