

MEMORANDUM



**To: Chair Jaworski and Members of the
Planning Commission**

From: Supriya Chewle, Planner II

**Through: Jason D. Sutphin, Community Development Division Chief
Brooke Hardin, Director of Community Development and Planning**

**Work Session – Potential development of Townhouses on a site located at the north
intersection of Holly St and Park Rd.**

Tax Map # 57-1-02-135, 57-1-02-136, 57-1-02-137 and 57-1-02-138.

Meeting

Date: June 24, 2019

The attached documents are inclusive of all materials for the Planning Commission work session on the above-referenced items, including a staff report and the materials that the applicant has provided in advance of this meeting. This memorandum serves to provide explanation of the purpose of this work session.

The applicant requests discussion with the Planning Commission regarding a proposed redevelopment of the subject site prior to filing an application. The applicant has requested this work session to gain initial feedback from the Planning Commission before proceeding with design refinements. The proposal would be dependent on a Comprehensive Plan Future Land Use Map amendment from Commercial Corridor to Townhouse/Single Family Residential attached neighborhood, and a rezoning from CR Commercial Retail to RT Residential Townhouse district.



CITY OF FAIRFAX

Department of Community Development & Planning

Planning Commission Work Session

WORK SESSION DATE

June 24, 2019

APPLICANT

Emre Zirekoglu

AGENT

Sami Kaffarani

PARCEL DATA

Tax Map ID

- ◇ 57-1-02-135
- ◇ 57-1-02-136
- ◇ 57-1-02-137
- ◇ 57-1-02-138

Street Address

- ◇ 11085 Lee Hwy
- ◇ 11006 Park Rd
- ◇ 11004 Park Rd

Zoning District

- ◇ CR- Commercial Retail

APPLICATION SUMMARY

Work Session of Planning Commission to discuss the proposed residential development. The intent of this work session request is to receive feedback from Planning Commission before submitting an application.

Location Map



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.

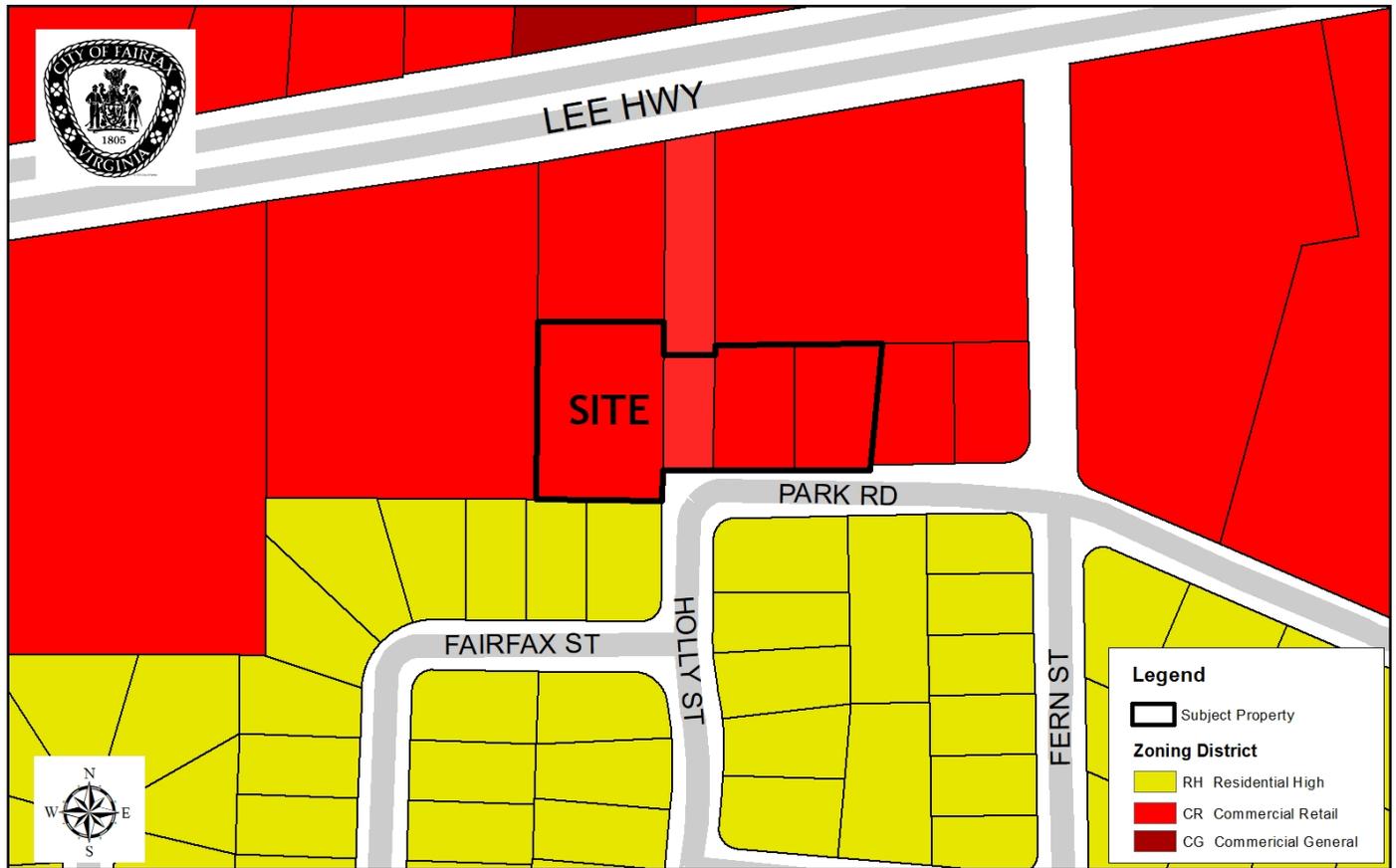


Figure 2: Existing Zoning

	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.

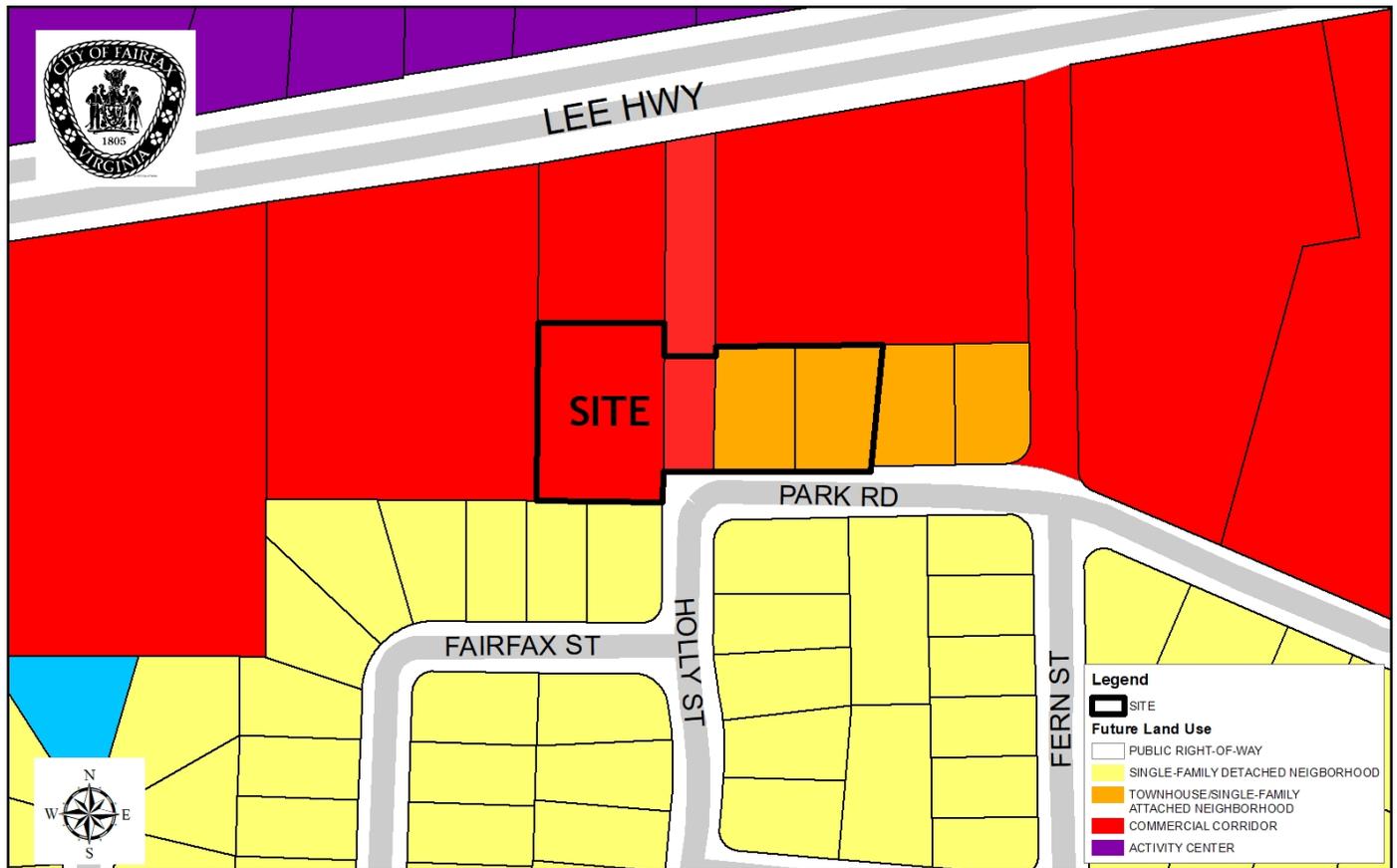


Figure 3: Future Land Use

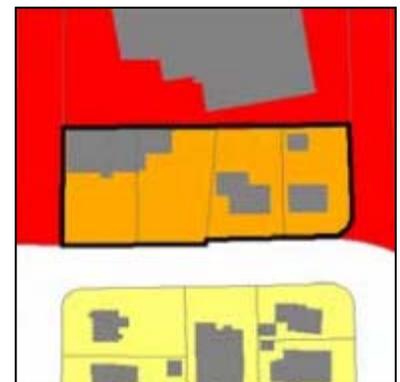
Townhouse/Single-Family Attached Neighborhood

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.