



Modifications to the PDC and PRM Districts and Related Changes

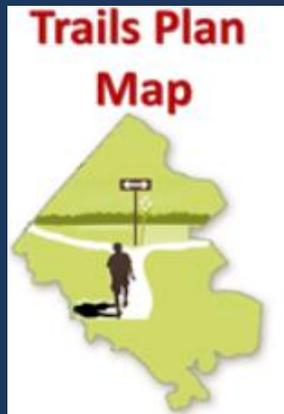
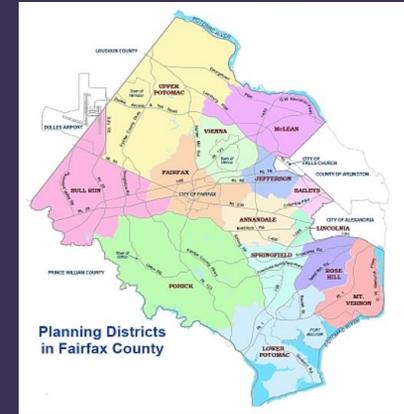
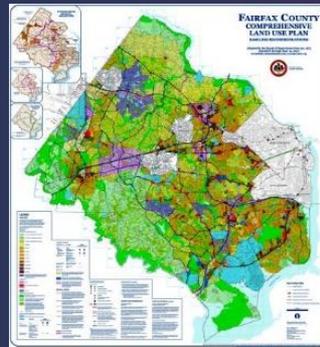
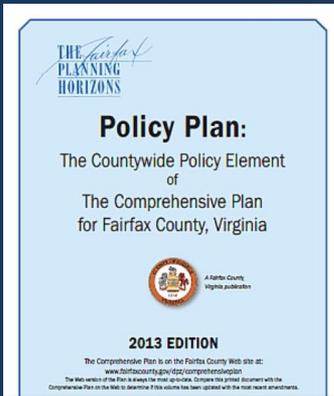
Proposed Zoning Ordinance Amendment

Prepared by Planning Division and
Zoning Administration Division,
Department of Planning and Zoning

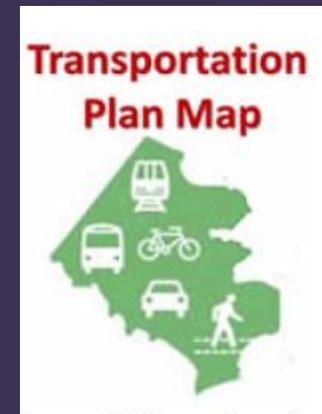
The Comprehensive Plan

- Role: A GUIDE for decision-making about the County's land use
- Scope: Anticipate change over the next 20 years
- Statutory mandate: required by the Code of Virginia to shape the orderly development of the county

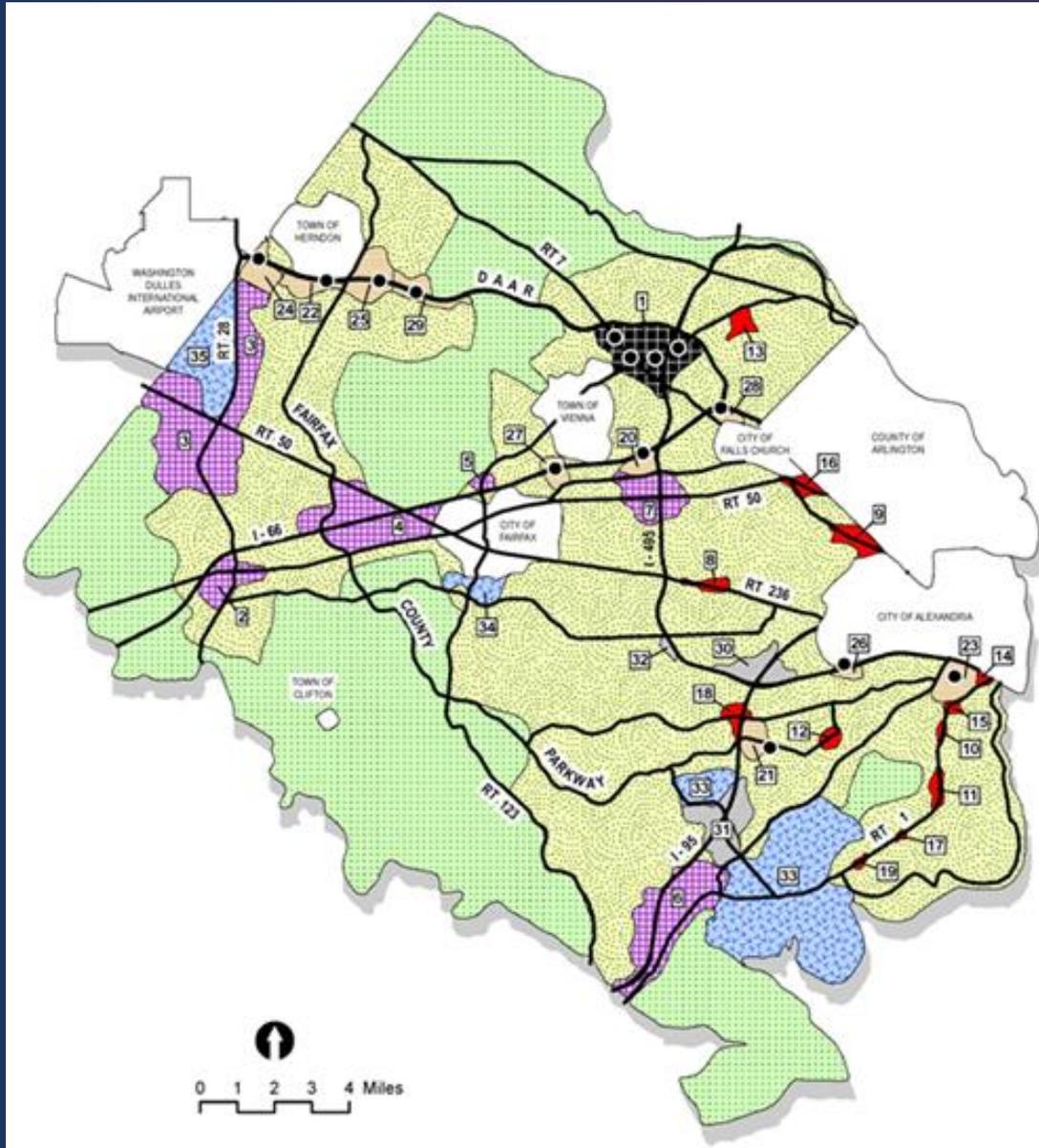
Comprehensive Plan Elements



Bicycle Master Plan



Concept for Future Development



Comprehensive Plan vs. Zoning Ordinance

The Zoning Ordinance contains specific regulations to implement the objectives of Plan

Comprehensive Plan

- Guide – Recommendations
- Supplies general policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc.
- Intensity
- Land uses
 - Residential
 - Industrial
 - Office
 - Mixed Use
 - Retail
 - Institutional
 - Public Parks

Zoning Ordinance

- Law – Body of Regulations
- Implements the Plan
- Identifies uses and standards for use as well as setbacks, height and open space

Proposals to rezone property are evaluated for conformance with the Comprehensive Plan

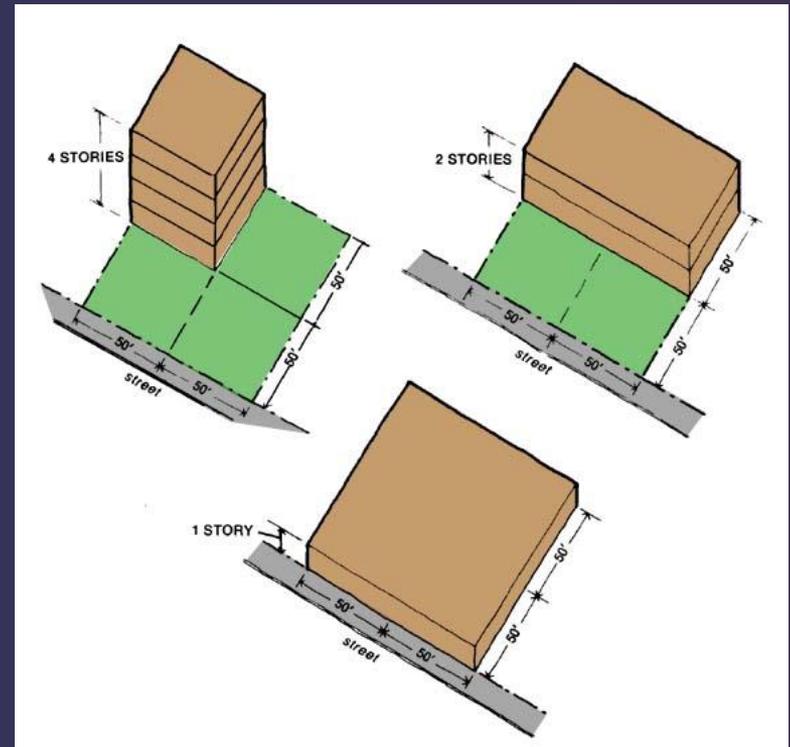
Floor Area Ratio

Non-residential Intensity = Floor Area Ratio (FAR)

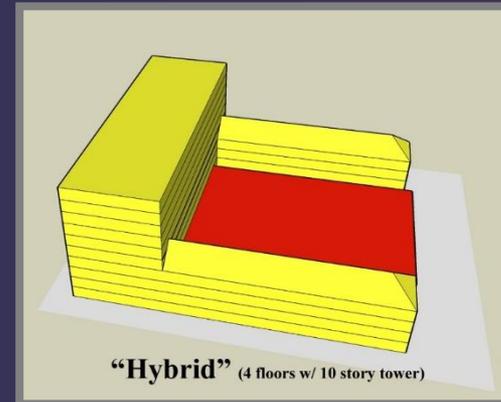
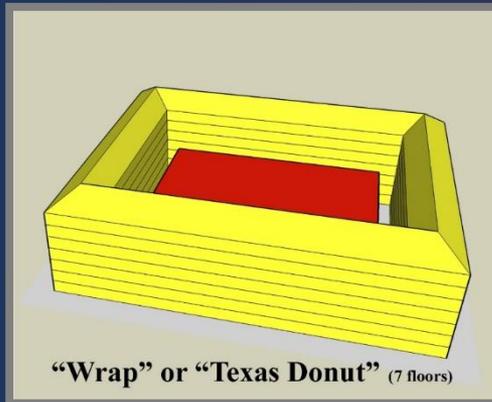
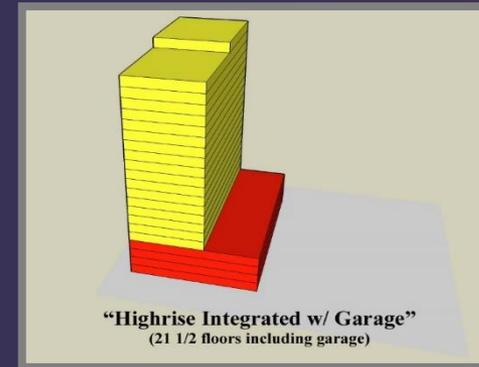
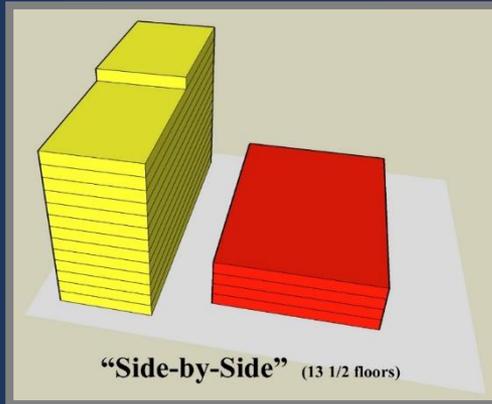
The floor area of the building is divided by the land area to calculate the FAR.

EXAMPLE:

$$\frac{50,000 \text{ sq. ft. building}}{100,000 \text{ sq. of ft. of land}} = .50 \text{ FAR}$$

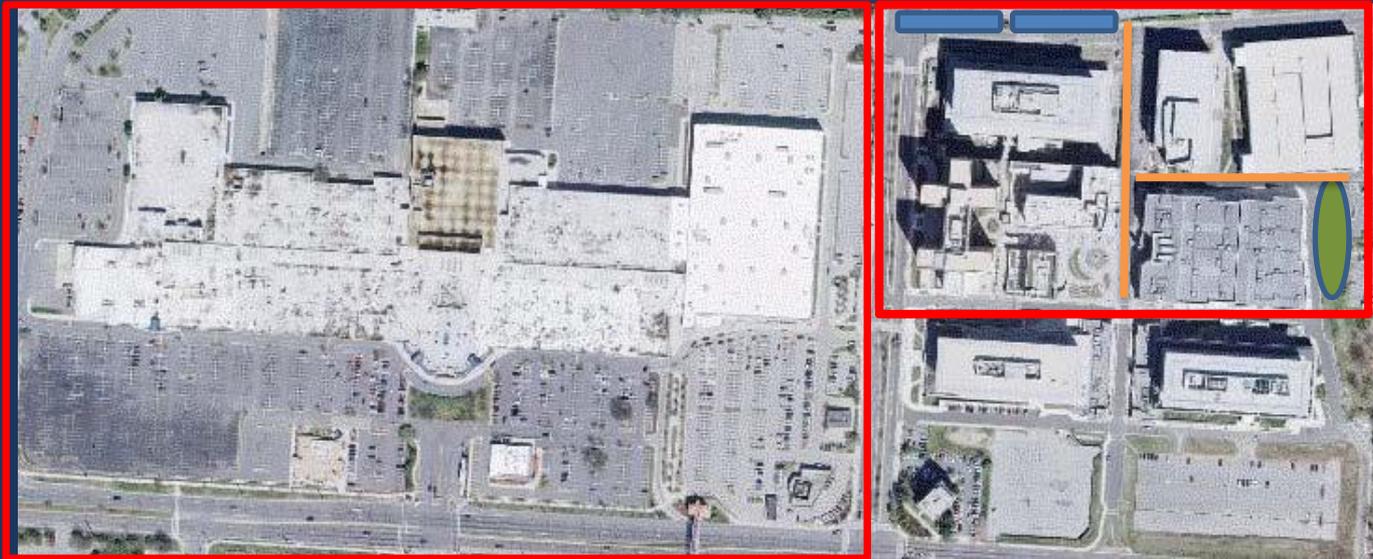


Same Intensity in Different Forms



Intensity

1 million sf of development



1 million sf of development

Focused Intensity



- 137,000 SF
- 0.85 Acres

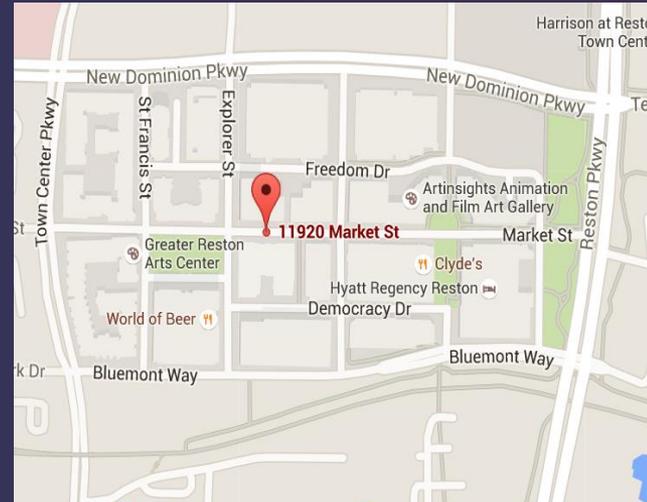


- 135,334 SF
- 11.6 Acres

Focused Intensity



MIDTOWN RESTON TOWN CENTER
11990 MARKET STREET, RESTON, VA
641 UNITS, 6.70 FAR RESIDENTIAL + RETAIL



RESTON TOWN CENTER CORE
APPROVED FOR 50 DU/AC

How is Focused Development a Good Thing?

Plan Guidance Incentives Can Result in:

Walkable Neighborhoods

Stormwater Management Improvements

Open Space and Urban Parks

Structured Parking

Less Asphalt



Hardscape Parking Lots



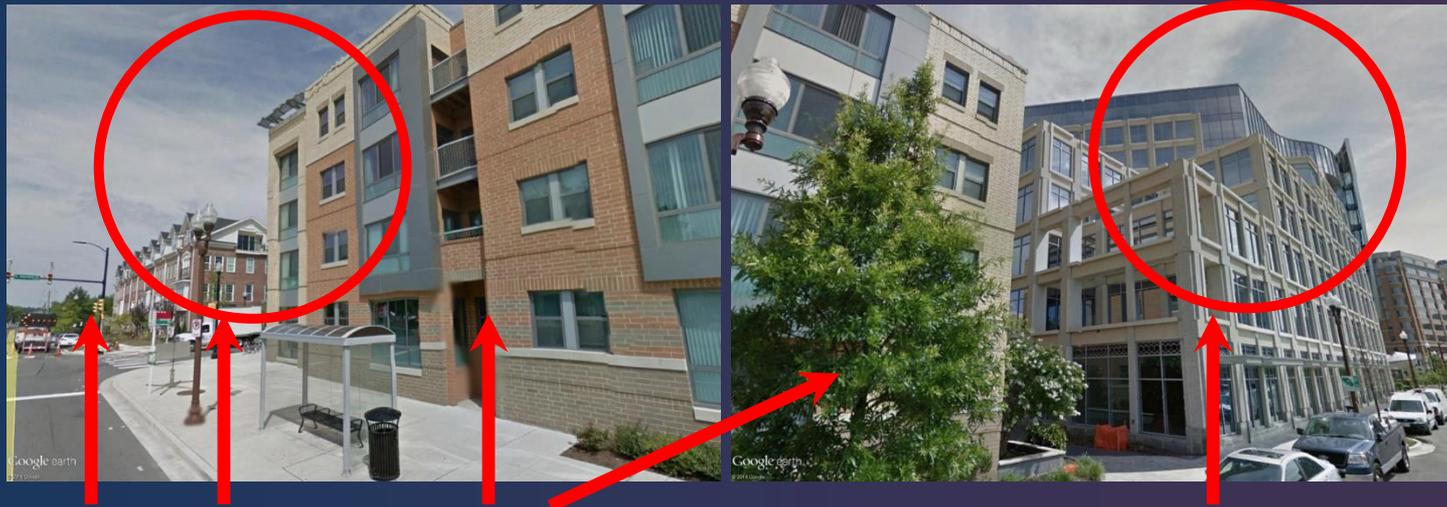
Landscape/Hardscape Open Space

Plan Implementation: Urban Park Framework



Plan Implementation

Building Height and Transitions



Single-family Homes (2 story)

Town-homes (3-4 story)

Multi-family (4 story)

Office (3-10 Story)

Examples of Potential Candidate Areas

Current Candidate Areas

Annandale – Form Based

Springfield Town Center – 1.6 FAR

Beacon Groveton CBC – unlimited

Reston Transit Station Area – 4.5 FAR

Candidate Study Areas

Huntington Club – 4.0 Plan
consideration

Richmond Highway Corridor CBC's –
Embark Study

Zoning Ordinance

Regulatory document that establishes zoning districts with distinct characteristics, each district specifying factors such as how a property can be used, lot size requirements, setbacks, density/intensity, open space, parking and other factors related to land use and development.

Zoning Ordinance Amendment Process

- ❑ The Zoning Ordinance is amended only at the specific direction of the Board of Supervisors, prioritized as part of the annual Zoning Ordinance Amendment Work Program.
- ❑ Amendments can be adopted only after the proposed changes are subject to a public hearing before the Planning Commission and a public hearing before the Board of Supervisors.
- ❑ The increase in FAR and inclusion of cellar space have been on the Work Program since 2005.

Primarily, the amendment proposes to:

- ❑ permit a higher maximum floor area ratio (FAR) in certain limited circumstances
- ❑ require the inclusion of cellar space in gross floor area calculations, with certain exclusions
- ❑ clarify existing parking provisions and expand to include residential uses in Commercial Revitalization Districts (CRD)
- ❑ add certain uses currently not permitted in these districts, subject to use limitations

Increase in FAR

- ❑ Opportunity only applies to Transit Station Areas (TSA), Commercial Revitalization Districts (CRD) and Community Business Center (CBC) as shown on the map, collectively referred to as Selective Areas.
- ❑ Planned Development Commercial District (PDC) would establish a maximum of 2.5 FAR for parcels located outside the Selective Areas and 5.0 FAR for parcels within the Selective Areas.
- ❑ Planned Residential Mixed Use Development District (PRM) would retain a maximum 3.0 FAR for parcels located outside the Selective Areas and 5.0 FAR for parcels within the Selective Areas.

Three-Pronged Test For Applicability of Higher FAR

- Is the property located within a TSA, CBC and/or CRD?
- Is the property being rezoned to the PDC and/or PRM District?
- Does the comprehensive plan recommendation for the subject property recommend a development intensity above 2.5 FAR if rezoning to the PDC District or 3.0 if rezoning to the PRM District?

ALL THREE ANSWERS MUST BE YES FOR
THE HIGHER MAXIMUM FAR TO BE APPLICABLE

16-101 General Standards (for all Planned Developments)

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. **Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan**, except as expressly permitted under the applicable density or intensity bonus provisions.

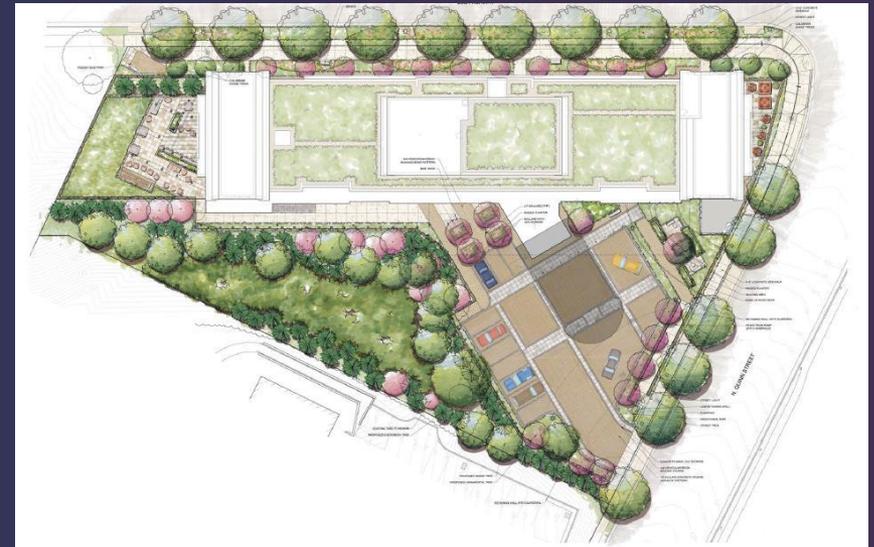
2.40 FAR HOTEL COLONY HOUSE (HILTON HOMEWOOD SUITES) / 1700 LEE HIGHWAY, ARLINGTON, VA

8 story hotel 85' building height

129,182 GFA hotel (168 rooms) / 53,636 square foot site = **2.40 FAR**

Two levels of below grade parking, 168 spaces or 0.6 spaces/room

<http://projects.arlingtonva.us/projects/colony-house/>



3.90 FAR OFFICE + RETAIL

400 NORTH WASHINGTON STREET, FALLS CHURCH, VA

6 story office/retail building (ground floor retail + office above) 78' building height

111,000 GFA office (including 8,000 sf retail) / 28,415 square foot site = **3.90 FAR**

Three levels of below grade parking, 385 spaces or ~2.8 spaces/1000 GFA of office

<http://www.fallschurchva.gov/519/400-N-Washington-St>



6.12 FAR RESIDENTIAL

KETTLER'S 1720 S. EADS STREET, ARLINGTON, VA (CRYSTAL CITY)

11 story residential building 110' building height

198 units @ 208,899 GFA residential / 34,147 square foot site = **6.12 FAR**

Four levels of below grade parking @ 176 spaces or 1.125 spaces/unit

<http://projects.arlingtonva.us/projects/1720-s-eads-st/>



Cellar Space

Cellar space is currently excluded from the calculation of gross floor area, so it is not included in the FAR calculation. The proposed change would eliminate that exclusion, with exceptions for cellar space that:

- has a structural headroom of 6'6" and identified for mechanical equipment use
- is used for storage and/or other use that is ancillary to the principal use of the building
- is used for loading space, including travel way and loading dock
- is used for an unmanned datacenter or similar telecommunication or electronic equipment.

Parking

- Clarify existing parking reduction provisions to include parcels within reasonable walking distance to:
 - A mass transit station or TSA (existing or programmed station)
 - A transportation facility such as streetcar, bus rapid transit or express bus service (existing or programmed facility)
 - A bus stop with high frequency service when service consists of 3 routes or more and 1 or more serves a station or facility

- Allow parking reduction requests up to 20% in CRDs for residential uses in mixed used developments in PDC or PRM in addition to existing requests for non-residential uses.

Additional Uses

- ❑ Add certain uses (subject to use limitations) currently not permitted in these mixed use districts, such as:
 - Commercial recreation restaurants (PDC and PRM)
 - Kennels - indoor (PRM)
 - Veterinary hospitals - indoor (PRM)

- ❑ Allow fast food restaurants in residential buildings (no drive thru) as a secondary use in PDC

Closing Points

- ❑ The proposal to increase FAR in the PDC and PRM Districts is necessary to implement the Comprehensive Plan.
- ❑ The opportunity to utilize the higher FAR is limited to very specific circumstances and will not apply to all properties zoned PDC or PRM or to all properties in a TSA, CBC or CRD.
- ❑ Higher FAR is not automatically applied to any property, regardless of whether they are already zoned PDC or PRM. A rezoning application is always required.
- ❑ Even if the opportunity to request the higher FAR exists, not all properties will achieve the maximum 5.0 FAR, as is the case with the current FAR limits for PDC and PRM.

Closing Points – Continued

- ❑ All rezoning applications requesting higher FAR will be subject to at least two public hearings prior to action by the Board of Supervisors.
- ❑ The proposal does not reduce the minimum required parking rates for any use in the Zoning Ordinance.
- ❑ The opportunity to request a parking reduction for residential uses in CRDs applies only when the proposed development is mixed use and such reduction can be justified by the applicant.

Abbreviations and Web Link

- FAR – Floor Area Ratio
- PDC – Planned Development Commercial District
- PRM – Planned Development Residential Mixed Use District
- CRD – Commercial Revitalization District
- CBC – Community Business Center
- TSA – Transit Station Area
- Board – Board of Supervisors

Web Link

<http://www.fairfaxcounty.gov/dpz/zoning/pdc-prm-crdamendment/>