



City of Fairfax, Virginia

City Council Work Session

Agenda Item # _____

City Council Meeting _____

TO: Honorable Mayor and Members of City Council

FROM: Robert A. Stalzer, City Manager

SUBJECT: Request of Emre Zirekoglu for a City Council work session to discuss the potential development of townhomes on site located at the north intersection of Holly Street and Park Road, Tax Map 57-1-02-135, 57-1-02-136, 57-1-02-137 and 57-1-02-138.

ISSUE(S): Informational Work Session of City Council to discuss initial concepts for the proposed redevelopment of the site located at the north intersection of Holly Street and Park Road. Although a formal application has not yet been submitted, the applicant has prepared a design concept for discussion. The intent of this work session request is to receive initial feedback from City Council before proceeding with an official application.

SUMMARY: The applicant proposes to replace the existing low-rise office buildings and subdivided vacant lots with 13 Townhouses with access from Park road and Holly Street. The proposed development is dependent on a Comprehensive Plan Future Land Use Map Amendment, and a rezoning request. The proposal would not include redevelopment along Lee Highway.

FISCAL IMPACT: A fiscal impact analysis has not been conducted at this time.

RECOMMENDATION: Discussion and guidance on the overall site layout and program

ALTERNATIVE COURSE OF ACTION: City Council may choose to postpone discussion to a future date.

RESPONSIBLE STAFF/ Jason Sutphin, Community Development Division Chief
Brooke Hardin, Director, Community Development & Planning

POC: Supriya Chewle, Planner II

COORDINATION:

Community Development and Planning	Building and Fire Code
Human Services	Public Works
Fairfax Water	Police
City Attorney	Historic Resources
Real Estate	Commissioner of Revenue
Treasurer	

ATTACHMENTS: Attachment 1-Plans; Attachment 2- Summary of Districts

Background

The subject property is 1.12 acres located to the north of the Park Road and Holly St intersection consisting of lots 135,136, portion of 137 and portion of 138. The existing use on lot 138 is Commercial Retail (Next Day Blinds) with access from Lee Highway, existing use on lots 135 and 136 is Commercial Office with access from Park Rd and lot 137 is vacant.



Figure 1: Location Map

The subject property is zoned CR Commercial Retail and is within the Architectural Control Overlay District. Table 1 provides a summary of surrounding land uses.

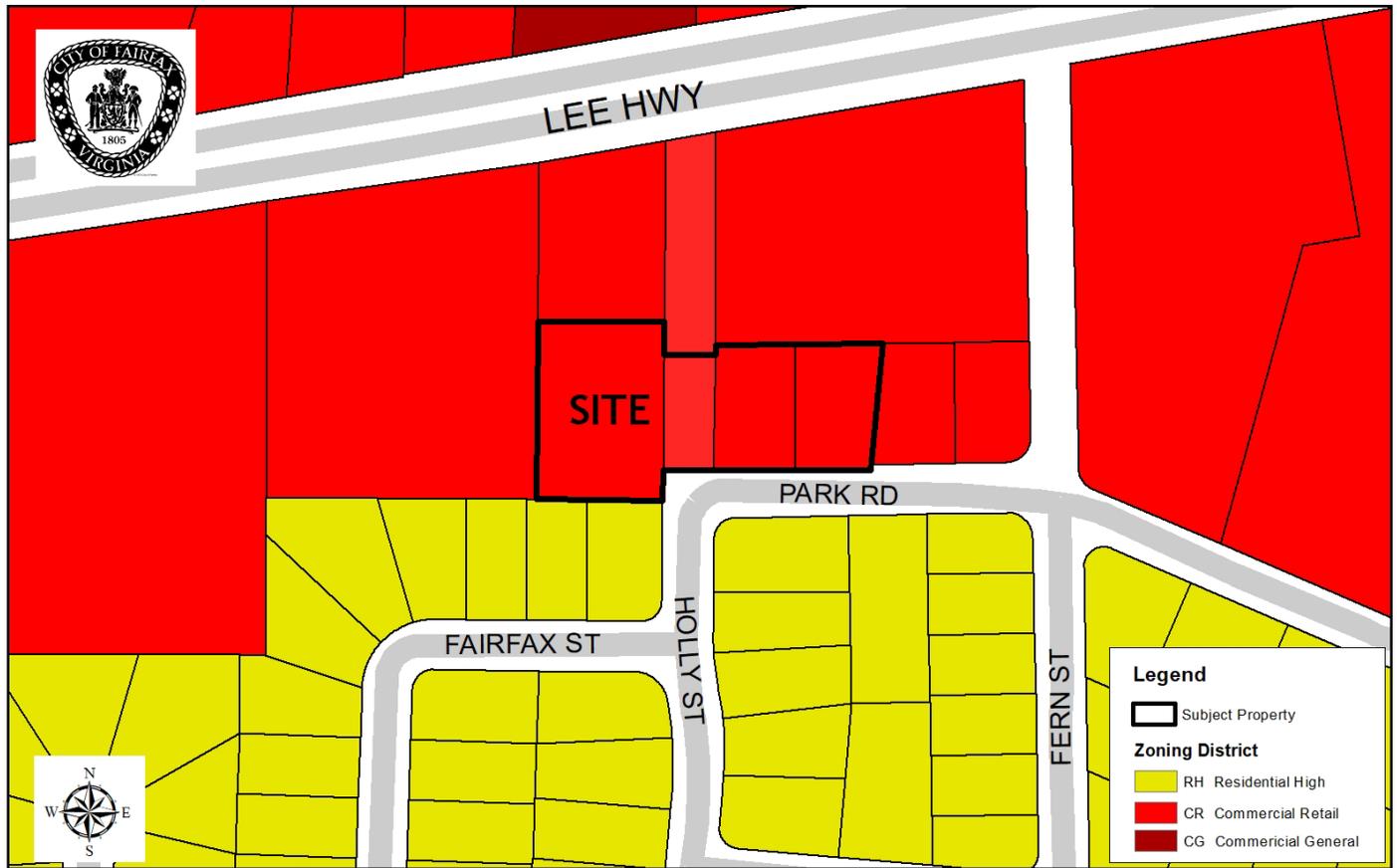


Figure 2: Existing Zoning

	Existing Zoning	Existing Land Use	Future Land Use
Site	CR Commercial Retail	Commercial – Office/Vacant	Commercial Corridor and Townhouse/Single Family Attached Neighborhood
North	CR Commercial Retail	Commercial - Retail	Commercial Corridor
South	RH Residential High	Residential - Single Detached	Single Family Detached Neighborhood
East	CR Commercial Retail	Commercial – Office, Residential - Single Detached	Townhouse/Single Family Attached Neighborhood
West	CR Commercial Retail	Commercial - Retail	Commercial Corridor

Table 1: Surrounding Property Descriptions

Land Use

The subject property is designated as Business Commercial and Townhouse/Single Family attached Neighborhood on the Comprehensive Plan Future Land Use Map as indicated in Figure 3.

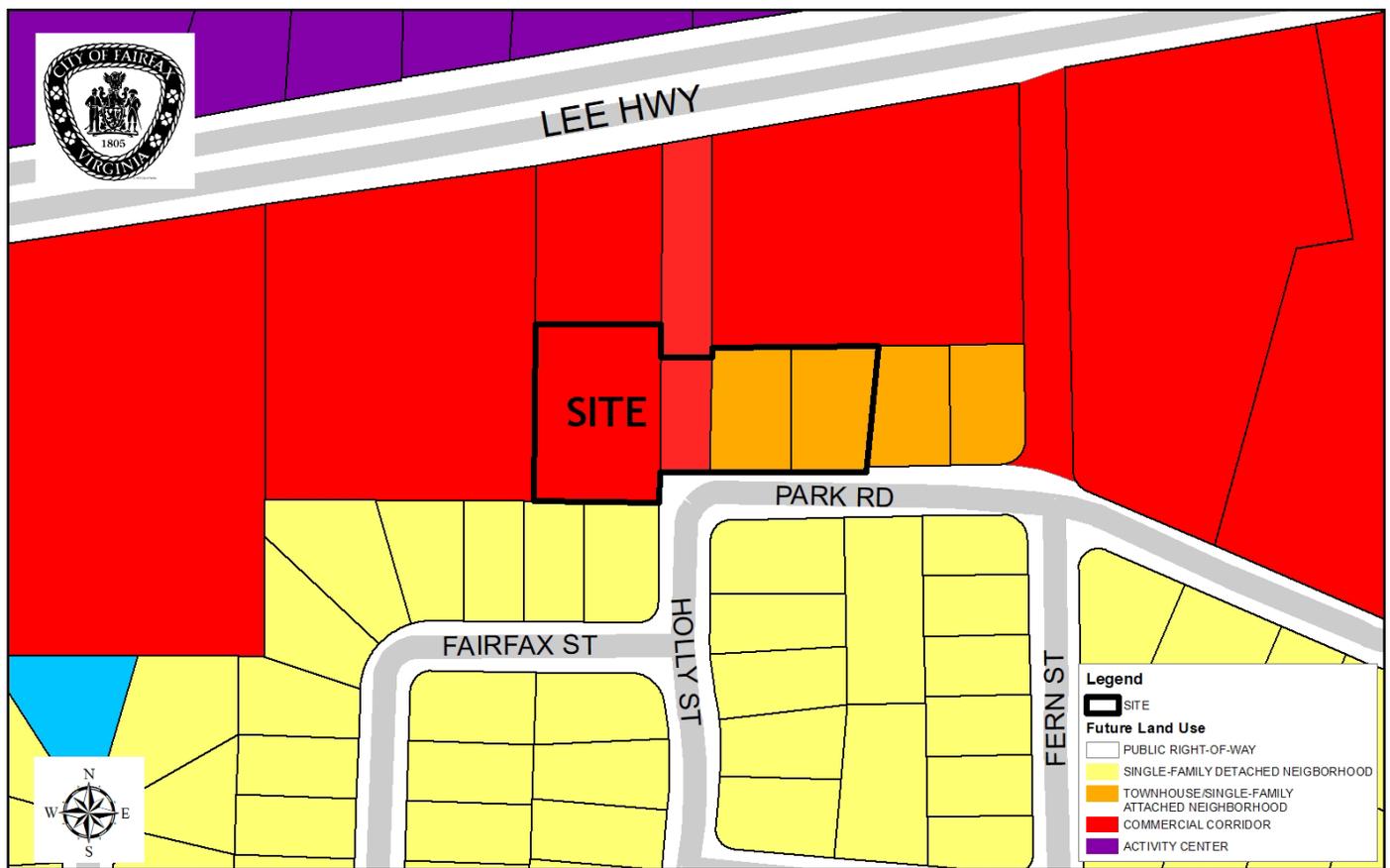


Figure 3: Future Land Use

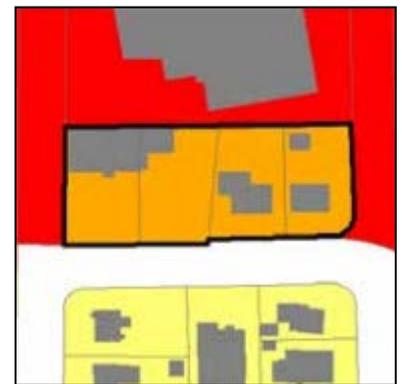
Townhouse/Single-Family Attached Neighborhood

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 or 45 feet may be considered. Predicated on the underlying zoning district, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 12 dwelling units per acre. (Comprehensive Plan Pg 29)

Park Road Properties

Four properties located along Park Road, totaling 0.89 acres, are located within the Westmore Neighborhood but are commercially zoned. Two of the parcels contain a commercial building. The other two parcels contain single-family residential buildings, though one is occupied by a commercial business. Given the location of these lots and their dependence on access from within the neighborhood, alternative uses may be more appropriate than a commercial zoning designation.

Single-family attached residential uses would provide a logical transition between the single-family detached neighborhood to the south and commercial uses to the north. Single-family detached residential uses may also be appropriate. Commercial uses may be appropriate if the properties are consolidated with commercial properties to the north so vehicular access is not dependent on Park Road. (Comprehensive Plan pg 40)



Proposal Summary

The applicant, Emre Zirekoglu, proposes to replace the existing low-rise office buildings on lots 135 and 136 and portion of lot 137 and portion of lot 138 with 13 Townhouses. The concept plan shows 7 townhouses with frontage along Park road and 6 townhouses with frontage on a private street. The proposed townhouses would have single car garages with driveways. The plan also shows a playground and 10 visitor parking spaces. The concept plan as submitted will require a subdivision of lots prior to consideration for rezoning as split zoning is prohibited.

The applicant proposes to file an application for amendment (2 lots) of the Comprehensive Plan Future Land Use Map from the existing Commercial Corridor designation, which does not support housing, to Townhouse/Single Family Residential attached neighborhood, which supports up to 12 dwelling units per acre. The subject site would have access from within the neighborhood and therefore alternative uses may be more appropriate than a commercial zoning designation as suggested in the Comprehensive Plan. The applicant proposes a rezoning from CR Commercial Retail to RT Residential Townhouse district. Residential Townhouse district is consistent with the Townhouse/Single Family Residential attached neighborhood land use designation.

The concept plan shows a private street, private streets are permitted only in zoning districts designated as “Planned Development Districts”. Planned Development Residential/Mixed Use District is permissible only on sites of at least two contiguous acres.

Subdivision Ordinance:

Section 2.4.1.A of the Subdivision Ordinance reads:

Every lot shall have frontage either:

- a. On a public street which, once constructed and improved by the applicant will qualify for acceptance into the city’s street system; or*
- b. On a private street approved as part of a planned development.*

Zoning Ordinance:

	RT	CR
Lot Area/Unit, Min(sq.ft)	1,500	20,000
Required Yards		
Front	10	20
Side (Interior) adjacent to residential	0	25
Side (Interior) adjacent to non-residential	0	0/10[2]
Rear, min adjacent to residential	20	25
Rear, min adjacent to non-residential	20	0
Height Max	3/35	5/60
Building Coverage, Max	60	60
Lot Coverage, Max	80	85
Tree Canopy	15	10

NOTES:

[2] No side (interior) yard is required, but if a building is not built to the lot line, a minimum 10 foot side (interior) yard shall be required.

A preliminary review by the city staff resulted in the following comments:

- The entrance to the site may present some issues since it’s not a traditional intersection and might need reconfiguration.
- The proposal is required to provide streets trees and 10 feet landscape strip along all streets.
- The proposal is required to provide 5’ sidewalk on both sides of all arterial, collector and local streets.
- Transition yard is required along properties zoned RH – TY1
- The applicant has proposed 15.47% tree canopy which meets the requirement.

- New trees cannot be planted within any utility easements.
- Decks can only encroach three feet in the rear yard.

PREPARED BY:



Supriya Chewle, AICP
Planner II

5/29/19

DATE

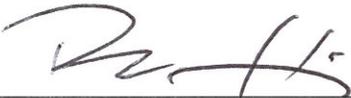
REVIEWED AND APPROVED:



Jason Sutphin
Community Development Division Chief

May 29, 19

DATE



Brooke Hardin
Director, Community Development & Planning

5/29/19

DATE