

Density Calculation – Autumn Willow -- PPEA

Proposal

The proposal for 150 units in the Autumn Willow Senior Housing PPEA requires approval of a Special Exception by the Board of Supervisors. The General Standards in Sect. 9-006 and Additional Standards for Independent Living Facilities in Sect. 9-306 of the Zoning Ordinance apply. Per Par. 6 of Sect. 9-306, the density of the proposed use is based upon the density of the land use recommendation set forth in the adopted comprehensive plan. Although the subject site is zoned R-1, the high end of the Comprehensive Plan is for two dwelling units per acre.

Land Area (Zoned R-1)

FCPA Land: Tax Map 55-3 ((1)) 26A – 9.65 acres

FCRHA Land: Tax Map 55-3 ((1)) 26B– 10.88 acres

Gross Land Area – 20.53 acres

RPA/Floodplain Area – 8.65 acres (Note: Acreage could change based on a Floodplain Delineation Study that will be required at the time of site plan)

30 Percent of the Total Site Area – 6.16 acres

Per Par. 2A of Sect. 2-308 of the Zoning Ordinance, maximum density shall be calculated on the gross area of the lot, except when 30 percent or more of the total area of the lot is comprised of floodplains and adjacent slopes in excess of 15 percent grade. Par 2 of Sect. 2-308 of the Zoning Ordinance further states, "When thirty (30) percent or more of the total area of the lot is comprised of any or all of the above features, then fifty (50) percent of the maximum permitted density shall be calculated for that area of the lot which exceeds thirty (30) percent of the total area of the lot. The fifty (50) percent density limitation shall apply, notwithstanding that such area may be used for open space, parks, schools, rights-of-way, utility easements or other designated uses as may be presented in the following paragraphs."

Land Area for Density Purposes (Per Par. 2A of Sect. 308 of ZO)

Gross Land Area – 20.53 acres

RPA/Floodplain Area – 8.65 acres

30 Percent of the Total Site Area – 6.16 acres

Area Receiving Half Density – 2.49 acres (Area exceeding 30 percent of the site)

Calculation Half Density: [8.65 acres (Floodplain) minus 6.16 acres (30% of total site area)]

Area Receiving Full Density – 18.04 acres (Residual)

Density (Special Exception Additional Standards)

Par. 6 of Sect. 9-306 (Additional Standards Independent Living Facilities)

The density of such use is based upon the density of the land use recommendation set forth in the adopted comprehensive plan and as further modified by the corresponding multiplier and open space requirements set forth in the table provided below.

Comprehensive Plan Residential Density	Maximum Number of Units Per Acre*	Required Open Space
1 unit per acre	Not to exceed 4 times units per acre	65%
2 units per acre	Not to exceed 4 times units per acre	60%

For developments providing 100 percent of the dwelling units as ADUs, the density determined by the table above may be increased by an additional 20 percent. If 100 percent of the dwelling units are provided for residents whose annual household income is 50 percent of the median income for the Washington Metropolitan Statistical Area (WMSA) for not less than 70 percent of the units and 30 percent of the WMSA for not more than 30 percent of the units, the density will be determined by the table above and may be increased by an additional 25 percent, as calculated using the high end of the residential density range set forth in the adopted comprehensive plan. Any such development may be administered under the provisions of Part 8 of Article 2 or under the provisions of any other affordable housing program deemed equivalent by the Zoning Administrator pursuant to Sect. 2-816.

Density Calculations

Comprehensive Plan Density Recommendation: 1-2 du/ac

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, as amended through 7-31-18, Land Use Recommendations – Suburban Neighborhoods and Low Density Residential Areas on Page 81, the Plan states for Land Unit Q:

RECOMMEDATIONS

Land Use

Baseline: Residential use at 1 dwelling units per acre

Overlay: Residential use at 2 dwelling units per acre

Additional Standards in Sect. 3-906

Independent Living Facility Multiplier – 4 times units per acre (based on Comp Plan Density per table in Par. 6 of Sect. 9-306)

Bonus Density – 20 percent based on 100 percent of the dwelling units as ADUs

Calculations

2.49 X 2 units per acre = 4.89 units

18.04 x 2 units per acre = 36.08 units

40.97 units X 4 = 163.88 units

163.88 units + 20% bonus =196.65 units

Summary

Total Allowed per ZO – 196.65 units (Depending on Final Delineation of Floodplain)

Total Allowed per RFP – 150 units