




City of Fairfax, Virginia

City Council Work Session

Agenda Item # 12b

City Council Meeting 2/25/2025

TO: Honorable Mayor and Members of City Council

FROM: Bryan D. Foster, City Manager 

SUBJECT: Discussion on a request by RJL Associates, Inc. on the redevelopment of 9495 Silver King Court.

ISSUE(S): The applicant, RJL Associates, Inc., is requesting an amendment to the existing General Development Plan, a Comprehensive Plan Amendment from Commercial Corridor Place Type to Townhouse/Single-Family Attached Neighborhood Place Type, a Rezoning from PD-C Planned Development-Commercial to PD-R Planned Development-Residential in the Architectural Control Overlay District (ACOD), and an approval of a Master Development Plan. This land use application is subject to a Major Certificate of Appropriateness for architecture and landscaping.

SUMMARY: The intent of this post-submission work session request is to receive feedback from the City Council on a proposal to replace approximately 21,566 square feet of office space with fourteen (14) front-loaded townhouses on 2.12 acres.

FISCAL IMPACT: Staff estimate that this proposal would net a positive fiscal impact of between \$24,000 and \$72,000 annually with an average of \$48,000

RECOMMENDATION: Discussion on proposed redevelopment that includes a General Development Plan, Comprehensive Plan Amendment, Zoning Map Amendment (Rezoning), approval of a Master Development Plan, and a Major Certificate of Appropriateness.

ALTERNATIVE
COURSE OF ACTION: The City Council may choose not to conduct the discussion or defer the discussion to a future date.

RESPONSIBLE STAFF/
POC: Albert Frederick, Senior Planner
Jason Sutphin, Community Development Division Chief
Brooke Hardin, Director, Community Development & Planning

COORDINATION: Community Development & Planning Public Works
Code Administration/Fire Historic Resources
City Schools Real Estate
Police Parks and Recreation

ATTACHMENTS: Staff Report, Statement of Support, General Notes and Details, Landscape Computations, General Development Plan, Technical Deficiencies with Application, Draft Proffers, BAR Work Session Staff Report, and Presentation.



CITY OF FAIRFAX

Department of Community Development & Planning

Zoning Map Amendment (Z-24-00236)
Comprehensive Plan Amendment (CPA-24-00237)
General Development Plan Amendment (Z-24-00238)

WORK SESSION DATE

February 25, 2025

APPLICANT

RJL Associates, Inc.

OWNER

Multiple Owners

AGENT

David Houston, Attorney
Bean Kinney and Korman PC
2311 Wilson Boulevard, 5th Floor
Arlington, VA 22201

PARCEL DATA

Tax Map ID

- ◇ 58-2-10-001-B
- ◇ 58-2-11-CG-000
- ◇ 58-2-10-001-A1

Street Address

- ◇ 9431 Silver King Court
- ◇ 9450 & 9464 Silver King Court
- ◇ 9495 Silver King Court

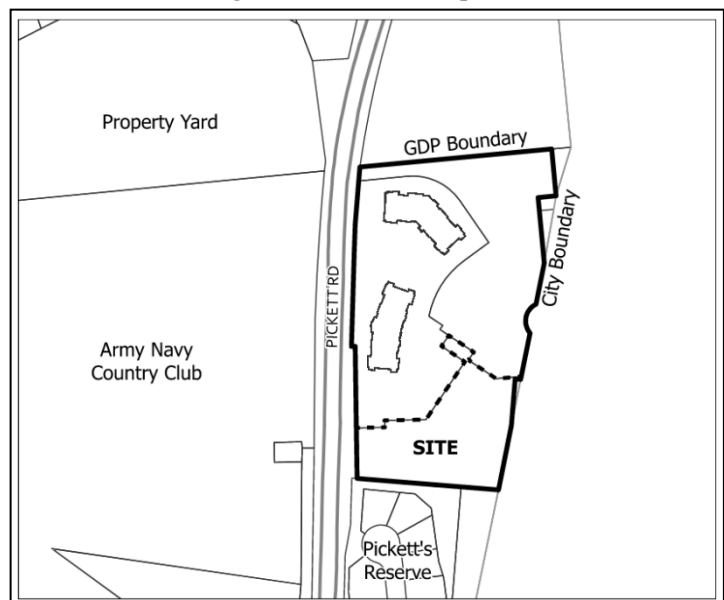
Zoning District

- ◇ PDC, Planned Development Commercial
- ◇ Architectural Control Overlay District (ACOD)

APPLICATION SUMMARY

The intent of this post-submission work session request is to receive feedback on the proposed townhouse development from the City Council. The Applicant is requesting an amendment to the existing General Development Plan, a Comprehensive Plan Amendment from Commercial Corridor Place Type to Townhouse/Single-Family Attached Neighborhood Place Type, a Rezoning from PD-C Planned Development-Commercial to PD-R Planned Development-Residential in the Architectural Control Overlay District (ACOD), and an approval of a Master Development Plan. This land use application is subject to a Major Certificate of Appropriateness for architecture and landscaping. The Applicant seeks to replace approximately 21,566 square feet of office space with fourteen (14) front-loaded townhouses on 2.12 acres.

Figure 1: Location Map



BACKGROUND INFORMATION

The subject property is commonly known as Mantua Professional Center and is located on Pickett Road, about half mile south of the intersection of Fairfax Boulevard. On the east side of the property is the City-County boundary with single-family detached homes in Mantua Subdivision (Fairfax County). On the west side of the site is Pickett Road and the Army-Navy Country Club, south of the site is Pickett's Reserve, a single-family detached neighborhood, and to the north of the site is Thaiss Park. The General Development Plan is 9.13 acres as summarized in Table 1 (below):

Table 1: Property Information

Address	Description	Area	Current Zoning/Comprehensive Plan
9431 Silver King Court (Potter Urquhart, LLC)	Private School	3.31 acres	PDC Planned Development-Commercial in ACOD/Social and Civic Network
9450 and 9464 Silver King Court (Multiple Owners)	80-unit Multifamily	3.7 acres	PDC Planned Development-Commercial in ACOD/Multifamily Neighborhood
9495 Silver King Court (RJL Associates Inc.)	5 Office Buildings	2.12 acres	PDC Planned Development-Commercial in ACOD/Commercial Corridor

- 9431 Silver King Court: The New School of Northern Virginia, a private school with students from 6-12th grade, was constructed in 2006 on 3.31 +/- acres.
- 9450 and 9464 Silver King Court: The Enclave, an 80-unit condominium development, consists of two buildings constructed around 2017 on 3.7 +/- acres.
- 9495 Silver King Court: Mantua Professional Center, a 21,566 square foot office complex consisting of five buildings, was constructed around 1980 on 2.12 +/- acres.

The site has access from Pickett Road via a private street. Further information on adjacent properties is provided in Table 2 (below):

Table 2: Surrounding Land Use and Zoning

	Existing Zoning	Existing Land Use	Future Land Use
Site	PDC Planned Development-Commercial in Architectural Control Overlay District (ACOD)	Private School Multifamily Offices	Social and Civic Network Multifamily Neighborhood Commercial Corridor
North	RM Residential Medium in Architectural Control Overlay District (ACOD)	City Park	Green Network – Public
South	PDR Planned Development-Residential & PDR Planned Development-Mixed Use in Architectural Control Overlay District (ACOD)	Single-Family Detached Homes	Single-Family Detached Neighborhood and Green Network – Public
East	R-3 Residential (Fairfax County)	Single-Family Detached Homes	Residential 2-3 DU (Fairfax County)
West	RH Residential High	Private Golf Course	Green Network – Private

The Pickett Road corridor from Main Street to Fairfax Boulevard is a mixed corridor with residential, retail, office, industrial, institutional, and recreational uses. Residential development along the corridor consists of single-family homes (Barristers Keepe and Pickett's Reserve), townhomes (Sutton Heights by EYA)

condominiums (The Enclave and Foxcroft), and apartments at Scout on the Circle. Retail development bookends the corridor with Pickett Shopping Center, Turnpike Shopping Center and Fair City Mall Shopping Center to the south; while Scout on the Circle, a mixed-use development, and Home Depot on Old Pickett Road is located at the northern end of the corridor. The Pickett Road corridor also has heavy and light industrial uses to the southwest of the subject property. The Pickett Road Tank Farm was first established in 1965 and is situated on 71 acres on the west side of Pickett Road, south of the subject property. South of the tank farm and immediately north of the Fair City Mall Shopping Center is the Fairfax County Public Schools bus lot. On the east side of Pickett Road there are several light industrial and commercial uses that include two storage facilities, auto care and services, veterinary clinic, Fairfax Ice Arena, Fairfax Gymnastics, and post office. The corridor transitions from non-residential uses to single-family homes with Pickett's Reserve subdivision on the east side of Pickett Road and townhouses with Sutton Heights on the west side of Pickett Road. The Army Navy Country Club is west of the subject property and wraps around Barristers Keepe with property frontage along Pickett Road. The City of Fairfax Property Yard is northwest of the subject property. Thaiss Park is located to north of the GDP.

GENERAL DEVELOPMENT PLAN AMENDMENT

The Mantua Professional Center was originally approved in 1975 with an initial rezoning from Residential (R-2) to Commercial Planned Development (CPD) on 9.37 acres. The original General Development Plan (GDP) consisted of 62,000 square feet of office space in 21 condominium style buildings of one to two floors and a 12-unit apartment building. A site plan was approved in 1978. In 1980, 21,566 square feet of office space was built. In 1985, the plan was amended to allow an additional 40,000 square feet of office space by removing the apartment building and replacing the smaller office buildings with a larger three-story building with a parking deck. A site plan was approved in 1988. By 2003, only 34,000 square feet of office space in the approved GDP had been constructed. In 2004, the GDP was amended to accommodate an expansion to the New School of Northern Virginia and reduce the number of unbuilt office buildings resulting in a net decrease of approximately 3,000 in the GDP. In 2004, the property for The New School of Northern Virginia was conveyed by RJL Associates to The New School of Northern Virginia. In 2006, construction on The New School of Northern Virginia began. In 2015, the GDP was amended to develop 80 residential multifamily units in two four-story buildings with partial underground parking on 3.7 acres. The Enclave Condominiums were constructed in 2017. The amendment seeks to replace approximately 21,566 square feet of office space with fourteen (14) front-loaded townhouses on 2.12 acres. The total area of the general development plan is 9.13 acres with a density of 10.29 du/acre.

COMPREHENSIVE PLAN

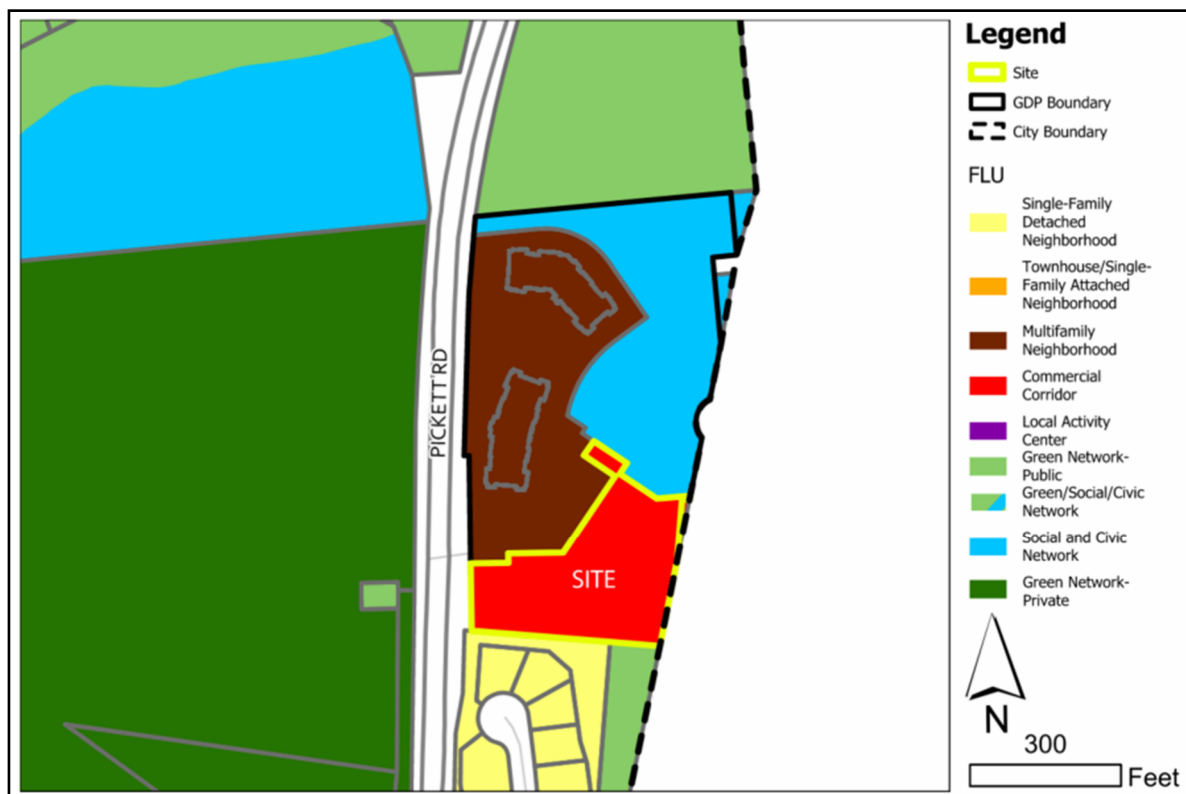
Land Use: The Comprehensive Plan provides a general plan and communicates a vision for future land use and development in the city; while the zoning ordinance provides the regulatory mechanism to ensure the new development and changes in land use are consistent with the vision. The Comprehensive Plan states “where any new development is proposed that requires a land use action not consistent with the Comprehensive Plan, the applicant should request a modification to the Comprehensive Plan as well, in order to keep the two documents consistent. Such modifications must be reviewed by the Planning Commission and approved by the City Council. This provides flexibility for the Comprehensive Plan to adjust to market conditions and design trends but ensures that any such changes are reviewed and considered within the greater context of the City’s vision” (Chapter 1: Introduction, City of Fairfax 2035 Comprehensive Plan, Page 11).

In some cases, the appropriate Place Type for a parcel or group of parcels can vary based on the specifics of design, changes in market demand and variations in surrounding conditions. Several sites in the city have been identified for further consideration of their Place Type designation based on these factors (Chapter 2: Land

Use, City of Fairfax 2035 Comprehensive Plan, Page 40). The Mantua Professional Center site is one of a dozen sites identified as properties with special consideration for redevelopment opportunities (See Page 43 of the Comprehensive Plan). The Mantua Professional Center was originally approved as an office development in 1975, though only a portion of the approved development was ever constructed. Since that time, the original approved plan has been amended several times, including separate amendments that converted portions of the site to be used as a private school and multifamily condominiums. As a result, the current complex is now occupied by three distinct uses. Alternative uses could include multifamily residential or townhomes in the portions of the site currently designated as Commercial Corridor and Social/Civic Network. Any expansion of residential uses in the complex should be cognizant of existing neighborhoods to the south and east and should provide adequate transitions in these areas (Chapter 2: Land Use, City of Fairfax 2035 Comprehensive Plan, Page 43).

The Comprehensive Plan and the Zoning Ordinance provide opportunities for flexibility in site design and whether or not a use is appropriate and compatible with the adjacent properties. Some consideration for appropriateness is the ability to mitigate through site design, density and height limitations, setbacks, bufferyards and landscaping. The subject site is overlaid on the Future Land Use Map from the Comprehensive Plan in Figure 2 (below). The General Development Plan Amendment boundary is outlined in black and the site for townhouses is outlined in yellow.

Figure 2: Current Future Land Use Map



The Commercial Corridor Place Type includes a mix of retail, restaurant, service, medical, office, and other commercial uses. Limited manufacturing and other light industrial uses may also be considered. Heavy industrial uses should not be added or expanded beyond areas where they currently exist (such as the tank farm on Pickett Road). Residential uses are not recommended in Commercial Corridors. Commercial areas should accommodate access via a variety of transportation modes and be accessible to adjacent

neighborhoods via pedestrian and bicycling facilities (Chapter 2: Land Use, City of Fairfax 2035 Comprehensive Plan, Page 27).

The Future Land Use designation for the subject property is Commercial Corridor Place Type, and the surrounding land use designations are a combination of Single-Family Detached Neighborhood, Multifamily Neighborhood, Social and Civic Network, Green Network – Private, and 2-3 du/acre in Fairfax County. The subject property is zoned PD-C Planned Development Commercial. The surrounding zoning districts are a combination of RM Residential Medium, PD-M Planned Development Mixed Use, PD-R Planned Development Residential and R-3 zoning in Fairfax County. The property is bounded by Pickett Road and the Army-Navy Country Club golf course to the west, Mantua subdivision in Fairfax County to the east, Thaiss Park to the north, and Pickett's Reserve subdivision in Fairfax City to the south.

Land Use Strategies: While the 6.3 square mile City is primarily built out, leaving few opportunities for large new development, there is consistent pressure for the City's variety of land use types to adapt to environmental, economic and cultural demands. This means that some flexibility must be provided with a balanced mix of development types that accommodate adaptations without negatively impacting the existing community. New development and redevelopment should be complementary to surrounding areas and contribute to an attractive, accessible, and economically viable place (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 21).

Goal 1

Ensure development is complementary.

Outcome LU1.1: The Future Land Use Map is used in conjunction with other recommendations from the Comprehensive Plan to guide development throughout the city.

Action LU1.1.1 Maintain and update, as necessary, a Future Land Use Map that provides for a balanced mix of development types and addresses current and future needs of the city.

Action LU1.1.2 Use the Future Land Use Map (Figure 9), Place Types, and general text from the Comprehensive Plan as a guide when considering new development throughout the city.

Action LU1.1.4 Refer to Parcel Specific Recommendation, as detailed on pages 40-45 for potential alternative uses. Amend the Comprehensive Plan to provide additional Parcel Specific Recommendations as appropriate.

Townhouse/Single-Family Attached Neighborhood

Definition: 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 when developed in conjunction with Townhouse/Single-Family Attached Neighborhood uses.

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. In particular,

development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories may be considered. Predicated on the underlying zoning district, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 14.4 dwelling units per acre (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 25).

Parcel Specific Considerations

In some cases, the appropriate Place Type for a parcel or group of parcels can vary based on the specifics of design, changes in market demand and variations in surrounding conditions. Several sites in the city have been identified for further consideration of their Place Type designation based on these factors. These sites are identified on the map to the right and described below. While alternatives may be considered, the existing Place Type designation on the Future Land Use Map is the primary recommendation for each site. This list may be expanded in future modifications of this plan. In particular, a potential alternative Place Type designations should be considered for privately-owned sites with a Social and Civic Network designation.

The Mantua Professional Center was originally approved as an office development in 1975, though only a portion of the approved development was ever constructed. Since that time, the original approved plan has been amended several times, including separate amendments that converted portions of the site to be used as a private school and multifamily condominiums. As a result, the current complex is now occupied by three distinct uses. Alternative uses could include multifamily residential or townhomes in the portions of the site currently designated as Commercial Corridor and Social/Civic Network. Any expansion of residential uses in the complex should be cognizant of existing neighborhoods to the south and east and should provide adequate transitions in these areas (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 43).

The applicant is requesting a Comprehensive Plan Amendment from Commercial Corridor Place Type to Townhouse/Single-Family Attached Neighborhood Place Type.

Neighborhoods: Neighborhood – the places where we live, learn, play, and increasingly work – constitute the largest geographical use of land in the city, though physical boundaries are not the only thing defining character trait of a neighborhood. The City’s neighborhoods each have their own unique character and offer a variety of housing and lifestyle opportunities. Neighborhoods are supported by a separate Guiding Principle in this Plan due to their importance to residents. City growth and development policies must both preserve the quality of neighborhoods and protect neighborhoods from adverse consequences of growth. However, this should not imply that Fairfax’s neighborhoods should remain static. A well-designed and properly scaled infill can be an appropriate strategy to foster walkability, better amenities, and housing affordability (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 46).

Neighborhood Goal 1

Enhance neighborhood character.

Outcome N1.1: Infill housing that complements the character of surrounding homes in existing neighborhoods.

Action N1.1.1: Maintain regulatory standards to ensure infill housing fits in with the surrounding neighborhood context.

Neighborhood Goal 2

Provide neighborhood pedestrian connections.

Outcome 2.1: Residents of all abilities safely and easily move about the community.

Action 2.1.1: Identify opportunities for future open space and trails in neighborhoods that are currently deficient in offering these amenities.

Action 2.1.2: Expand existing pedestrian network to increase connectivity within neighborhoods and to other destinations.

Housing: To function equitably and inclusively, the city must prioritize the availability of housing units for people of widely varying income levels, ages, and lifestyle choices. While there is great variety among the approximately 10,500 housing units in the city, several types or characteristics of housing may be underrepresented among the current housing mix, especially as other nearby communities undergo redevelopment and expand their offerings. Although the City is primarily built out, a variety of new housing types can be accommodated through redevelopment on a relatively limited basis to broaden the current offerings and accommodate changing demands. Accordingly, housing that is affordable, housing that is designed for older adults and people with disabilities to accommodate the City's relatively high proportion of older adults, and housing for growing younger families seeking modern single-family housing without leaving the city should be prioritized (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 53).

Housing Goal 1

Support a wide range of housing types.

Outcome H1.1: Residential development in Activity Centers, along with an emphasis on market-driven needs, fills gaps in the City's housing supply.

Action H1.1.1 Support development of housing units in the Activity Centers that are suitable for a wide range of household incomes, that produce an overall mix of rental and for-sale units, and that emphasize walkability and connectivity.

Action H1.1.2 Continue to identify and emphasize the construction of housing units that fill gaps in the local housing market

Parks and Recreation: Recreation and open space make an essential contribution to a healthier population and a greener city. They are integral to the City's quality of life and provide beauty, respite, and an opportunity to enjoy the outdoors. The city is committed to providing accessible spaces for all members of the community and preserving open and natural areas throughout the city (City of Fairfax 2035 Comprehensive Plan, Chapter 6: Community Services, Page 136).

Parks and Recreation Goal 1

Develop high-quality park infrastructure.

Outcome PR1.1: A well-connected system of parks and trails provides citizens with healthy choices for recreation and transportation.

Action PR1.1.2 Identify and address gaps in the connections between the City's parks and open space.

Action PR1.1.3 Identify opportunities for future open space in neighborhoods that are undersupplied in public recreation and open space opportunities.

Action PR1.1.4 Enhance public access and ensure accessibility for all to parks and recreational facilities by making necessary infrastructure improvements.

Multimodal Transportation: Transportation is about more than mere movement – transportation grants us access to the needs of everyday life. Sustainable, connected, and integrated transportation is fundamental to the success and livability of the city. Multimodal refers to the multiple ways people use to get around – car, bus, train, bike, walking, etc. – and a multimodal plan incorporates these various transportation modes into an efficient and connected system (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 68). Land use and transportation are inextricably linked and must be planned and designed concurrently – the purpose of transportation to improve access to land use, and development patterns impact the feasibility and attractiveness of mobility choices (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 86).

Multimodal Transportation Goal 2

Provide accessible, efficient, and attractive mobility choices.

Outcome MM2.1: Pedestrian safety is improved.

Action MM2.1.1: Fill critical gaps in the pedestrian network. Develop and act on a prioritized list of sidewalk improvements in the commercial areas and provide sidewalks on at least one side of every residential street in neighborhoods that are in agreement.

Action MM2.1.2: Ensure the pedestrian network is accessible to all and meets the requirements of the Americans with Disabilities Act (ADA).

Multimodal Transportation Goal 3

Integrate transportation with land use.

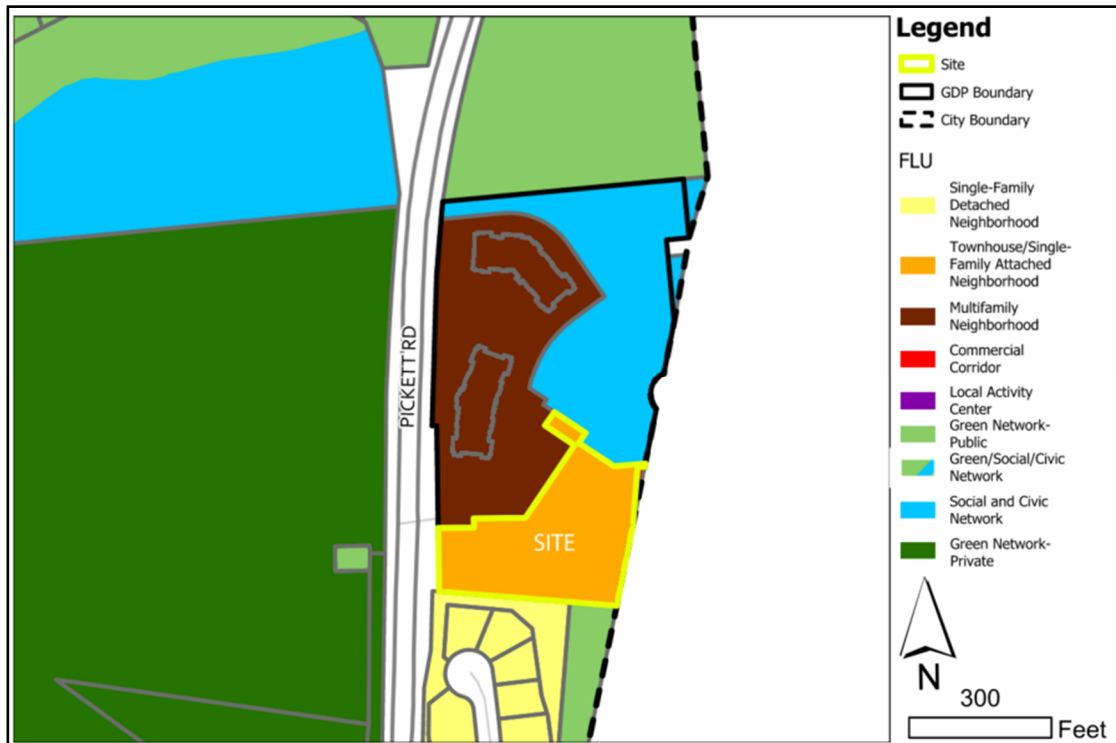
Outcome MM3.2: Walkability to and within Activity Centers and between neighborhoods is increased.

Action MM3.2.1 Whenever possible, increase connections – particularly nonmotorized connections – between neighborhoods, community facilities, and Activity Centers.

The applicant is seeking to build a townhouse community in the Pickett Road corridor, which requires a Comprehensive Plan Amendment from Commercial Corridor to Townhouse/Single-Family Attached Neighborhood and a Map Amendment (Rezoning) from PD-C Planned Development-Commercial to PD-R Planned Development-Residential in the Architectural Control Overlay District (ACOD). The Townhouse/Single-Family Attached Neighborhood applies to neighborhoods that are primarily developed with townhouses and single-family attached or duplex housing. The design and layout of new Townhouse and Single-Family Attached Neighborhood developments should reflect the location of the development within

the city. In particular, development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories may be considered. Predicated on the underlying zoning district, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 14.4 dwelling units per acre. (Chapter 2: Land Use, City of Fairfax 2035 Comprehensive Plan, Page 29). The proposed Future Land Use Map provided in Figure 3 (below) illustrates the Townhouse/Single-Family Attached Neighborhood Place Type.

Figure 3: Proposed Future Land Use Map



Although the City is primarily built out, a variety of new housing types can be accommodated through redevelopment on a relatively limited basis to broaden the current offerings and accommodate changing demands (Comprehensive Plan, Page 53). Likewise, it is vital that a variety of high-quality, attractive housing choices continue to be available in the city to support differing needs and demands of residents. Housing needs and demands are reflective of the existing housing stock and fluctuating market trends, making them subject to change over time. Specific housing types are identified in the Land Use Strategies Section of the Comprehensive Plan. Current shortages could include multifamily rentals and condominiums, which are in strong demand nationwide, and the townhomes, of which the city currently has a lower ratio than many surrounding communities in Fairfax County (Comprehensive Plan, Page 54). In addition to expanding housing choices, proactive strategies should be taken to ensure existing housing units that are affordable are preserved and that new units that are affordable added to the City's overall housing unit mix (Comprehensive Plan, Page 54).

Project History

In June 2023, the initial conceptual plan and pre-application briefing inquiry was made to staff. Staff provided feedback to the applicant at the Development Review Team meeting on June 9, 2023.

On June 26, 2023, the Planning Commission held a pre-application briefing, and the Planning Commission provided the following comments and questions on the proposed concept plan:

- Where are the 67 parking spaces?
- Why has the proposed development changed from the previous proposal?
- Any discussion on redevelopment for parcel to the north?
- The proposal appears to have more open space than most townhome communities.
- 24-foot wide units are very nice.
- Looks like a proposal that has potential and could have support from Planning Commission

On July 11, 2023, the City Council discussed the same proposal and provided the following comments and questions:

- Could you explain what is there now?
- Could staff and/or applicant provide more information on the previous multifamily proposal?
- A great use of space and good example of small infill development
- Impressed that more parking spaces are provided than the required spaces
- Looking forward to this proposal
- It would be nice if the applicant, who has been a long-standing member of the business community, would work with the EDA on relocations, go above and beyond to work together to keep businesses in the city

On April 8, 2024, the applicant submitted a formal land use application requesting an amendment to the General Development Plan, a Comprehensive Plan Amendment from Commercial Corridor Place Type to Townhouse/Single-Family Attached Neighborhood Place Type, a Map Amendment (Rezoning) from PD-C Planned Development Commercial to PD-R Planned Development Residential in the Architectural Control Overlay District (ACOD), and an approval of a Master Development Plan.

On May 20, 2024, staff provided written comments on the first submission to the applicant. On September 30, 2024, the applicant submitted BAR application and plans for staff to review. On October 1, 2024, the applicant submitted second submission plans for staff to review.

On November 6, 2024, the Board of Architectural Review (BAR) held a post-submission work session to discuss the proposed architecture for the proposed townhouses.

On February 10, 2025, the Planning Commission held a post-submission work session to discuss an amendment to the existing General Development Plan, a Comprehensive Plan Amendment from Commercial Corridor Place Type to Townhouse/Single-Family Attached Neighborhood Place Type, a Rezoning from PD-C Planned Development-Commercial to PD-R Planned Development-Residential in the Architectural Control Overlay District (ACOD), and an approval of a Master Development Plan. After a presentation by staff, the Planning Commission made the following comments and observations:

- Concerned about the utility easement and undergrounding of utilities along the south side of the site due to the highest quality trees on the southern property line.
- Provide clarification on the undergrounding of utilities, does it apply to Pickett Road or on the southern property line?
- When Pickett's Reserve was developed, was tree canopy left on the Pickett's Reserve side?

- Explain the idea behind no fences on three sides for the transitional yard.
- Loss of commercial space being replaced by residential space, but we acknowledge that we have looked at it in the Comprehensive Plan for this site and identified this was a possibility.
- Did Fire Marshall review the turning movements? That is a must so apparatus can maneuver.
- Why the differing figures for the street width? Concerned about getting too narrow if school drop offs are occurring through that street.
- The site is overparked and there is a shared parking agreement, what is the commitment to the other parties?
- There should not be any reason to request a waiver for parking islands if you are overparked.
- Are the driveways more than 18 feet without hanging over the stamped asphalt sidewalk?
- Question about zoning district, this would be a planned development because of private streets.
- There are many planned developments around the city, including the development to the south
- Like the nature of the development, it is consistent with Comp Plan, and townhouses are underrepresented in the City of Fairfax.
- Accessibility options like elevators are good.

Master Development Plan

The Master Development Plan seeks to replace the existing 21,566 square foot office space in multiple buildings with 14 front-loaded townhouses with a width of 24 feet and a maximum height of 47 feet on 2.12 acres. The proposed Master Development Plan has 81 spaces with two spaces per unit in garage, two spaces per unit in driveway, and 25 surface parking spaces, which is 5.7 spaces per unit. The density for the proposed project is 6.6 dwelling units per acre. The proposed MDP shows a setback of 15 feet to the rear of the proposed units. The Master Development Plan shows two open space areas that total 0.9 acres (40% of the site). Open space is programmed in the center of the site adjacent to an existing open space area in the existing General Development Plan and connects to a passive recreation area that is bisected by the provide street and is located between the two proposed townhomes buildings on the southern and eastern property lines. The applicant proposes a private drive from the existing Silver King Court. The proposed private street is designed for one-way traffic and a road width of 23 feet that provides inter-parcel vehicular access to two buildings used by the New School and creates a T-intersection at Silver King Court to the east of The Enclave Condominiums. Five-foot sidewalks are planned on both sides of the private street providing a pedestrian connection to the 14 planned townhouses, open space areas, and parking lot. The Master Development Plan proposes a 10-foot transitional yard with an alternative compliance request to eliminate a 6-foot fence along the perimeter of the site. The Master Development Plan is provided in Figure 4 (next page) illustrates the proposed plan layout:

[illegible]

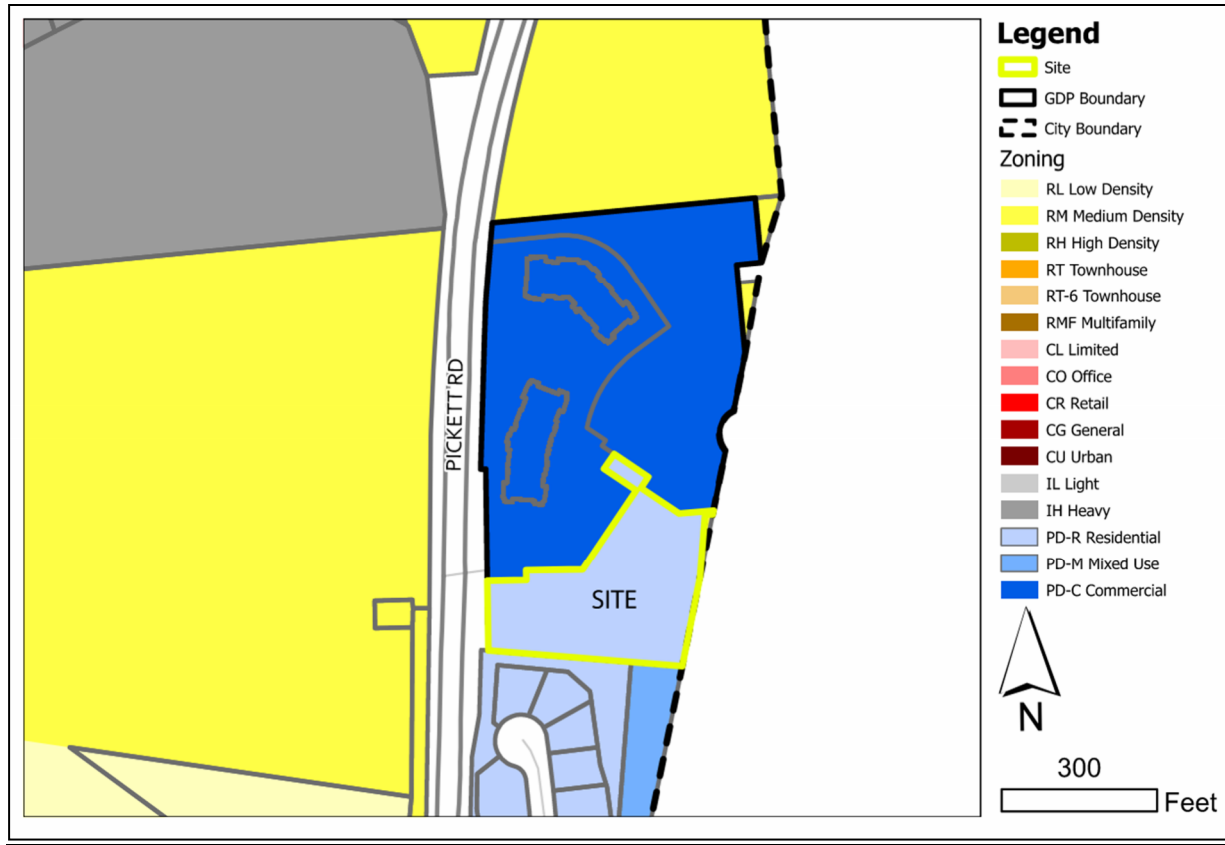
§3.2.3.C The PD-C, Planned Development Commercial District, is provided to enhance the design of commercial development and any ancillary residential uses included within a planned development by allowing for greater flexibility not available in general non-residential districts.

§3.2.3.A The PD-R, Planned Development Residential District, is provided to encourage more flexibility for housing options within a planned development, and allowing an increased density in return for the provision of a higher quality development than may be otherwise provided; i.e., more affordable housing, recreation and open space, or other improvements addressing community needs or values.

§3.8.2.B.2. Planned development district rezoning may be approved only when the applicant demonstrates to the satisfaction of the city council that a proposed planned development project would result in a greater benefit to the city than would development under general zoning district regulations.

Page 12

Figure 5: Proposed Zoning Map



Scale: The Townhouse/Single-Family Attached Neighborhood applies to neighborhoods that are primarily developed with townhouses and single-family attached or duplex housing. Development that is adjacent to Single-Family Attached Neighborhood within the City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories may be considered (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 25). The overall residential densities and heights for other approved projects in the area and city as compared to the subject application is provided in Table 3 (next page):

Table 3: Density and Height

Project	Site Area	Number of Units	Density/Acre	Height
The Highlands at Mantua	2.12	14	6.6	47'
Barristers Keepe	5.1	40	7.8	45'
Glebe View	1.63	10	6.13	40'
Park Road Townhomes	1.18	13	11	45'
Sutton Heights	3.69	50	13.5	45'
Pickett's Reserve	28.56	89	3.11	35'
Breezeway	4.57	60	13.11	40' (Townhomes) 51' (Condos)
Paul VI	18.51	266	14.4	35' (Single-Family) 45' (Townhomes) 45' (Condos)
Northfax West	4.94	56	11.34	44'
The Enclave	3.7	80	22	68'

Height: Development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four (4) stories or 45 feet may be considered. The general zoning districts for townhouses, RT Residential Townhouse and RT-6 Residential Townhouse would permit three (3) stories and 35 feet in height adjacent to the general zoning districts for single-family detached dwellings, RL Residential Low, RM Residential Medium, and RH Residential High. The elevations provided in the Master Development Plan show two sticks of four-story units. Staff has advised the Applicant to ensure that the development is consistent with the guidelines provided in the 2035 Comprehensive Plan.

Yards (setbacks): Each planned development shall provide a comprehensive set of design guidelines as part of the master development plan that demonstrates the project will be in substantial conformance with the comprehensive plan. All dimensional standards shall be established in the master development plan when it is approved by the city council (Zoning Ordinance, Section 3.8.2.F.1, Page 3-61). The applicant has proposed a typical lot layout with a minimum front yard of 18 feet, side yard of 5 feet and rear yard of 15 feet. The applicant has also proposed minimum setbacks to the nearest property lines of 15 feet to the north, 43 feet to the east, 28 feet to the south, and 51 feet to the west. The general zoning districts for townhouses (i.e., RT Residential Townhouse and RT-6 Residential Townhouse) require minimum yards of 10 feet in the front yard, 20 feet in the side (street), no setback in the side (interior), and 20 feet in the rear yard. It should be noted that the applicant proposes a common area to the rear and sides of the townhouses in addition to the setbacks from the townhouses to their individual property lines. The Applicant has proposed dimensions in combination that exceed the RT and RT-6 side and rear yard requirements. The City's Zoning Ordinance does not include bulk plan provisions for residential zoning districts. Bulk plan provisions only apply to nonresidential general zoning districts.

Phasing: The applicant does not propose phasing for this planned development.

Transportation: The applicant has provided a Traffic Generation Memorandum estimating 27 AM peak hour trips, 27 PM peak hour trips and 165 daily trips upon buildout of the development. The applicant states that the change in use would generate a decrease in trips during the AM Peak Hour by 18 trips, the PM Peak Hour by 19 trips and the overall daily trips by 141. Table 4 (below) provides a summary of existing and proposed trips:

Table 4: Trip Generation

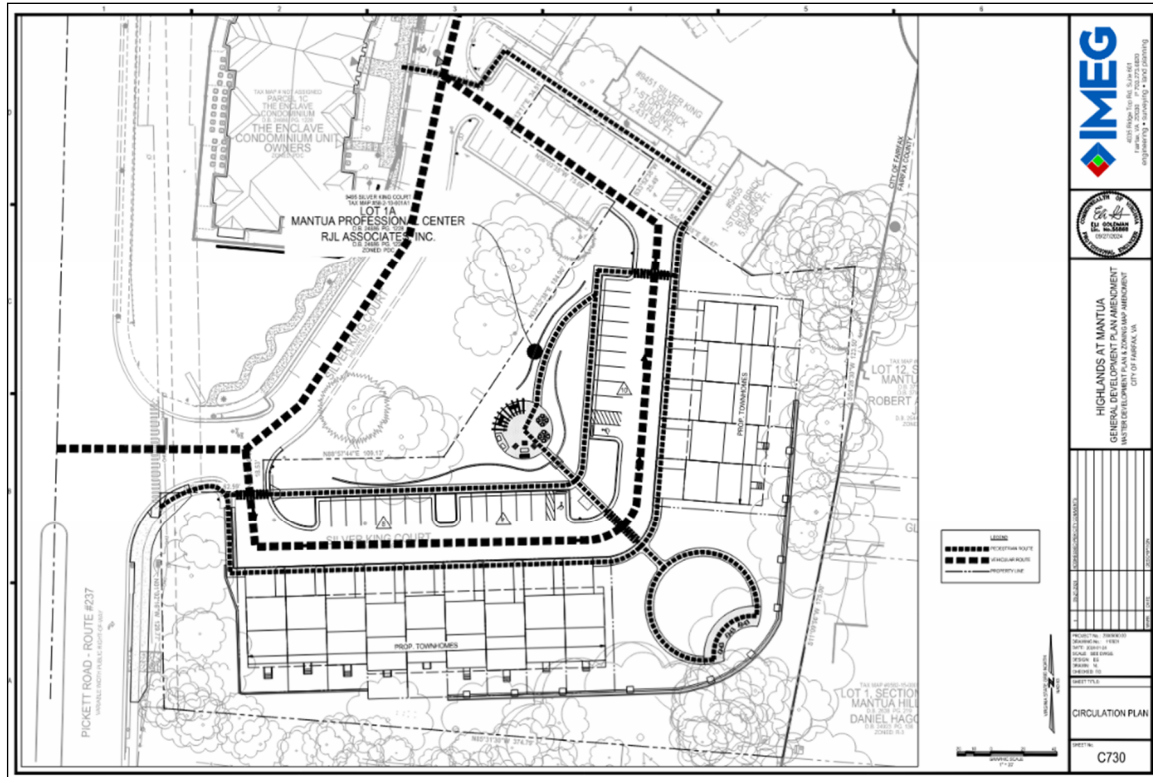
Land Use	ITE Code	Size	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Proposed									
Townhomes	220	14 DU	7	20	27	17	10	27	165
Existing									
General Office Building	710	21,566 sf	39	6	45	8	38	46	306
Difference in Trips (Proposed minus Existing)			-32	14	-18	9	-28	-19	-141

The City's Transportation Division has reviewed the land use application.

Vehicular Circulation/Inter-parcel Connection: The applicant proposes a private drive from the existing Silver King Court. The proposed private street is designed for one-way traffic and a road width of 23 feet that provides inter-parcel vehicular access to two buildings used by the New School and creates a T-intersection at Silver King Court to the east of The Enclave Condominiums. The existing curb cuts for the general development plan site are approximately 650 feet apart on Pickett Road. The proposed private street of 23 feet would require modification to the PFM Detail 401.01 Standards which requires a street to be designed with a minimum of 30 feet with curb and gutter.

Pedestrian Circulation: The applicant is seeking a waiver to Subdivision Ordinance 2.34.A to construct sidewalks on both sides of the street. The applicant has proposed a 5-foot sidewalk along the south and east side of the street to provide a pedestrian connection to the 14 townhomes, open space areas, and parking lot. The applicant proposed a sidewalk on the north side and west side of the street although it is not directly abutting the private street. Figure 6 (next page) illustrates the pedestrian and vehicular movements through the site.

Figure 6: Circulation Plan



The Applicant seeks a modification to the requirement that “sidewalks shall be required on both sides of all arterial, collector and local streets” (Zoning Ordinance, Section 4.4.4.A.1, Page 4-12). The proposed walkway is not grade separated from the private street or well defined.

Public Transportation Facilities: The subject property is served by CUE Bus Green Route with a bus stop (Number 51) on the east side of Pickett Road at Silver King Court.

Parking: Off-street parking spaces shall be provided for all uses (minimum amounts specified) in Section 4.2.3.E. Table 5 (below) provides the number of parking spaces for the proposed townhomes and the existing uses in the general development plan.

Table 5: Parking

Project	Units	Parking Required	Parking Provided
The Highlands at Mantua	14	2.0 spaces per unit	81 (Proposed 5.7 spaces per unit)
The Enclave Condominiums	80	2.0 spaces per unit	128 (Approved at 1.6 spaces per unit)
The New School of Northern Virginia	44,200 sf	6 per classroom, plus 1 per 300 sf of office floor area	142 (Required 142)

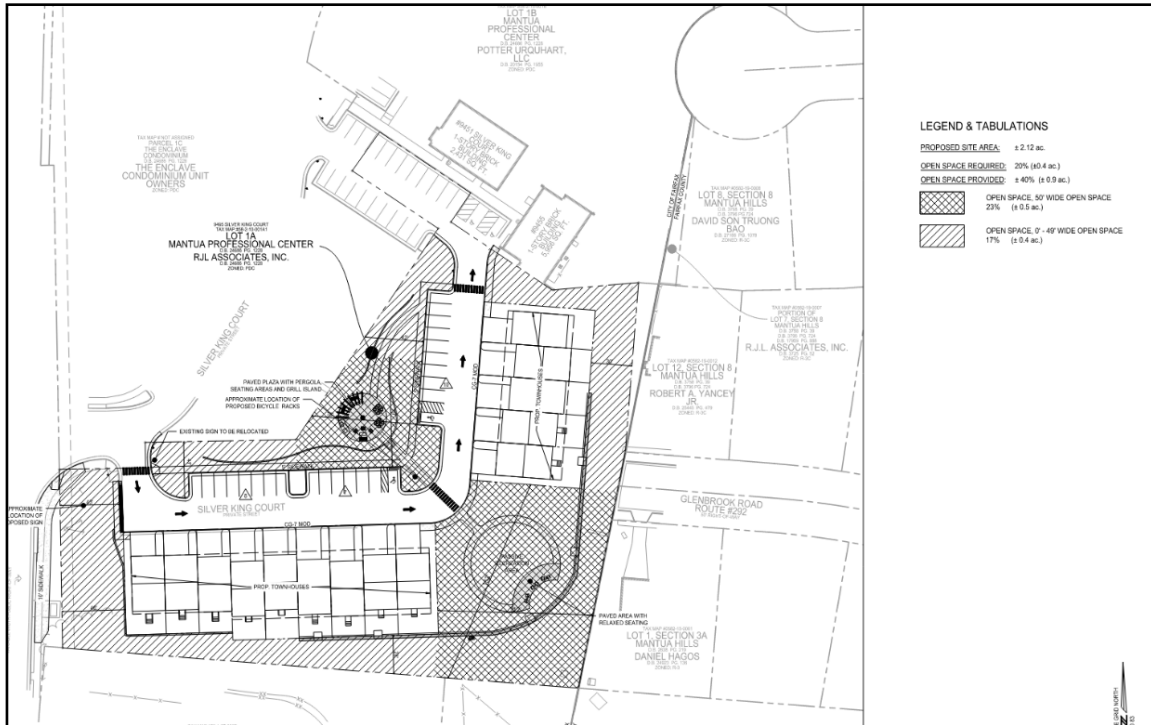
The applicant has an existing parking agreement with the owners of The Enclave and the New School of Northern Virginia. The Master Development Plan shows twenty-five (25) new surface parking spaces plus

nine (9) existing surface parking spaces. The Master Development Plan shows that twenty (20) spaces are to be shared by guests of the townhomes, the Enclave owners and the New School of Virginia. The applicant would need a modification as the Zoning Ordinance requires that “An interior landscaped island shall be provided for every ten spaces. Each island shall contain a minimum of 200 square feet with a minimum width of eight feet inside the curb and include a minimum of one canopy tree; provided that, where an island includes a sidewalk, such islands shall contain a minimum of 400 square feet with a minimum of 15 feet inside the curb. Planting islands shall be evenly distributed throughout the parking lot; with no parking space located more than 50 feet from a planting island. Interior islands may be consolidated, or intervals may be expanded in order to preserve existing trees, where approved by the zoning administrator” (Zoning Ordinance, Section 4.5.7.D, Page 4-21). The MDP shows more than 10 consecutive spaces without a parking lot island in front of 9451 Silver King Court.

Bicycle Parking: Although not required by the Zoning Ordinance, the Applicant has proposed a bicycle rack on the north side of the internal private street near the crosswalk and open space area.

Open Space: Section 3.8.2.G of the Zoning Ordinance requires that a master development plan provide recreation and open space. The Planned Development-Residential District requires at least 20 percent of the site designated as recreation and open space for use and enjoyment of the residents and occupants of the Planned Development. The Master Development Plan shows two open space areas that total 0.9 acres (40% of the site). However, 0.5 acres (23%) of the site meets the minimum requirement of 50 feet x 50 feet in Section 3.8.2.G of the Zoning Ordinance to count towards the required open space. Open space is programmed in the center of the site adjacent to an existing open space area in the existing General Development Plan and connects to a passive recreation area that is bisected by the private street and is located between the two proposed townhomes buildings on the southern and eastern property lines. The Zoning Ordinance requires at least 60% of the required open space to be contiguous, however it may be bisected by a residential street which is in this proposal. A transitional yard buffer (TY2) of 10 feet is required along all site area boundaries. Figure 7 (next page) illustrates the amount of open space proposed for the development plan.

Figure 7: Open Space



Transitional Yard: A transitional yard is a specified land area, located parallel to and within the outer perimeter of a lot or project and extending to the lot line, together with fencing or walls on the lot line, and planting and landscaping required on the land (Zoning Ordinance, Section 4.5.5.B, Page 4-15). Project boundary transitional yard requirements are established to mitigate the effect of planned developments on adjacent properties (Zoning Ordinance, Section 4.5.5.B2, Page 4-16). Table 6 (below) provides the TY2 requirements and what the applicant has submitted in the Master Development Plan. The applicant is seeking a modification to Section 4.5.5.C.2(b)(1) and Section 4.5.5.D of the Zoning Ordinance to not provide the minimum fence or wall height of the TY2 transitional yard specifications along the Subject Property's boundaries.

Table 6: Transitional Yards

Required by Zoning Ordinance (Section 4.5.5.D)	Provided by the Applicant				
	Segment A-B (365 feet)	Segment B-C (215 feet)	Segment C-D (112 feet)	Segment D-E (252 feet)	Segment E-F (109 feet)
Minimum Transitional Width – 10 feet (TY2)	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum Fence or Wall Height (feet) on lot line – 6 feet	6-foot fence (Modification Requested)	6-foot fence (Modification Requested)	6-foot fence (Modification Requested)	6-foot fence (Modification Requested)	6-foot fence (Modification Requested)
Minimum Canopy Tree (3 per 100 feet)	11 canopy required; 11 provided	6 canopy required; 9 provided	3 canopy required; 3 provided	8 canopy required; 8 provided	3 canopy required; 5 provided
Minimum Understory Tree (3 per 100 feet)	11 understory required; 33 provided	6 understory required; 13 provided	3 canopy required; 16 provided	8 understory required; 22 provided	3 understory required; 5 provided
Minimum Shrubs (3 per 100 feet)	Shrubs not required	Shrubs not required	Shrubs not required	Shrubs not required	Shrubs not required

Figure 8: Transitional Yards



result in moving or relocating existing overhead utilities located in adjoining rights-of-way, the applicant shall be responsible for placing such utilities underground and dedicating any additional right-of-way or easement that is necessary. Equipment such as electric distribution transformers, switch gear, meter pedestals and telephone pedestals which are normally installed above ground in accordance with generally accepted utility practice for underground distribution may be so installed (Section 4.11.C).

The applicant has requested a modification of the requirement and has indicated it may propose payment in lieu of the required underground utilities work. Staff is reviewing the request for the modification and will have further discussions with the Applicant.

Stormwater Management: Even though stormwater management typically is not fully designed until administrative site plan review, the General Development Plan would be subject to the requirements of the state code and the City's stormwater management regulations. The proposed master development plan shows two stormwater areas. The first stormwater management facility is planned on the northwest corner of the site adjacent to the parking lot and the open space area. The second stormwater management facility is located between the two sticks of townhomes in the passive recreation area. The Applicant has provided a preliminary Best Management Practice (BMP) and Stormwater Management (SWM) Plan on Sheet C500.

Architecture: The Architectural Control Overlay District (ACOD) is established to encourage the construction of attractive buildings, to protect and promote 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 (Zoning Ordinance, Section 3.2.2.B.2, Page 3-3). The ACOD shall apply city-wide to all development outside of the historic and transition districts. The requirements of the ACOD include review and recommendation by the Board of Architectural Review (BAR) and the issuance of a Certificate of Appropriateness for architecture and landscaping for the City Council. Guidance on architecture and landscaping for new development in the ACOD is provided in the Design Guidelines.

The façade for each unit would consist of brick and Hardie plank siding. The proposed brick color is *general shale* and is the same on each unit. In the front elevations, the townhome units would have a garage on the first floor that would be *mocha brown* with a wood grain texture and made of steel with five small windows. The front entrance would be a wrought iron gate in matte black with an architrave above in *timber bark* with recessed lighting. Directly above the garage doors, there would be brick soldier coursing, bronze wall sconce, and an architectural cast stone water table. The second level would have double-hung windows with transoms in color *bronze*. The third and fourth story would consist of a mixture of brick and Hardie plank siding with a 1' projection. Smooth Hardie plank siding color would vary per unit, but proposed colors include *brandywine*, *blanched almond*, *coral sand*, *mystic mauve*, and *timber bark*. Bays would have a Hardie trim edge as well as the proposed windows. Varying units would have a 1' projected glazed solarium with a *bronze* finish. The rear elevation would receive Hardie plank siding in varying colors. The rear would have a second-story deck and an outdoor condensing unit screen wall. The applicant is proposing a fence in the rear and a stone retaining wall. The two outdoor amenity spaces would include benches, a pergola, seating areas, a grill, and bike rack. The applicant is proposing varying landscape species that are currently in review with our urban forester. Other site lighting includes path lighting along the open space areas, uplighting at various locations under the proposed landscaping, and downlight fixtures at the pergola. Gutters would be internal and not visible.

The BAR will forward a recommendation for a Certificate of Appropriateness for architecture and landscaping to the City Council for final action.

Fiscal Impact: Staff estimates that this proposal would net a positive fiscal impact of between \$24,000 and \$72,000 annually with an average of \$48,000.

Historic Resources: Staff have requested that a Phase I Cultural Resources Study be conducted by the Applicant.

Public Safety: The City Police Department does not have any current comments on the land use application.

City Schools: The three city schools in the boundary for the subject site are Daniels Run Elementary School, Katherine Johnson Middle School and Fairfax High School. Staff estimate that the school impact would be relatively minimal, generating approximately three (3) students.

ATTACHMENTS

- A1 – Narrative
- A2 – Master Development Plan
- A3 – Draft Summary of Commitments
- A4 – Trip Generation Memo
- A5 – Board of Architectural Review Staff Report
- A6 – Items to Be Addressed by Applicant

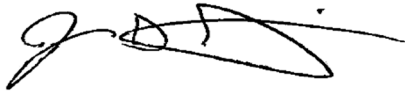
PREPARED BY:



Albert Frederick
Senior Planner

02/13/2025

DATE



Jason D. Sutphin
Community Development Division Chief

02/13/2025

DATE



Brooke Hardin
Director, Community Development & Planning

02/13/2025

DATE

APPLICATION OF R.J.L. ASSOCIATES, INC.

MASTER DEVELOPMENT PLAN FOR
THE HIGHLANDS AT MANTUA

Revised January 6, 2025

This Narrative is included as part of the Master Development Plan as if fully set forth therein and should be read in coordination with the physical plan sheets contained in the Master Development Plan. The contents of this Narrative address the requirements contained in Section 3.8.2.C.1 and Section 6.6.8 of the City of Fairfax Zoning Ordinance, as amended.

I. INTRODUCTION

R.J.L. Associates, Inc. (“Owner”, “Applicant”, or “RJL”) has submitted an application to amend the City of Fairfax’s 2035 Comprehensive Plan (“Comprehensive Plan” or “Plan”) and to rezone a 2.12 acre portion of the existing Mantua Professional Center (the “Property”) to the Planned Development-Residential (“PD-R”) zoning district to permit redevelopment of the Property’s existing underutilized office buildings with a small residential townhome community. A separate, but concurrent, application has been submitted to amend the General Development Plan for the greater Mantua Professional Center (“Center”). The proposed townhomes will provide quality and energy efficient housing units that will generate fiscal benefits to the City of Fairfax (“City”), create open space while providing residential amenities, and preserve and respect the unique qualities and character of the neighborhood and surrounding vicinity.

The Property is bounded by Pickett Road and the Army Navy Country Club golf course to the west, the City-County boundary line and Mantua Hills subdivision (within Fairfax County) to the east, The Enclave multi-family condominium community and The New School of Northern Virginia to the north, and, to the south, Pickett’s Reserve subdivision and a recreational parcel of land owned by the Mantua Hills Swimming Association that is improved with portions of the Association’s pool and tennis courts. The Enclave and The New School of Northern Virginia comprise the remainder of the Mantua Professional Center. The adjacent Mantua Hills and Pickett’s Reserve subdivisions are comprised of single-family detached homes and are well-buffered from the Property by existing tree lines which will be preserved to the extent practicable. The Property consists of a single parcel, Parcel 58-2-10-001-A1 totaling 2.12 acres and is addressed as 9495 Silver King Court, Fairfax, Virginia 22031. Addresses issued to the existing office buildings range from 9461 – 9495 Silver King Court.

The Property is currently zoned Planned Development-Commercial (“PD-C”) and is designated as a Commercial Corridor by the City’s 2035 Comprehensive Plan Future Land Use Map. The remainder of the Center is likewise zoned PD-C; the 2035 Future Land Use designations are Social and Civic Network for The New School of Northern Virginia’s parcel and Multifamily Neighborhood for The Enclave. The Applicant is requesting to change the PD-C zoning designation of the Property to PD-R to allow for construction of fourteen (14) townhome units along with thirty-four centrally located parking spaces (inclusive of nine existing parking spaces to

remain) which also serve to provide The Enclave owners and guests with access to shared parking during designated hours, in accordance with an existing recorded parking agreement.

As described in more detail below, townhomes within the portion of the Center currently designated as a Commercial Corridor (i.e., the subject Property) are specifically identified in the Land Use chapter of the City's current Comprehensive Plan as an appropriate alternative to the existing office buildings. The Comprehensive Plan amendment proposed herein will implement this recommendation and change the place type to Townhouse/Single-Family Attached Neighborhood.

The current office buildings on the Property comprise approximately 21,566 square feet of floor area and are outdated and outmoded for traditional office tenants; a significant portion of the office space has struggled to find suitable tenants that can pay fair market rents. This situation is likewise found in the City's office market at large, as prospective tenants seek out Class A office space in surrounding jurisdictions over Class B offerings in the City. This proposed redevelopment, therefore, will replace underutilized and less desirable office structures with a quality townhome community that is context-appropriate and compatible with adjacent residential neighborhoods.

II. PROJECT DESCRIPTION SUMMARY AND BACKGROUND

Following site-specific guidance within the City's Comprehensive Plan, RJL proposes to redevelop a portion of the Mantua Professional Center to replace approximately 21,566 square feet of existing underutilized office buildings with a townhome community. The Applicant has collaborated with Staff and the Center's neighboring users (The Enclave and The New School of Northern Virginia) to carefully plan the Property to create a new community that will provide a needed increase in housing opportunities within the City while respecting the Center's two adjoining uses and the existing residential neighborhoods located adjacent to the Property.

A. Site Description

The Property is a 2.12-acre parcel and is currently zoned PD-C, with designation as a Commercial Corridor by the City's 2035 Comprehensive Plan Future Land Use Map. It is bounded by Pickett Road and the Army Navy Country Club to the west, the City-County boundary line and a Fairfax County residential subdivision known as Mantua Hills to the east, the balance of the Mantua Professional Center to the north, and the Pickett's Reserve subdivision and a small portion of the Mantua Hills Swimming Association to the south. The Property is presently developed with one to three level buildings comprising approximately 21,566 square feet of office space, along with supporting parking and access. The surrounding land uses and zoning complement the proposed community, and the 2035 Comprehensive Plan specifically identifies the proposed townhome redevelopment as an appropriate alternative use in place of the existing office buildings.

B. Planned Development-Residential (Rezoning) Request

The proposed Rezoning would permit the replacement of underutilized office space with fourteen (14) front-loaded townhome units. Units will be twenty-four (24) feet wide and forty

(40) feet deep. They will be three levels, with an option for a loft and decks. The maximum building height of each unit will not exceed forty-seven feet. All units will front the private street and will face the project's central green / amenity space, as well as the existing grassed area with picnic benches, located within the Mantua Professional Center. Additional amenity space will be provided between the two sticks of townhome units, and existing trees serving as a buffer to the adjacent residential neighborhoods will be kept in place to the extent practicable. The development will provide approximately forty percent (40%) open space, exceeding the twenty percent (20%) open space requirement specified in the Zoning Ordinance.

Additionally, the proposed development's location on the Pickett Road corridor places it within approximately one mile of multiple grocery stores, restaurants, commercial retail, parks, and trails. This includes the Fairfax Ice Arena and several shopping centers in the vicinity of Pickett Road's intersection with Main Street (VA-236) to the south and Gateway Regional Park and the Scout on the Circle mixed-use project to the north. Future residents will have exciting opportunities to live, work, and play in the area, while supporting and sustaining businesses within the corridor.

Lastly, the Applicant proposes construction of a unit type that is in high demand but low supply within the City. While the City includes a diverse mix of housing products, only thirteen percent (13%) are townhomes as of 2023 data.¹ Additionally, the Pickett Road corridor is comprised predominantly of apartments, condominiums, and single-family homes, with only a single recent townhome project approved in the area. Townhomes can serve as starter homes for young professionals and smaller families, while also appealing to older adults wishing to downsize and seeking a home that is easier to maintain. The proposed development will therefore expand the availability of quality and desirable housing stock in the City.

C. General Development Plan Amendment

The Applicant is requesting an amendment to the General Development Plan ("GDP") for the Mantua Professional Center. The Center was originally approved in 1975 as the first rezoning to a Commercial Planned Development ("CPD") in the City. The original GDP approved at that time permitted 62,000 square feet of office space in 21 low rise buildings along with an apartment building. The GDP was amended in 1985 to allow an additional 40,000 square feet of office space by removing the apartment building and reconfiguring some of the low rise office buildings.

In 2004, another GDP Amendment was approved to allow for the expansion of The New School of Northern Virginia. This Amendment also divided the Mantua Professional Center into three parcels so that each parcel could be sold and owned independently.

In 2015, another GDP Amendment was approved to replace the approved but unbuilt office space with two residential multifamily condominium buildings containing 80 dwelling units known as The Enclave. The Enclave is a successful project and sold out quickly.

The current GDP Amendment request would convert the remaining, underutilized office

¹ City of Fairfax 2023 Fact Book, Figure 17: Housing Type (existing and approved)

space into single family attached homes that are in high demand by both existing and new City residents. Both the owners of The New School and The Enclave have granted the Applicant permission to seek this Amendment, while retaining their rights to comment on the overall request.

D. Transportation and Parking

The Property is currently served by a looped portion of Silver King Court (a private street) providing two connections to the roadway. Silver King Court, in turn, loops through the Mantua Professional Center and connects twice to Pickett Road. Silver King Court's southern connection at Pickett Road provides for full movement and is the closer access point to the Property. The northern connection is limited to a right-in/right-out condition by a median within Pickett Road and offers an additional route to and from the new community. With redevelopment, the looped roadway will be converted to a one-way street. The access points to Silver King Court and the roadway's connections to Pickett Road will remain at their existing locations, with reconfiguration of the southern connection to Silver King Court to provide a right-in only entrance. The community is anticipated to reduce AM Peak, PM Peak, and Daily Weekday trips when compared to the estimated trips generated by the existing office use. As such, traffic impact will be minimal compared to existing conditions, and a full-scale traffic impact study is not required. Please reference the Trip Generation Memorandum for The Highlands at Mantua, prepared by IMEG and dated December 4, 2023.

The site will have ample parking, exceeding the requirement of two spaces per unit set forth in the Zoning Ordinance. Each townhome will have two garage spaces and two driveway spaces for a total of four parking spaces per unit. Additionally, the community will offer thirty-four centrally located parking spaces, inclusive of nine existing parking spaces that will remain onsite. The Property is currently subject to a limited shared parking agreement that permits owners and guests of The Enclave to utilize a portion of the existing office parking spaces during designated hours, and these central spaces will serve to provide continued access to overflow parking in accordance with the agreement.

E. RJL Community Outreach Statement

RJL initiated community outreach and met with representatives of The Enclave, The New School of Northern Virginia, and the Pickett's Reserve subdivision in the Summer of 2023. Letters were also sent to the abutting Mantua Hills subdivision property owners (within Fairfax County). The Planning Commission and the City Council also conducted pre-application Work Sessions during this time period. More recently, the Applicant mailed letters to abutting property owners and maintained contact with representatives of The Enclave and The New School. An on-site meeting was conducted on September 16, 2024 with some neighbors and representatives of Pickett's Reserve. The Applicant will have further discussions with all of these stakeholders as the application process continues.

The Applicant has also kept the remaining office tenants informed about this project and has informed them about the City's Economic Development Office's assistance programs such as the Lease Incentive for Fairfax Tenants (LIFFT) grants offering rent assistance for relocating

in the City.

III. NARRATIVE PROVISIONS AND APPROVAL CONSIDERATIONS FOR PLANNED DEVELOPMENT DISTRICT

In support of the Applicant's request to rezone the Property from the PD-C district to the PD-R district, the following information is provided to address each of the approval considerations set forth in Section 6.6.8 of the Zoning Ordinance.

A. Substantial conformance with the comprehensive plan;

The proposed development is in conformance with the Comprehensive Plan's specific recommendations for the Property, aligns with the Plan's vision for the Townhouse/Single-Family Attached Neighborhood Place Type, and advances multiple City goals set forth in the Plan related to, among others, land use, housing, neighborhoods, and parks and recreation.

Page 43 of the Comprehensive Plan reflects Parcel Specific Considerations specific to the Mantua Professional Center. In particular, the Plan contemplates alternative uses for the portion of the Center currently designated as Commercial Corridor (i.e., the Property) that includes townhomes. The proposed change of the Place Type to Townhouse/Single-Family Attached Neighborhood will facilitate this use as recommended within the Plan and ensures that development is complementary in accordance with Land Use Strategies Goal 1 (See Page 25 of the Plan). Page 29 of the Plan specifies certain physical characteristics applying to townhouse development that is adjacent to single-family detached residences, including the provision of landscape setbacks at the adjoining edges and building height of up to forty-seven feet. The Place Type supports up to twelve dwelling units per acre. The Master Development Plan meets the Place Type criteria as evidenced through the architectural drawings provided within the plan set; landscape setbacks shown on the plans; and a proposed density of 6.6 dwelling units per acre, well within the twelve units per acre supported in the Townhouse/Single-Family Attached Neighborhood Place Type.

Beyond the site-specific recommendations, the proposed development meets several of the City's interconnected goals that are interwoven throughout the Plan. On Page 17, the Plan includes the observation that "as developable land has become scarcer, new residential development has been more dependent on infill and redevelopment sites." This observation is discussed further in the neighborhood context on Page 47. Relatedly, Page 20 identifies the issue of declining housing affordability, as rising housing values have outpaced increases in income. Completing this loop, Housing Goal 1 on Page 55 is the support of a wide range of housing types, with the Plan text specifically identifying the City's shortage of Townhomes and Outcome H1.1 calling for the continued development of underrepresented housing types. The Master Development Plan proposes infill development that adds a desired, and currently limited, housing type to the City's existing stock of housing units.

As noted on Page 61 of the Plan, most of the City's properties are within the Architectural Control Overlay District (except for single-family residential properties and those properties within other overlay districts), and plans are reviewed by the Board of

Architectural Review (and City staff) to confirm proposals meet design guidelines. The proposed development delivers quality construction and an attractive design, and provides energy efficient design features that meet the Plan's Sustainability Initiative Outcome SI1.1 (See Page 111 of the Plan). The architectural design and materials are compatible with the remainder of the Center. As part of the processing of this rezoning request, the Applicant will concurrently process a review, and seek a positive recommendation from, the City's Board of Architectural Review for a Certificate of Appropriateness. The application to the Board of Architectural Review was submitted on September 27, 2024 and a Work Session was conducted with the BAR on November 6, 2024.

Lastly, the Plan includes a handful of related content and goals under the headings of Parks and Recreation and Sustainability Initiatives. On Page 113, Sustainability Initiatives Outcome SI2.2 includes access to parks, recreation, trails, and open space. Similarly, Page 134 highlights the "essential contribution" recreation and open space make to a healthier population and greener city. The proposed development is just a short walk to existing community and linear parks (see Page 125 of the Plan for a map of parks by type), and the Property itself has been designed to provide approximately forty percent (40%) open space, twice the area specified by the City's Zoning Ordinance. Residents will have access to a park-like setting when they walk out their front door, and can then easily stroll or bike to the City's network of public parks and open space areas.

For the reasons set forth above, the proposed development is in substantial conformance with the Comprehensive Plan.

B. Any greater benefits the proposed planned development provides to the city than would a development carried out in accordance with the general zoning district regulations;

The proposed development will provide substantial benefits to the City beyond those that would be realized by the existing improvements and a development conducted under the existing zoning regulations. Most directly, the existing Planned Development-Commercial ("PD-C") zoning would not permit the Townhouse use now proposed (See Section 3.8.5.B of the Zoning Ordinance). The current office buildings are underutilized and thus offer a limited tax benefit to the City. As discussed above, replacement of the office use with a small residential infill community conforms with the Comprehensive Plan and preserves the unique qualities and character of the neighborhood and surrounding vicinity, while generating a fiscal benefit for the City.

Also of note, the City's Comprehensive Plan contemplates provision of either multi-family residential or townhome units at this site. The Applicant notes that a townhome community is a fitting use and reflects consideration of the site's location adjacent to single family detached subdivisions located to both the south and east of the property. The new community will allow for a smooth transition from these homes to the rest of the Center, providing the City with not only needed housing stock but also an enhanced transition between existing adjacent uses.

C. Suitability of the subject property for the development and uses permitted by the general zoning district regulations versus the proposed district;

The Property is well suited for a small infill townhome development. The site is served by existing road and utility infrastructure that require limited modifications to facilitate the townhome use, and the proposed use change is directly identified in the City's Comprehensive Plan as an appropriate alternative for the subject parcel.

D. Adequacy of existing or proposed public facilities such as public transportation facilities, public safety facilities, public school facilities, and public parks;

The community is expected to reduce AM Peak, PM Peak, and Daily Weekday trips when compared to the estimated trips generated by the existing office use and will have a negligible impact on existing public facilities. The site is also served by both Metrobus and the City's CUE bus system, with an existing stop serving both systems located at the intersection of Pickett Road and Silver King Court (southern connection). And as previously noted, the community is both well-served by the City's existing network of parks and open space and will include twice the area of open space as required under the Zoning Ordinance. The proposed small infill development is adequately served by the City's existing public facilities.

E. Adequacy of existing and proposed public utility infrastructure;

The community will be served by the following existing utilities: sewer, water, gas, electric, communication services and dry utilities. The Applicant has received confirmatory letters that service is available from Dominion Energy, Washington Gas, Verizon and Cox Communications. The Applicant has also included a sanitary sewer analysis within the Master Development Plan (see Sheet C600) and has confirmed with City staff that there is adequate domestic water and gas service for the proposed community.

F. Consistency with the applicable requirements of this chapter, including the general provisions of §3.8.2;

The proposed development is consistent with Zoning Ordinance requirements, including general provisions set forth in Section 3.8.2, except for certain waivers and modifications listed on the Cover Sheet of the Master Development Plan and below.

G. Compatibility of the proposed planned development with the adjacent community;

The proposed development is compatible with the adjacent residential communities and the remaining portion of the Mantua Professional Center. The use of quality architecture and materials provides compatibility with the surrounding uses, and the Master Development Plan conforms with requirements for physical characteristics of townhomes built adjacent to existing single-family detached communities, as set forth in the City's Comprehensive Plan. Further guidelines set forth in both the Comprehensive Plan and the City's Zoning Ordinance ensure that

appropriate transitions between the adjacent uses are provided, and the Applicant has maintained existing forest buffer at the site limits to the extent practicable.

H. *Consistency with the general purpose of the planned development districts in §3.8.1 and the stated purposes of §3.2.3;*

The proposed development is consistent with both the general purposes stated in Section 3.8.1 and specific purposes associated with Planned Development Residential districts as set forth in Section 3.2.3.A. The Applicant has utilized the flexibility inherent in the PD-R district to design a unique residential townhome infill community with unit access off an existing private roadway. The community conforms with guidance and recommendations within the Comprehensive Plan (as discussed above) and is sensitive to its surrounding context.

I. *Compatibility of each component of the overall development with all other components of the proposed planned development;*

The Applicant proposes a single-component project comprised of residential uses and compatibility of multiple components within an overall development is therefore not applicable to this project. See also the response within item ‘G,’ above.

J. *The quality of design intended for each component of the project and the ability of the overall master development plan to ensure a unified, cohesive environment at full build-out;*

As noted above, the Applicant proposes a single-component project comprised of residential uses. Specific to this use, the Applicant is proposing a high-quality and attractive design to create a unique community that is context-sensitive and achieves vision and policy objectives the City has established within the Comprehensive Plan. The outdoor public spaces of “Highlands at Mantua” create a sense of enhanced community for its residents through providing a pedestrian friendly environment that link two main recreation amenity areas. A large circular shaped patio space is provided on the central part of the site. This area includes a pergola, grills, and seating surrounded by lush shrub and perennial landscaping, and will serve as the heart of the community, providing a social hub for everyday neighborly interaction. A secondary recreation area in between the townhome buildings provides a multi-purpose lawn area for residents of all ages to play on and enjoy. The lawn is surrounded by pathway, seating areas, and additional landscaping, which allows users a more secluded outdoor experience.

K. *Self-sufficiency requirements for each phase of the overall project of §3.8.2.H;*

The Property is a 2.12-acre infill development and phasing this redevelopment is not proposed for the project.

L. *The effectiveness with which the proposed planned development protects and preserves the ecologically sensitive areas within the development; and*

The Property is currently developed, with no significant ecologically sensitive areas. The Applicant has maximized tree preservation to the extent practicable, which includes the preservation of significant forest areas that will continue to serve as a buffer between the new townhomes and existing residential subdivisions to the east and south.

M. The extent to which the residential component of the proposed planned development promotes the creation and preservation of affordable housing suitable for supporting the current and future needs of the city.

While the proposed community is not subject to affordable housing requirements,² the Applicant notes that the provision of additional housing stock yields the general benefit of offering newly built homes to individuals and families seeking to move into or relocate within the City, and that increasing the supply of available units can help control rising housing costs in the market. This relief of pressure on both pricing and the age of the City's housing stock in turn aligns with the City's desire to preserve "naturally occurring affordable housing" as stated within the 2035 Comprehensive Plan, notably Housing Goal 2 (see Page 57 of the Plan).

IV. WAIVERS AND MODIFICATIONS

The proposed development will provide residential development, and, to the best knowledge of the Applicant, will conform to all applicable ordinances, regulations, and adopted standards, except for the following waiver and modification requests:

- A waiver of the Zoning Ordinance Section 4.5.6.B requirement for street trees along the southern and eastern sides of the one-way private street (Silver King Court) due to the proposed townhome design with front loaded driveways and garages. Street trees will be provided along the northern and western sides of the street to the best extent possible.
- A modification to PFM Detail 401.01: Typical Curb and Gutter Street Section, to allow for a reduction in road width of the private one-way road (Silver King Court) from 30 feet to 23 feet. This reduction allows the Applicant to better meet the buffer requirements and provide site amenities. The Property's narrowness at this location also contributes to the need for this modification. Line of sight angles will be safe.
- A waiver of the Subdivision Ordinance Section 2.3.4.A requirement for a sidewalk on both sides of the street for the southern and eastern portions of Silver King Court to reduce the impact into the existing tree areas along the southern and eastern portions of the Property.
- A modification of the Zoning Ordinance Section 4.5.5.D requirement for a fence along the Transitional Screening Yard 2. Additional trees are proposed to be

² Under Section 3.9.2.B.1 ('Applicability') of the Zoning Ordinance an application for less than thirty (30) dwelling units is not subject to the City's Affordable Dwelling Units Program.

substituted for the required fence via the provisions of “alternative compliance” contained in Zoning Ordinance Section 4.5.10.

- A modification of the Zoning Ordinance Section 4.5.6.B requirement for street trees to be located along Pickett Road due to an existing easement. The street trees will be located further away from Pickett Road out of the easement area. The required number of trees will be met.
- A modification of the Zoning Ordinance Section 3.5.1.C.2 requirement that “no more than two of any 10 or one of any three to five abutting dwelling units having the same front yard setback.” As proposed, the five-unit stick of townhomes meet the requirements as each two-foot offset is different. Dimensions were added to Sheet C300 of the MDP for clarification. The nine-unit stick of townhomes would meet the requirements if 10 units were proposed, therefore a slight modification of this requirement is requested.
- A modification of the Zoning Ordinance Section 4.11 requirement to underground all utility lines. Subsection 4.11.D provides the ability to request relief from this requirement as a Special Exception from the City Council. The Applicant is unable to commit to taking the burden of completing the undergrounding with the scope of this project. A cost estimate of the undergrounding will be provided by Davis Utility to demonstrate this burden.