City of Fairfax

City Council
Pre-Application Work Session

December 19, 2017

Capstone Collegiate Communities

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 Design
Conceptual Design
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.
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, 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
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University Dr, Democracy Ln, & Layton Hall Dr

December 18, 2017