Zoning Ordinance Text Amendment ZOTA #25-01-PD-TRG2 – Planned Development – Transit Related Growth Low Density Residential and Low Impact Commercial

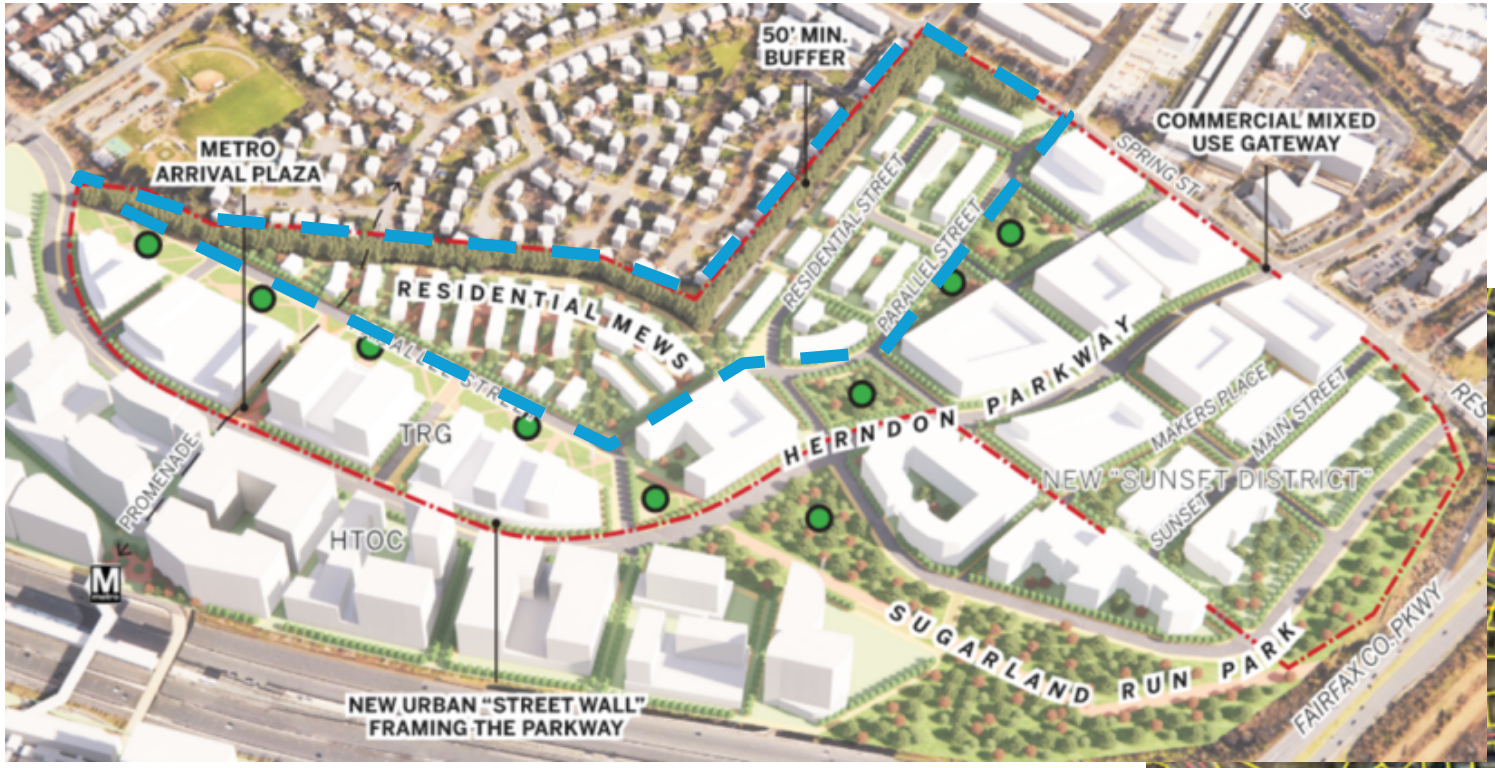
Planning Commission Work Session

June 9, 2025

David Stromberg, AICP

Zoning Administrator

Transit Related Growth Area



PD-TRG2 Eligible Areas



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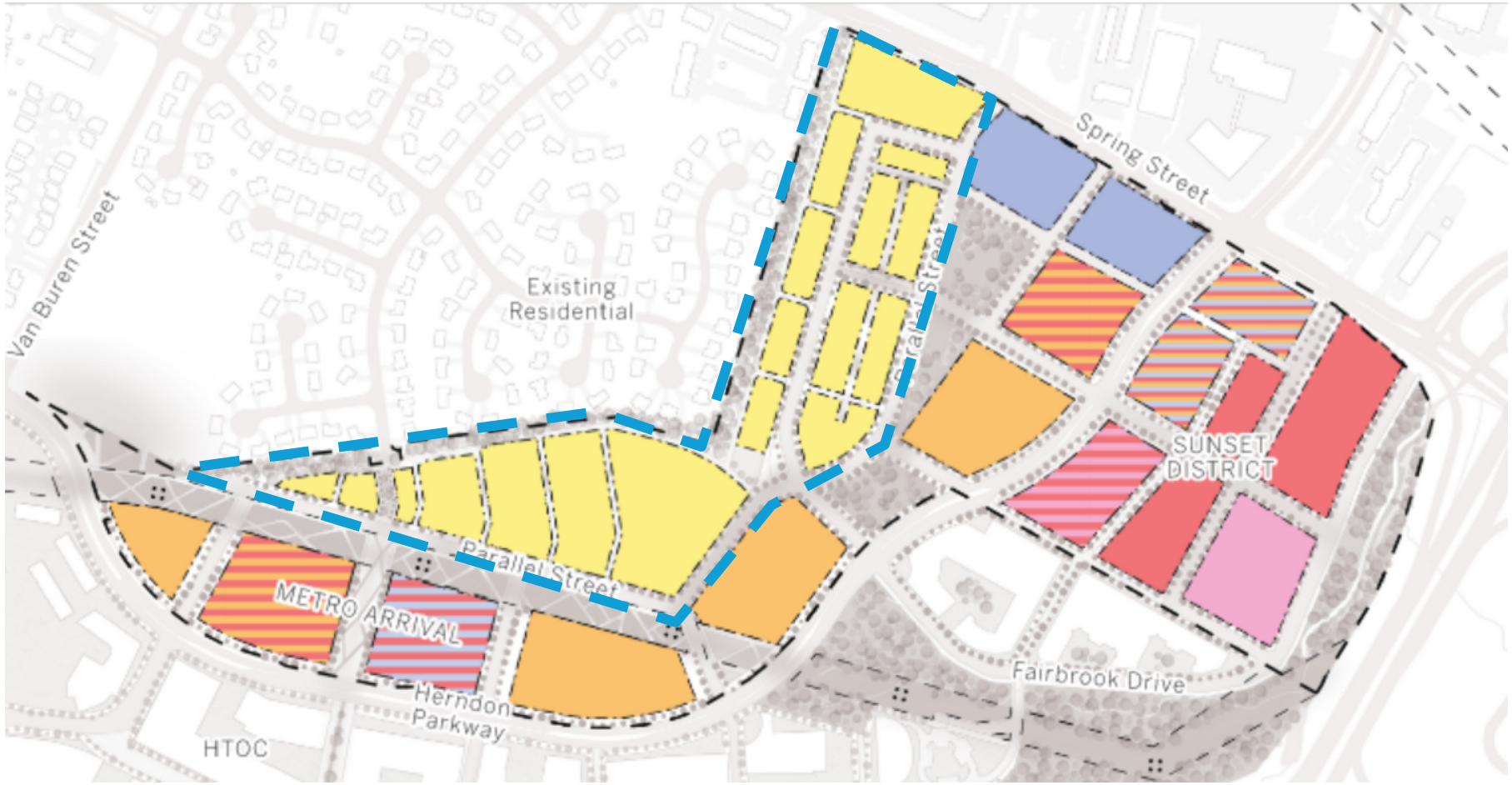
Transit Related Growth Area Land Use Map



- 418 new dwelling units
- 2-over-2
- Townhouse
- ~836,000 SF of new residential development

Proposed Uses in PD-TRG2 – Line 55

Table 78-51.3(d)(3): Allowable Uses in PD-TRG2
KEY: Z=Allowable on properties with an approved Zoning Map Amendment, Provided That The Use Does Not Violate Existing Proffers S=Use Allowed Subject to Special Exception, Provided That The Use Does Not Violate Existing Proffers;
Uses may be subject to use specific standards as noted in the last column

USE CATEGORY	USE TYPE	PD-TRG2	See Supplemental Regulations
Residential	Townhouse Dwelling	Z	§78-71.1
	Stacked Townhouse	Z	§78-71.1
	Multi-Family Dwelling	Z	§78-51.3(d)(3)(a)
	Housing for the Elderly	Z	§78-51.3(d)(3)(a)
	Assisted Living for the Elderly and Persons with Disabilities	Z	§78-51.3(d)(3)(a)
	Live/Work Units	Z	
Government Facilities	Government Buildings, Facilities and Uses not Otherwise Categorized	Z	§78-71.3
	Police Substation	Z	§78-71.3
Office	Business Incubator	Z	§78-51.3
Personal Services and Retail Sales	Retail Sales	Z	§78-51.3
Light Manufacturing	Maker Space	Z	§78-51.3(d)(3)(a)
Self-Service Storage	Self-Service Storage	Z	§78-51.3(d)(3)(a)

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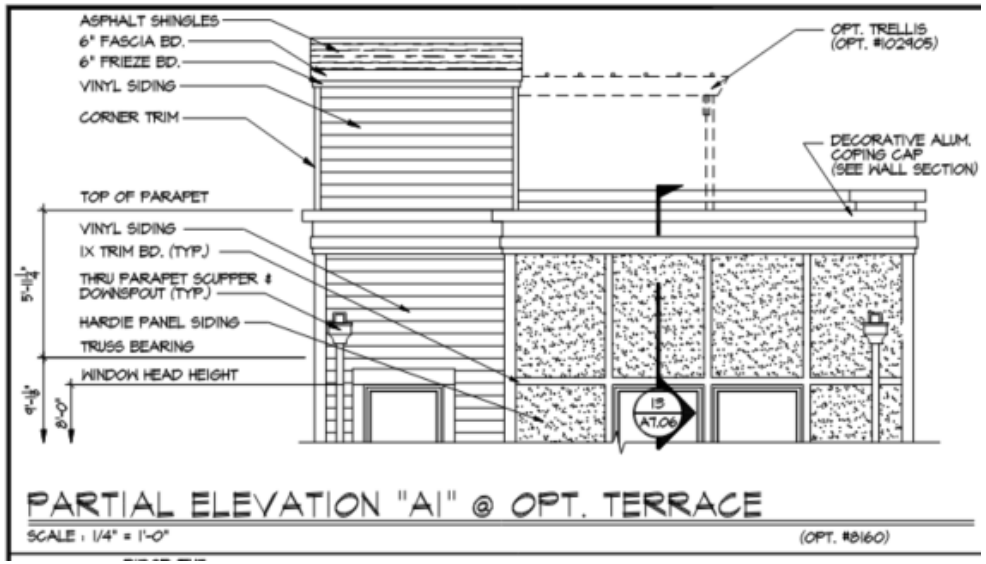
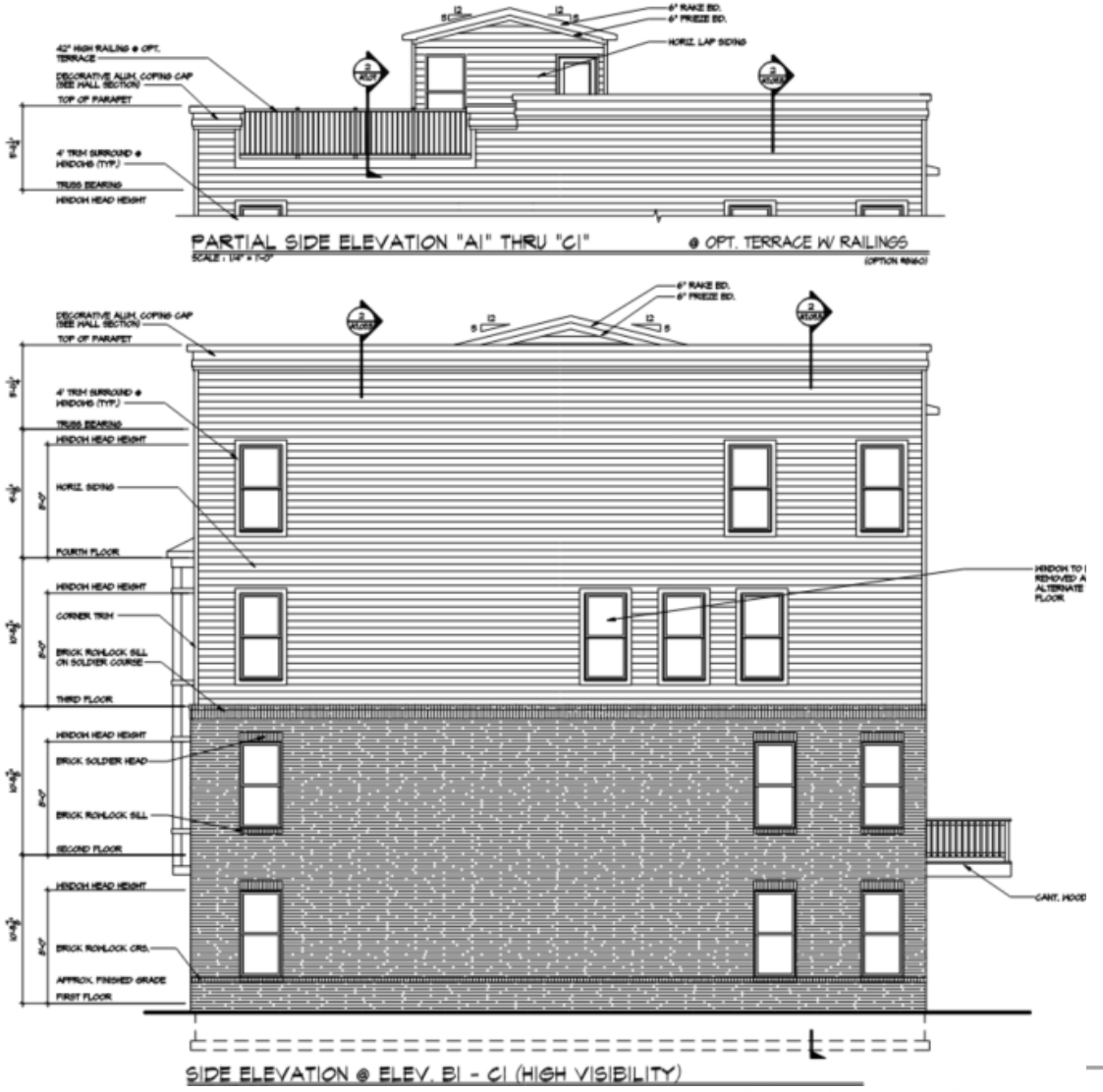
Maximum Building Heights 2-over-2 – Line 90





- Story – That portion of a building other than a basement, included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, then the space between such floor and the ceiling next above it.
- Additional enclosed living space may be permitted above the fourth floor, provided it is less than 50 percent of the horizontal area of the floor of the unit directly underneath.

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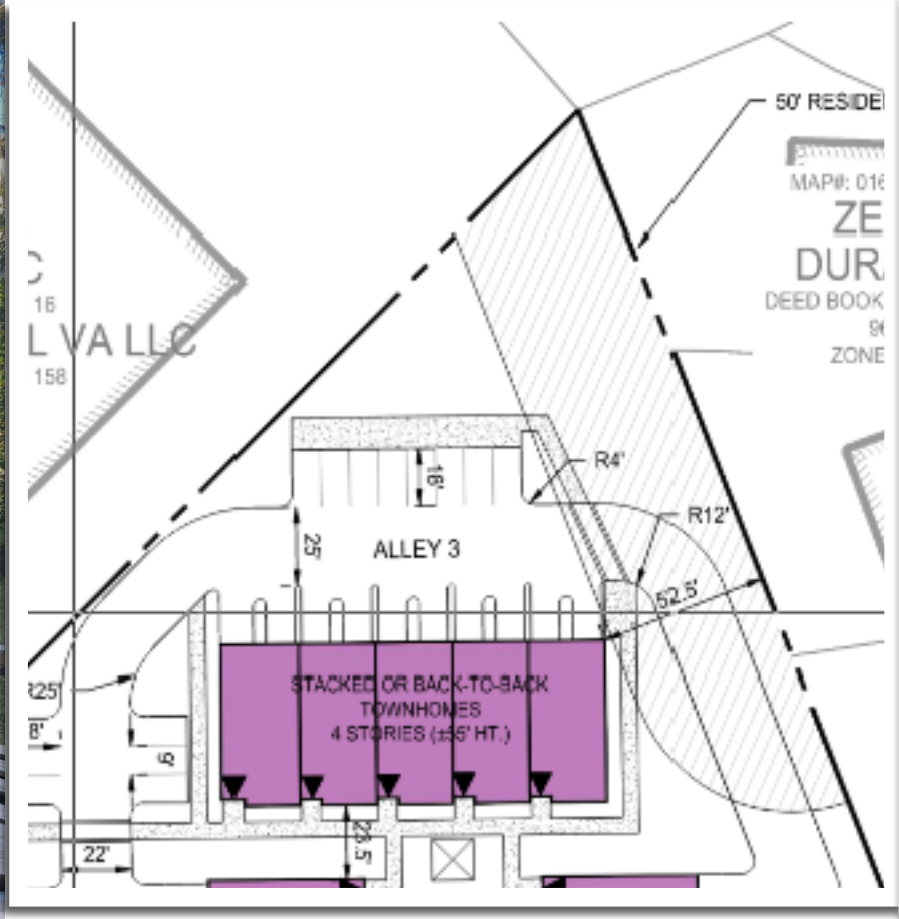
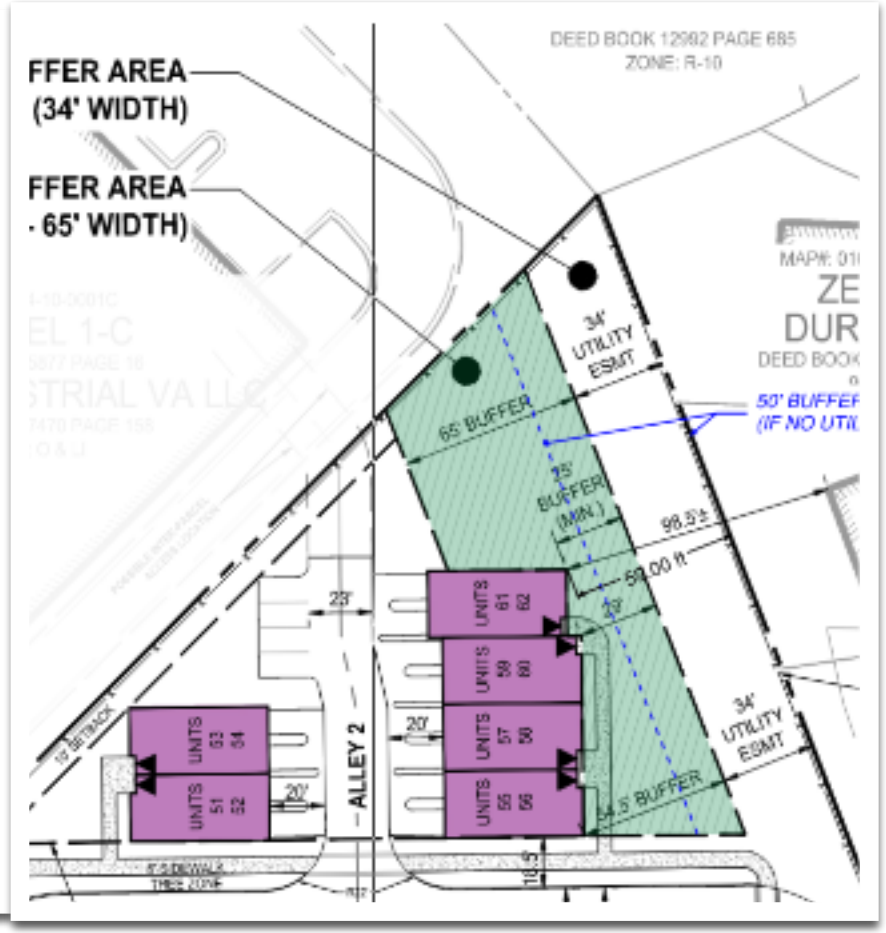
Sixty-foot Building Setback – Line 95





1st Submission – 52.5’



2nd Submission – 59’

HVAC Screening – Line 131



Alley Screening

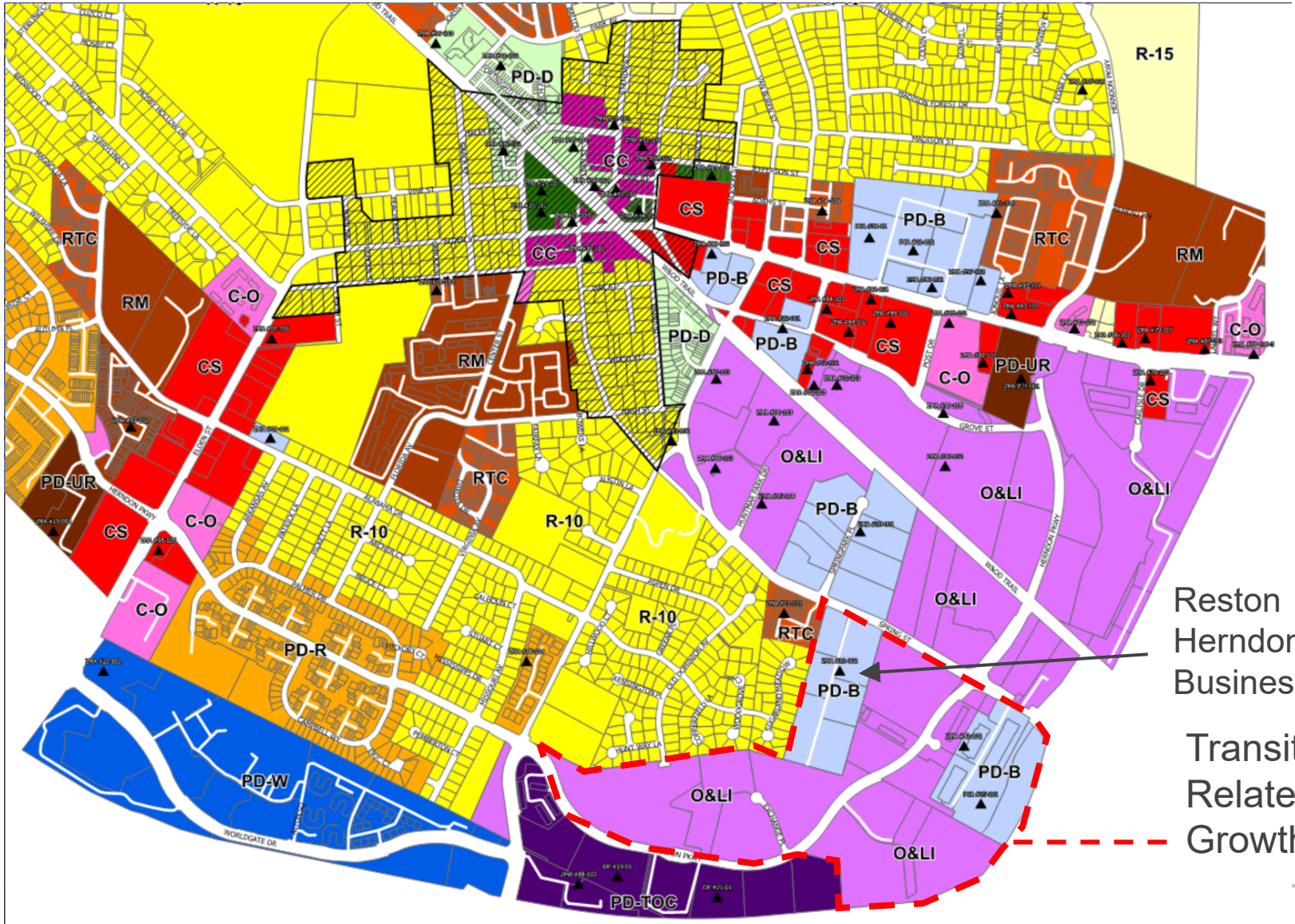


No Alley Screening

Landscaping Requirements – Lines 147-157

- Revise landscape section to match Fairfax County “Transitional Screening”
  1. 1 canopy tree per 20 ~~10~~ linear feet
  2. 1 ornamental tree per 20 ~~10~~ linear feet
  3. 3 evergreen shrubs per 10 linear feet for the length of the buffer
  4. No change to evergreen trees
     1. 2 per 10 linear feet

Current Zoning Map (partial view)



- O&LI – Office and Light Industrial
- PD-B – Planned Development Business

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