

City of Fairfax

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City Council

December 19, 2017

Pre-Application Work Session

# Capstone Collegiate Communities

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Tax Map # 57-2-20-006A

University Dr, Democracy Ln, & Layton Hall Dr

# Site Location



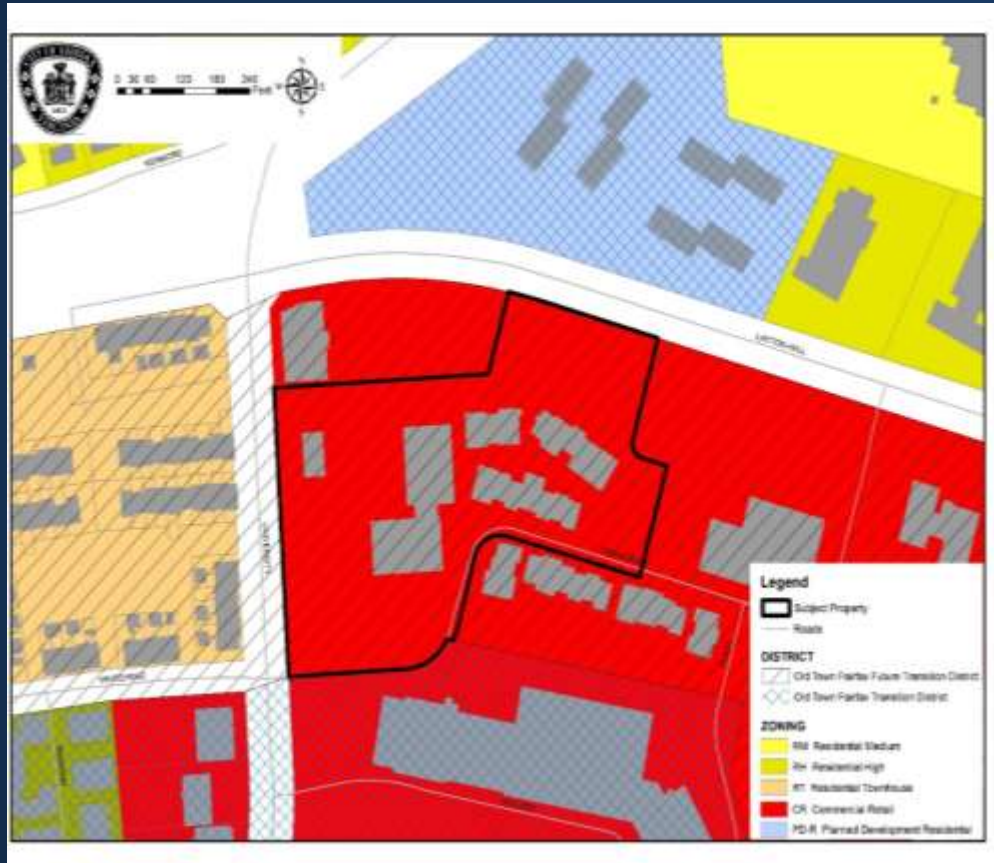
# Existing Conditions



- 6.15-acres
- 82,000 sf of commercial buildings
- Constructed 1978



# Existing Zoning



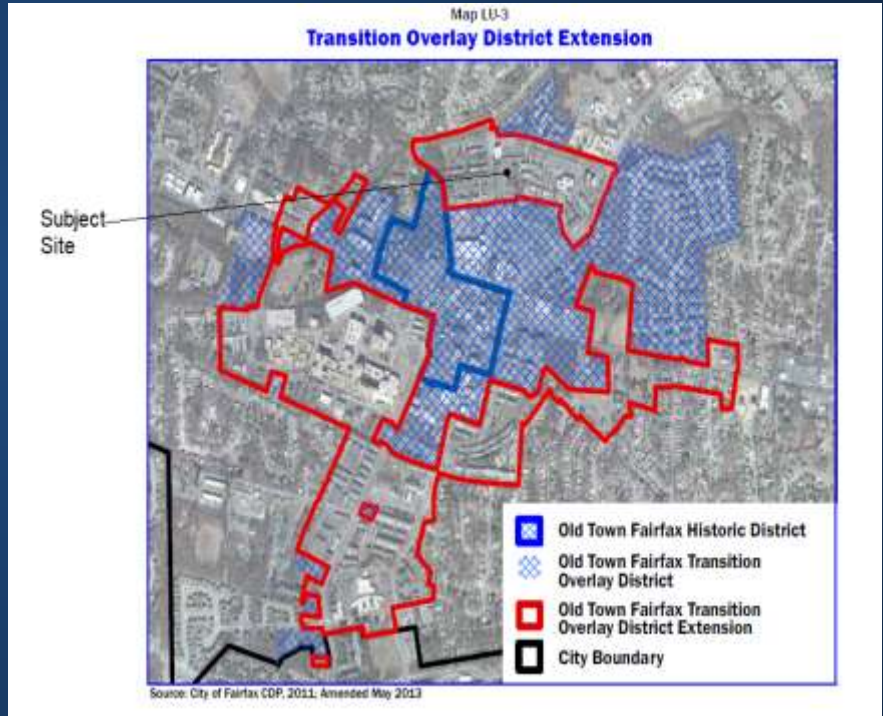
- Zoned CR Commercial Retail
- Site is not currently within the Old Town Fairfax Transition Overlay District. Shown as planned in the Comprehensive Plan.

# Comprehensive Plan Designations

Future Land Use Map



MAP LU-3



# Policy Guidance

- **Comprehensive Plan envisions Business-Commercial uses at this site and surrounding properties.**
- **Business-Commercial does not include residential use.**
- **Old Town Fairfax should contain a variety of land uses, including retail shops, restaurants, offices, residential uses, shared or public parking facilities, and open spaces.**
- **Properties along University Dr, Layton Hall Dr, and Democracy Ln are recommended for inclusion in the TOD.**

# Conceptual Layout



# Conceptual Design



CAPSTONE COLLEGIATE COMMUNITIES | 11.14.2017

NILES BOLTON ASSOCIATES



# Conceptual Design



CAPSTONE COLLEGIATE COMMUNITIES | 11.14.2017

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# Applications

If an application is submitted:

- Comprehensive Plan Future Land Use Map amendment from Business-Commercial to Residential-High.
- Rezoning to Planned Development-Residential or Residential Multifamily. Also rezoning to the TOD.
- Other: design may necessitate Special Use or Special Exception application.

# Planning Commission

The Planning Commission held a similar work session last night and discussed the project with the applicant. The Planning Commission acknowledged that the Comprehensive Plan does support a mix of uses, inclusive of residential in the TOD area, and acknowledged potential for residential use in this area.

# Feedback

- **Proposed Comprehensive Plan Future Land Use Map Amendment. Note that there is a Comprehensive Plan rewrite under way.**
- **Proposed use**
- **Site layout**
- **Street Connectivity**
- **Open Space**

City of Fairfax



Planning Commission  
Pre-Application Work Session

December 18, 2017

# Capstone Collegiate Communities

Tax Map # 57-2-20-006A  
University Dr, Democracy Ln, & Layton Hall Dr