



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-LE-001
Rose Hill Shopping Center

Address/Tax Map Parcels: 6116 Rose Hill Drive
Tax Map Parcels 82-3 ((1)) 41E

Nominator: Aisha Hill, Combined Properties

Supervisor District: Franconia
Planning Area: Area IV
Planning District: Rose Hill Planning District, RH-4 Lehigh Community Planning Sector
Acreage: 11.2 acres

Current Plan Map/Text: Retail use up to 0.30 Floor to Area Ratio (FAR)

Nomination: Mixed-use consisting of multifamily residential and retail use

Comprehensive Plan Considerations:

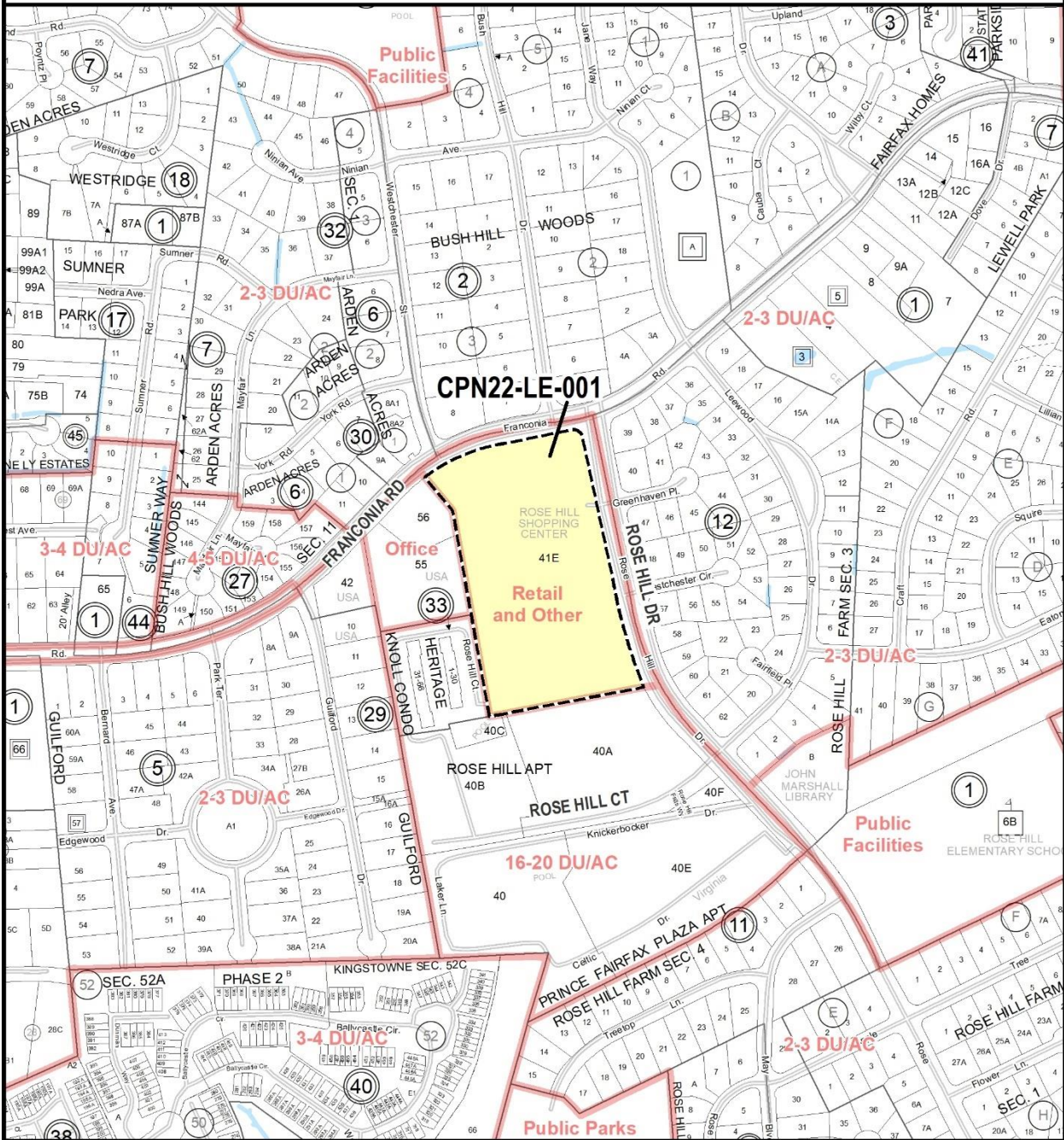
The subject site is located at the southwest intersection of Franconia Road and Rose Hill Drive and is developed with the Rose Hill Shopping Center, which consists of a 154,000 square neighborhood-serving shopping center containing a grocery store, restaurants, a gym, and other retail and services uses, with a surface parking lot. The site is planned for continued retail use up to .30 FAR, reflecting existing conditions, with considerations for future improvements to pedestrian connectivity and effective screening and buffering to adjacent residential areas with any future improvements. To the south and west are garden-style, multi-family residential units at Rose Hill Apartments, planned and developed at 16-20 dwelling units per acre (du/ac). To the north and east of Rose Hill Shopping Center, across Franconia Road and Rose Hill Drive, are single-family detached residential units, planned and developed at 2-3 du/ac. The parcels directly to the west along Franconia Road are planned for office use and developed with a freestanding bank branch and a post office.

The Comprehensive Plan's Concept for Future Development identifies the Lehigh Community Planning Sector as a Suburban Neighborhood, a land use classification containing a broad mix of residential densities, planned for little to no change in land use. Where appropriate, supporting neighborhood-serving commercial services, public facilities, and institutional uses are encouraged provided that the proposed intensities and character are compatible with the surrounding area. The Land Use element of the Policy Plan's Objectives 8 and 14, states that infill development should be of a compatible use, type, and intensity, and should ensure adverse impacts to the surrounding neighborhood should not occur.

The nominator proposes a mixed use redevelopment of the shopping center consisting of 56,000 square feet of ground floor retail and multifamily residential uses. The illustrative concept plan submitted with the nomination shows a residential building ranging from four stories in the southern portion of the site to six stories on the northern portion of the site adjacent to Franconia Road. The plan also shows surface and structured parking, courtyards and green spaces, and ground floor retail uses, including an anchor grocery store. Any proposal that advances to the work program, through the formal review, would need to ensure adequate transitions in building height and scale to surrounding residential uses and effective screening and buffering are provided in line with the suburban neighborhood designation. Moreover, any future planning on the site in line with the nomination should ensure that that multimodal access circulation, including pedestrian and transit, are prioritized to provide future residents and shoppers with alternatives to the single-occupant vehicle and reduce traffic impacts on the surrounding neighborhood.

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 Baseline Plan Recommendation

500 FEET 

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS MAP CURRENT TO NOVEMBER 2022

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