

MEMORANDUM

To: Chair Angres and Members of the Planning Commission

From: Albert Frederick, Senior Planner

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

Subject: Pre-Application Briefing – Circle Gateway

Meeting Date: September 12, 2022



The attached documents are inclusive of materials for the Planning Commission pre-application briefing on the above-referenced items, including a briefing with a narrative and conceptual plan. The site is located on the west side of Old Lee Highway, south of Fairfax Boulevard, north and east of Fairfax Circle Shopping Center, and west of The Home Depot and Old Pickett Road. The intent of this pre-application briefing is to receive initial feedback on a design concept from the Planning Commission before proceeding with an official application.

The concept plan proposes to develop approximately 16,000 sq. ft. of ground floor commercial with approximately 230 multifamily dwelling units in a proposed 10-story building on 1.64 +/- acres. A rezoning from CR Commercial Retail to CU Commercial Urban, a Special Use Permit for upper story residential/mixed-use and Special Exceptions for height, density and parking may be required. Additional applications may be required based on final design if an application is submitted. Further detail is provided within the attached staff report. A fiscal impact analysis has not been conducted at this time.

Pre-Application Briefing – Planning Commission

SITE DETAILS

Address: 3226 & 3250 Old Lee Highway

Current Zoning: CR Commercial Retail in Architectural Control Overlay District (ACOD)

Current Use: Vacant Retail

Comprehensive Plan Future Land Use Designation: Activity Center Place Type

Site Area: 1.64 +/- acres

Number of lots: 2

Property Owners: Woodbridge Commons, LLC

Potential Applicant: Carlos M. Montenegro, PC for Aksoylu Properties, LLC



Development Concept:

The concept plan shows the following elements:

- 16,000+/- sq. ft. of ground floor commercial with 230+/- multifamily dwelling units in a proposed 10-story building
- 407+/- total parking spaces within 5-levels of structured parking
- Proposed new street through site connecting Campbell Drive to Old Lee Highway
- Stormwater management may include below grade detention and filtration, planter filters, porous pavement, and roof top filtration

Potential Applications: If an application is submitted, this concept would require land use approvals that could potentially include, but are not limited to:

- Rezoning from CR Commercial Retail to CU Commercial Urban
- Special Use Permit for upper-story residential/mixed use building
- Special Exceptions for height, density, and parking requirements
- Major Certificate of Appropriateness for architecture and landscaping

Specific applications will be assessed at a future date when a complete application package is submitted by the applicant.

Preliminary Feedback: City review agencies have provided the following feedback to the developer. Staff has met with the potential applicant to discuss:

- Consistency with the Comprehensive Plan Activity Center Place Type
 - Maximum density of 48 du/acre
 - Height of 5 stories/60 feet
- Consistency with Multi-Modal Plan
- The Technical Assistance Panel study (TAP) from the Urban Land Institute (ULI) undertaken in partnership with the city to explore the development potential of the southwest quadrant of the Fairfax Circle Activity Center and upcoming Small Area Plan for the entire activity center
- Zoning requirements for CU Commercial Urban
 - Maximum density of 20 du/acre (24 du/acre – Affordable Dwelling Unit)
 - Maximum height of 5 stories/60 feet
 - 50% build-to line with 15-foot maximum front setback
 - Maximum building coverage – 80%
 - Maximum lot coverage – 100%
- Parking Requirements
 - Upper story residential/mixed use buildings: 1.25 spaces per efficiency unit; 1.5 spaces per 1 bedroom unit; 2 spaces per 2 or more bedroom units
 - Retail/Restaurants: 1 space per 200 sq. ft. of floor area
- Affordable Dwelling Units (minimum requirement of 6%) – 14 units
- Staff supports the concept of extending Old Pickett to connect the street grid. Potential connections to both Spring and Campbell are shown in the Fairfax Circle Vision and Intersection Concepts.
- Public or private street (to be determined). Connecting the street underneath the building will require additional consideration of impacts to fire access, maintenance, deliveries, etc.
- There should be good pedestrian routes on all sides of the building as well as along Old Lee Highway and the new road. Some areas appear to lack connectivity or potentially conflict with parking. Should extend pedestrian improvement to complement Old Lee Highway Multimodal Improvements project.
- Provide a direct connection from building to public transit stops.
- Provide a separation between pedestrians and motorists.
- A Capital Bikeshare station at or near this development could be a good option to complement the existing public transit and other transportation options.
- Staff recommends transportation demand management (TDM) strategies.
- A sanitary sewer capacity analysis to the trunk main would need to be provided.
- Storm sewer analysis should consider that downstream sewers are in the floodplain and may be inundated during storms under that intensity.
- GIS data shows a storm sewer running through the 3226 and 3220 parcels that carries flows from Fairfax Blvd. Staff recommends a utility survey be conducted to verify the existing layout, and if necessary, rerouting of this storm sewer be considered early in the design.

- Staff recommends a soil study early in the design process if infiltration practices are proposed due to proximity to the floodplain and potential for high ground water table.
- Provide more information on the concept of a stacked stormwater management.
- Where Old Pickett Road extends through the building/project it will need to be designated fire lane (city street).
- The parking drive lane of the adjoining shopping center (southwest) will need to be designated fire lane and be a minimum of 20 feet wide.
- There will likely need to be new fire hydrants added.
- The northeast retail does not appear to have a loading/delivery area. Parking for delivery cannot occur on Old Lee Highway or Old Pickett Road.

Attachments: Includes submission materials received from the potential applicant:

1. Briefing Letter
2. Briefing Concept Plan