

Mathy Park Information Sheet

Property Address/Tax Map:	10251 Main Street (57-4-02-142), 10318 Sager Avenue (57-4-02-139), 10320 Sager Avenue (57-4-02-140), and 10324 Sager Avenue (57-4-02-141)
Property Size:	3.14 acres
Applicant:	MS-Sager, LLC (Madison Homes, Inc.)
Current Zoning District:	CR – Commercial Retail along Main Street and RH – Residential High over the remainder of the property.
Overlay District:	Old Town Fairfax Transition Overlay District
Adjacent Uses:	North – Main Street East – Fairfax City Museum and Visitor Center and Ratcliffe Park South – Sager Avenue West – Providence Square Condominium
2035 Comprehensive Plan, Future Land Use Map Designation:	Townhouse/Single Family Attached Neighborhood and Public Green Network
Proposed Zoning District:	PD-R – Planned Development Residential
Proposed Use:	Residential. Twenty-one townhomes with a mix of front entry garage units and rear entry garage units.
Proposed Undisturbed Area:	+/- 68,000 SF or 50% of the total site area will remain undisturbed/open
Proposed Density:	6.69 dwelling units per acre
Proposed Parking:	Each unit will have an integral two-car garage and seven guest parking spaces are proposed on-site. 49 off-street parking spaces. 2.33 spaces/unit.
Proposed Vehicular Access:	Single proposed vehicular access point from Sager Avenue. Lining up with Barbour Drive to the south.