



CITY OF FAIRFAX

Department of Community Development & Planning

City Council Work Session

WORK SESSION DATE

April 2, 2019

POTENTIAL APPLICANT

Madison Homes, Inc.

OWNER

Ali Javad
John and Tiffany Valenzuela
Brian Glenn Powell

AGENT

Lynn Strobel, Attorney

PARCEL DATA

Tax Map ID

57-4-02-139
57-4-02-140
57-4-02-141
57-4-02-142

Street Addresses

10251 Main Street
10318-10324 Sager Avenue

Zoning District

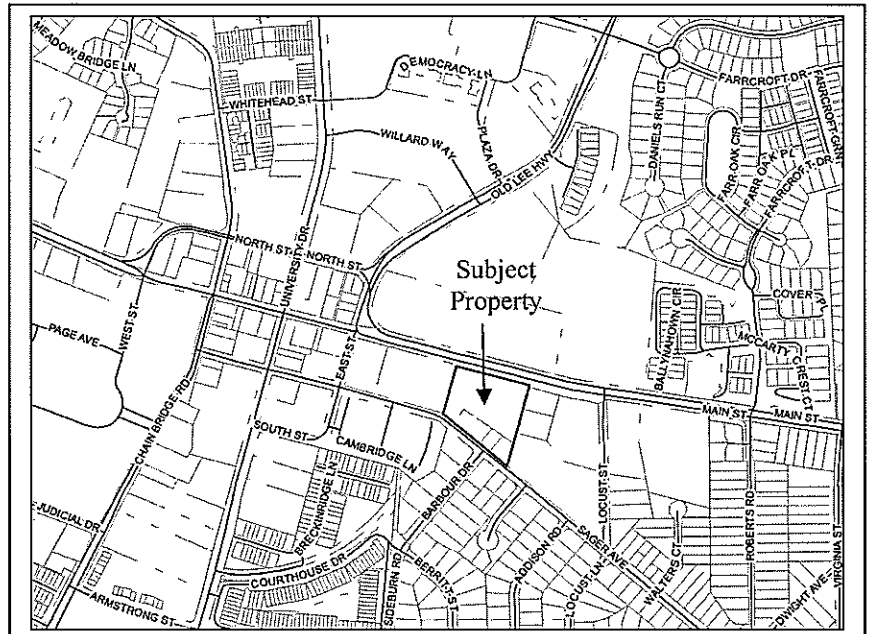
CR, Commercial Retail
RH, Residential High

Overlay District

Old Town Fairfax Transition

APPLICATION SUMMARY

The potential applicant proposes to replace two existing single-family homes and undeveloped land with a 21-unit townhouse project. A rezoning from CR Commercial Retail District and RH Residential High to PD-R Planned Development Residential may be necessary and a Special Use Permit to allow redevelopment activity to occur in the floodplain may be required as well. There may potentially be Special Exception requests based on final design. Those have not been identified at this time.



BACKGROUND INFORMATION

The subject property consist of four parcels totaling 3.14 +/- acres with two single-family detached homes. One home site has a 1,215 square foot home that was constructed in 1929 and the other home site has a 700 square foot home that was constructed in 1917. Both homes front onto Sager Avenue. A large portion of the site contains a significant amount of floodplain and RPA, which limits development potential. An 8-foot wide asphalt trail between Sager Avenue and Main Street was constructed on the west side of the site sometime between 2005 and 2007 and is in a city easement.

Further information on adjacent properties is provided below:

Direction	Existing Land Use/Uses	Zoning	Future Land Use
Site	Residential – Single family detached/Vacant land; Two Single-family homes and undeveloped land	CR Commercial Retail RH Residential High	Townhouse/Single-Family Attached Neighborhood Green Network
North	Commercial Retail/ Retail Shopping Center	CR Commercial Retail	Activity Center
South	Single-Family Home/ Single-Family Detached Home/Walking Trail-Bike Path and Townhomes	PD-M Planned Development Mixed Use RH Residential High PD-R Planned Development Residential	Single-Family Detached Neighborhood Green Network
East	Institutional/ Fairfax Museum & Visitor Center; Institutional/Museum Parking; Open Space – Recreational/Park; Ratcliffe Park	CO Commercial Office	Social and Civic Network Commercial Corridor Green Network
West	Residential Multi-Family; Providence Square	PD-M Planned Development Mixed Use	Multi-Family Neighborhood

The Comprehensive Plan Future Land Use designation for the subject property is Townhouse/Single-Family Attached Neighborhood and Green Network. The surrounding land use designations are Activity Center, Single-Family Detached Neighborhood, Green Network, Social and Civic Network, Commercial Corridor, and Multi-Family Neighborhood (See Attachment 3). The subject property has split zoning districts of CR Commercial Retail and RH Residential High. The surrounding zoning districts are CR Commercial Retail, CO Commercial Office, RH Residential High, and PD-R Planned Development – Residential, and PD-M Planned Development – Mixed Use (See Attachment 4). The subject property is entirely surrounded by a mixture of residential and non-residential uses that range from the Fairfax Museum & Visitor Center to a five-story multi-family building, Ratcliffe Park, and single-family homes to townhomes (See Attachment 2). The PD-R zoning supports flexibility in housing options within a planned development that includes open space, which are being considered in this plan.

CONCEPTUAL PROPOSAL

The potential applicant proposes to replace two existing single-family homes and undeveloped land with a 21-unit townhouse project. A rezoning from CR Commercial Retail District and RH Residential High to PD-R Planned Development Residential may be required and a Special Use Permit to allow redevelopment activity to occur in the floodplain may also be required. The plan

provides for 49 parking spaces, which exceeds the required minimum of 32 spaces. There is one access point from Sager Avenue that lines up with Barbour Drive to the south. The western half of the site would remain as undisturbed, open space due to floodplain regulations and Chesapeake Bay preservation area requirements. The plans depict some encroachment into the floodplain and RPA at the private street entrance. Both City and FEMA review and approval would be required prior to plan approval.

PRELIMINARY STAFF ANALYSIS:

Staff has provided some preliminary feedback on the conceptual plan. It is noted that these observations are based on a preliminary plan and it is expected that staff will have more comments after an application is filed.

Planning

1. A rezoning from CR Commercial Retail District and RH Residential High to PD-R Planned Development Residential may be necessary and a Special Use Permit to allow redevelopment activity to occur in the floodplain may be required as well.
2. Building heights are limited to 48 feet in the Old Town Fairfax Transition Overlay District.
3. Townhouses are required to have 2 parking spaces per unit. However, in the Transition Overlay District parking can be reduced by 50% provided that each dwelling unit shall have no less than 1.50 spaces.
4. A 10-foot sidewalk is required along the property frontage on Sager Avenue and Main Street in the Old Town Fairfax Transition Overlay District.
5. A Tree Survey is required.
6. Preserve healthy trees on City property along the eastern boundary line.
7. Site design, including potential requests for special exceptions, would be reviewed by staff with application submission.
8. A Certification of Appropriateness would be required. After submittal, the BAR would review and provide a recommendation to City Council.
9. Submit a fiscal impact analysis for the proposed use.

Code Administration

1. Provide for turning movements to accommodate large emergency vehicles.
2. Four story units are required to have sprinklers.
3. Locations of fire lane designations, signage and hydrants will need to be shown.

Public Works

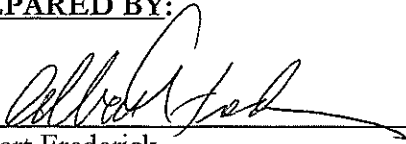
1. A Flood Study is required as modifications to floodplain are proposed.
2. A wetland delineation boundary is required.
3. A Special Use Permit to allow redevelopment activity to occur in the floodplain may be required.
4. Property is located in the Resource Protection Areas (RPA) and is subject to the Section 4.18 of the Zoning Ordinance.
5. Stormwater management plan requires that private and public water be handle separately.

Transportation

1. A traffic study is required.
2. Pedestrian connections to Main Street should be provided.
3. Access to the trail/bike path to the west should be provided.

4. Sidewalks (10-feet) are required along the street frontage as the property is located in the Old Town Transition Overlay District.
5. Install a stop sign at Sager Avenue.

PREPARED BY:

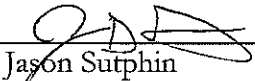


Albert Frederick
Senior Planner, Community Development & Planning

3/27/19

DATE

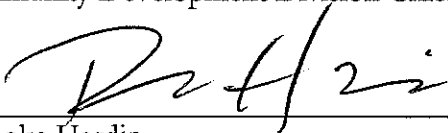
REVIEWED AND APPROVED:



Jason Sutphin
Community Development Division Chief

3/27/19

DATE



Brooke Hardin
Director, Community Development and Planning

3/27/19

DATE