

## MEMORANDUM

To: Chair Feather 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 – The Highlands at Mantua

Meeting Date: June 26, 2023



The attached documents are inclusive of materials for the Planning Commission pre-application briefing on the above-referenced items, including a narrative and conceptual plan. The site is bounded by Pickett Road and the Army Navy Country Club to the west, City-County boundary line and Mantua Subdivision (Fairfax County) to the east, The Enclave Condos/The New School of Northern Virginia to the north, and Pickett's Reserve subdivision to the south. 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 replace approximately 21,566 square feet of existing offices with fourteen (14) front loaded townhomes with a total of 67 parking spaces including 11 parallel spaces on a private street. Sidewalks on both sides of a private street with crosswalks to connect two open space areas with amenities on 2.12 +/- acres. A Comprehensive Plan Amendment from Commercial Corridor to Townhouse/Single-Family Attached Neighborhood, an amendment to the existing Planned Development, Map Amendment (Rezoning) from PDC Planned Development-Commercial to PDR Planned Development-Residential, a Master Development Plan with commitments and modifications, and a Major Certificate of Appropriateness may be required. Additional applications may be required based on final design if an application is submitted. Further detail is provided within the attached briefing. A fiscal impact analysis has not been conducted at this time.

# Pre-Application Briefing – Planning Commission

## Site Details

**Address:** 9461-9495 Silver King Court

**Current Zoning:** PDC Planned Development-Commercial in Architectural Control Overlay District (ACOD)

**Current Use:** Office

**Comprehensive Plan Future Land Use Designation:** Commercial Corridor

**Site Area:** 2.12 +/- acres

**Number of lots:** 1

**Property Owners:** RJL Associates Inc.

**Potential Applicant:** David Houston for RJL Associates Inc.



## Development Concept:

The concept shows the following elements:

- 14 front loaded townhomes with a total of 67 parking spaces including 11 parallel spaces on a proposed private street
- sidewalks on both sides of the private street with crosswalks to connect to two open space areas with amenities (i.e., a dog run, fire pit, lawn, picnic area, and a pergola).

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

- o Comprehensive Plan Amendment from Commercial Corridor to Townhouse/Single-Family Attached Neighborhood
- o Amendment to existing Planned Development
- o Map Amendment (Rezoning) from PDC Planned Development-Commercial to PDR Planned Development-Residential
- o Master Development Plan with commitments and modifications
- o 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 potential applicant.

**Preliminary Feedback:** City review agencies provides the following feedback to the potential applicant:

- Community Development and Planning
  - Comprehensive Plan Amendment from Commercial Corridor to Townhouse/Single-Family Attached Neighborhood
    - Supports up to 12 du/acre and up to 4 stories/45 feet in height
    - Supported by the Comprehensive Plan for redevelopment opportunities for specific parcels, consideration shall be given to multifamily residential or townhouses in portions of the site currently designed as Commercial Corridor and Social/Civic Network. Any expansion of residential uses in the complex should be cognizant of existing neighborhoods to the south and east and should provide adequate transitions in these areas (2035 City of Fairfax Comprehensive Plan, Land Use, Page 43).
  - Map Amendment (Rezoning) from PDC Planned Development-Commercial to PDR Planned Development-Residential and an amendment to the existing Planned Development
  - Master Development Plan with commitments and modifications to redevelop the office at Mantua Professional Center into 14 residential townhomes on 2.12 +/- acres while retaining the Architectural Control Overlay District (ACOD)
    - Transitional Yard (TY2)
    - Open Space requirement and Tree Canopy requirement is 20%, maybe eligible for tree preservation credits
    - Parking space requirement is 2 spaces per unit
  - Proposal is subject to Section 4.11 (Underground Utilities) of the Zoning Ordinance.
  - Subject to Board Architectural Review for architecture and landscaping
- Public Works/Transportation
  - Potential one-way street for Lewis Lane
  - Provide sight distance and check pedestrian visibility at crosswalks
- Public Works/Stormwater Management
  - There is limited existing storm sewer infrastructure on Pickett Rd, so the applicant will need to consider this in where they connect their storm sewers to.
  - No increase in impervious does not automatically mean stormwater requirements are satisfied.
- Code Administration
  - Demonstrate that the largest city apparatus can make the turning movements through the proposed internal streets of the complex

**Attachments:** Includes submission materials received from the potential applicant:

1. Request for Pre-Application Briefing
2. Pre-Application Briefing Concept Plan

2311 WILSON BOULEVARD  
SUITE 500  
ARLINGTON, VA 22201  
PHONE 703.525.4000  
FAX 703.525.2207

David S. Houston  
[DHouston@beankinney.com](mailto:DHouston@beankinney.com)

June 2, 2023

Mr. Brooke Hardin  
Director of Department of Community  
Development & Planning  
City of Fairfax  
10455 Armstrong Street, Room 207  
Fairfax, Virginia 22030

Re: Mantua Professional Center – Redevelopment Proposal  
9461-9495 Silver King Court  
Parcel ID 58-2-10-001A1  
Request for DRT Meeting and Pre-Application Briefings

Dear Mr. Hardin:

Following up on our meeting with you and members of your staff on May 9<sup>th</sup>, RJL Associates Inc., as the original developer and current title owner of the Mantua Professional Center office buildings, requests the City's consideration of a redevelopment plan to remove the existing office structures and replace them with fourteen townhomes. The subject property is approximately 2.12 acres. Attached for your review are two renderings entitled Contextual Project Exhibit and Conceptual Project Site Layout that depict the location of the townhomes and their relation to the other uses on the property (i.e., the New School and the Enclave residential condominiums).

As we discussed during our meeting, the entitlement process for this redevelopment would include both a Comprehensive Plan Amendment and a Rezoning application from the PD-C to the PD-R zoning district. As noted in the current Land Use chapter of the Comprehensive Plan, the Mantua Professional Center is specifically identified as a location for a possible use modification. The Plan notes that the overall Mantua property was originally approved as an office development in 1975 but only a portion of the approved office buildings were ever constructed. Subsequent changes to the approved plans converted portions of the site to be used as a private school and for multifamily condominiums. The Comprehensive Plan further states that alternative uses for the Mantua office component could include either multifamily or townhomes. Therefore, the Comprehensive Plan Amendment proposed here would implement that recommendation and change the place type to Townhouse/Single-Family Attached Neighborhood.

The rezoning of the subject property to the PD-R zoning district complies with the purposes of this planned development district because the property exceeds two acres and townhomes are a permitted use. The concept plan depicts ample tree canopy and useable open space areas above the minimum requirements, and each of the units has four parking spaces (two garage and two driveway) plus eleven parallel visitor spaces for a total



of 67 spaces. The traffic impact is minimal because the townhomes would generate fewer trips than the existing office uses (approximately 21,566 square feet of floor area).

RJL has concluded that the current office buildings on the property are outdated and outmoded for traditional office tenants. Significant portions of the office space have struggled to find suitable tenants that can pay fair market rents. This results in high vacancy rates and rents below levels that provide a reasonable return. In terms of fiscal benefits to the City, the subject property paid less in real estate taxes in 2022 (\$39,000) than it did in 2012 (\$40,000).

On behalf of RJL, I would request that this project and the conceptual plans be included on the DRT Agenda for June 9<sup>th</sup>, and for a pre-application review briefing before the Planning Commission on June 26 and the City Council in early July.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'David S. Houston', with a stylized flourish at the end.

David S. Houston

Attachments – Concept Plan Rendering

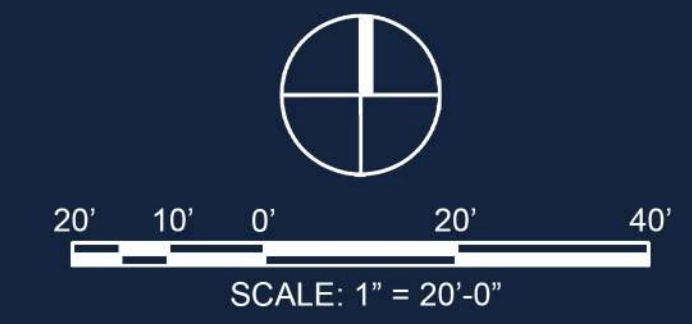
cc: Jason Sutphin  
Paul Nabti  
Albert Frederick  
Cam Lewis  
John Rinaldi



le Earth

# Contextual Project Exhibit

Lewis Property  
City of Fairfax, Virginia



Date: 06-01-2023  
Project #: 23123.001.00  
Drawing #: 112746  
Drawn/Checked: ZY/JR

Notes:  
1. This conceptual rendering is for illustrative purposes only.  
2. Imagery obtained from Google Maps.

