

Rock Hill Road Innovation Center, North Transit Station Area (TSA)

Comprehensive Plan Amendment
PA 2023-III-20UP
Dranesville District

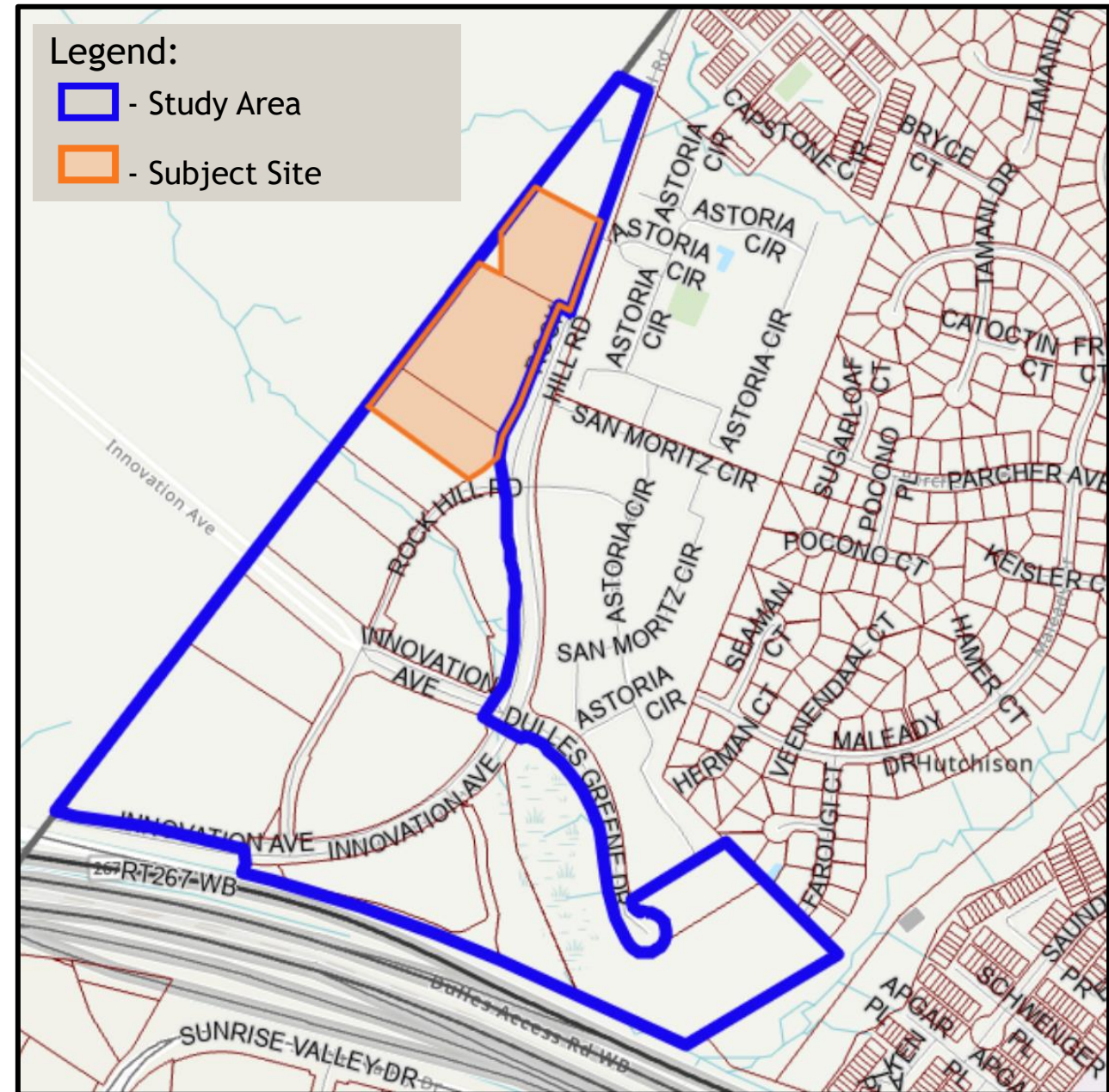


PLANNING & DEVELOPMENT



Tonight's Agenda

- 1 Introduction
- 2 Comprehensive Planning in Fairfax County
- 3 Innovation Study and Rock Hill Road Plan Amendment
- 4 Developer Updates
- 5 Open Discussion
- 6 Next Steps and Closing Remarks



What is the Comprehensive Plan?

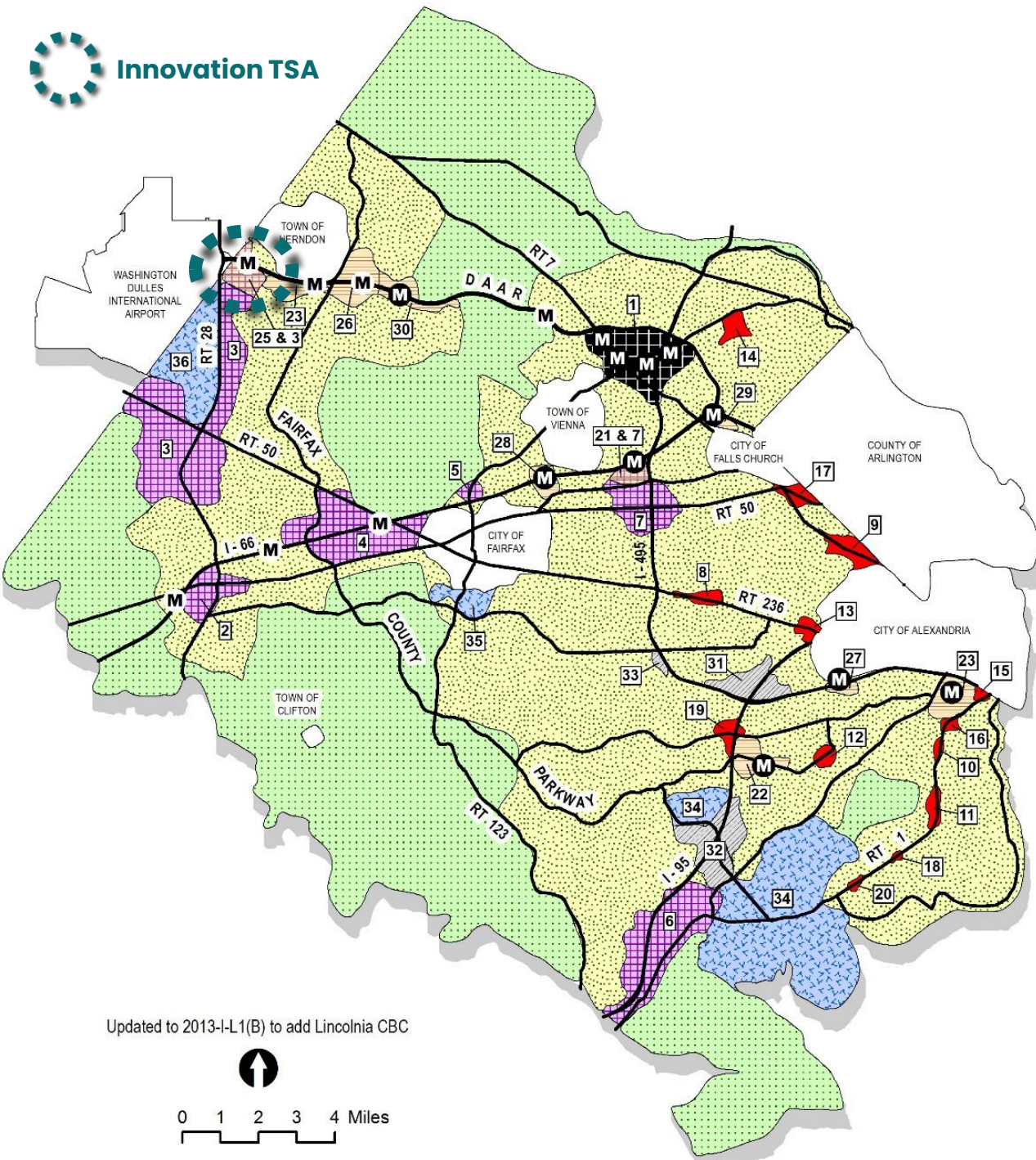


PLANNING & DEVELOPMENT

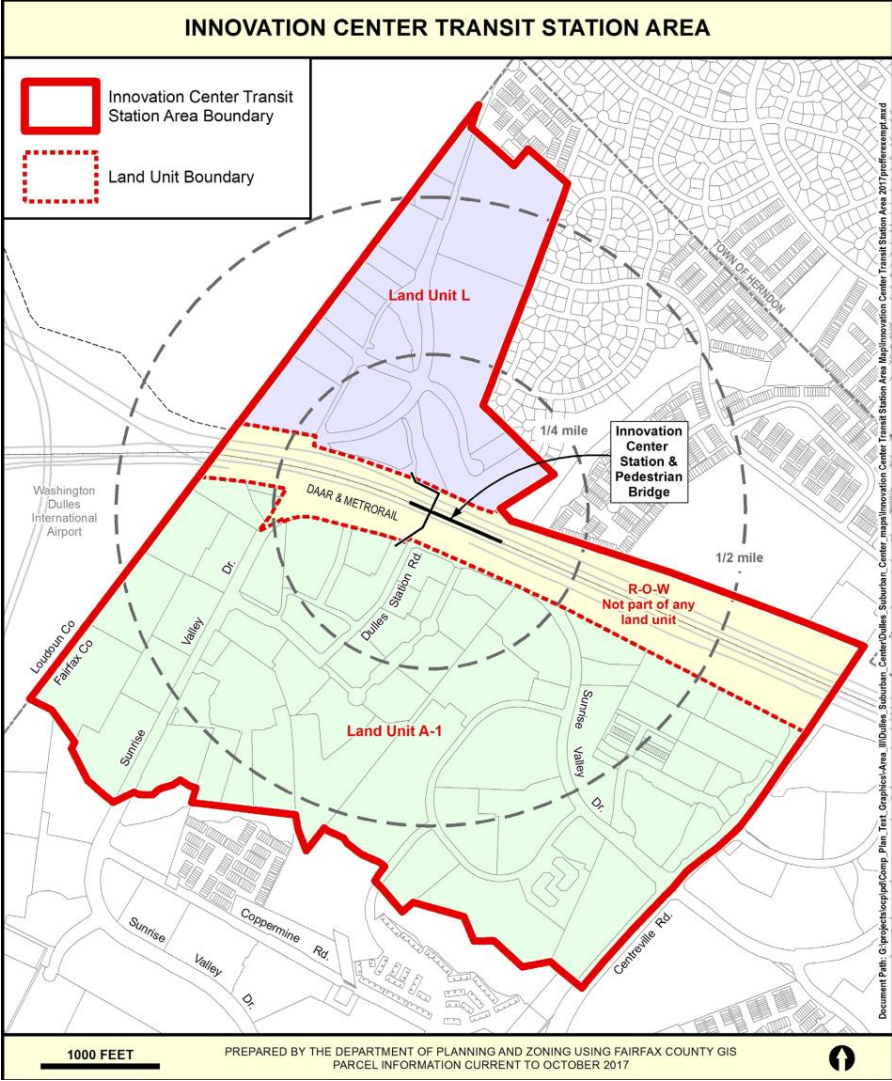
PLANNING 101

Comprehensive Plan

Concept For Future Development

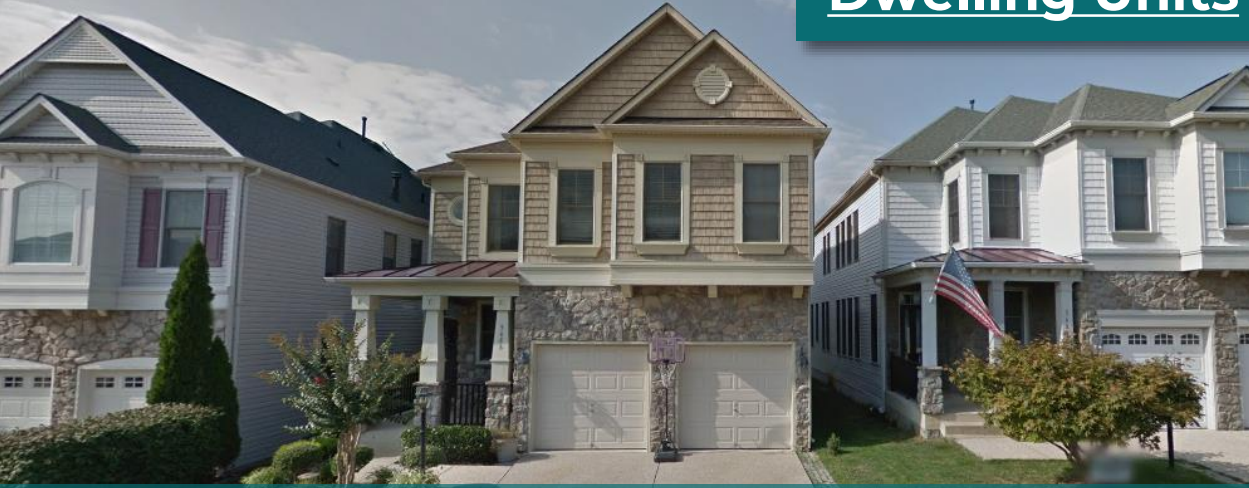


- LEGEND
- Tysons Urban Center
 - Suburban Center
 - Community Business Center
 - Transit Station Area
 - Industrial Area
 - Large Institutional Land Area
 - Suburban Neighborhood
 - Low Density Residential Area
 - Major Road - Existing (1-1-2018)
 - Metro Station - Existing (1-1-2018)
 - Metro Station - Proposed



Residential Density

Dwelling Units per Acre (du/ac)



4.5 du/ac (single family detached)



10 du/ac (urban townhomes, low-rise apartments)



27 du/ac (stacked townhomes and apartments)



47 du/ac (mid-rise apartments)

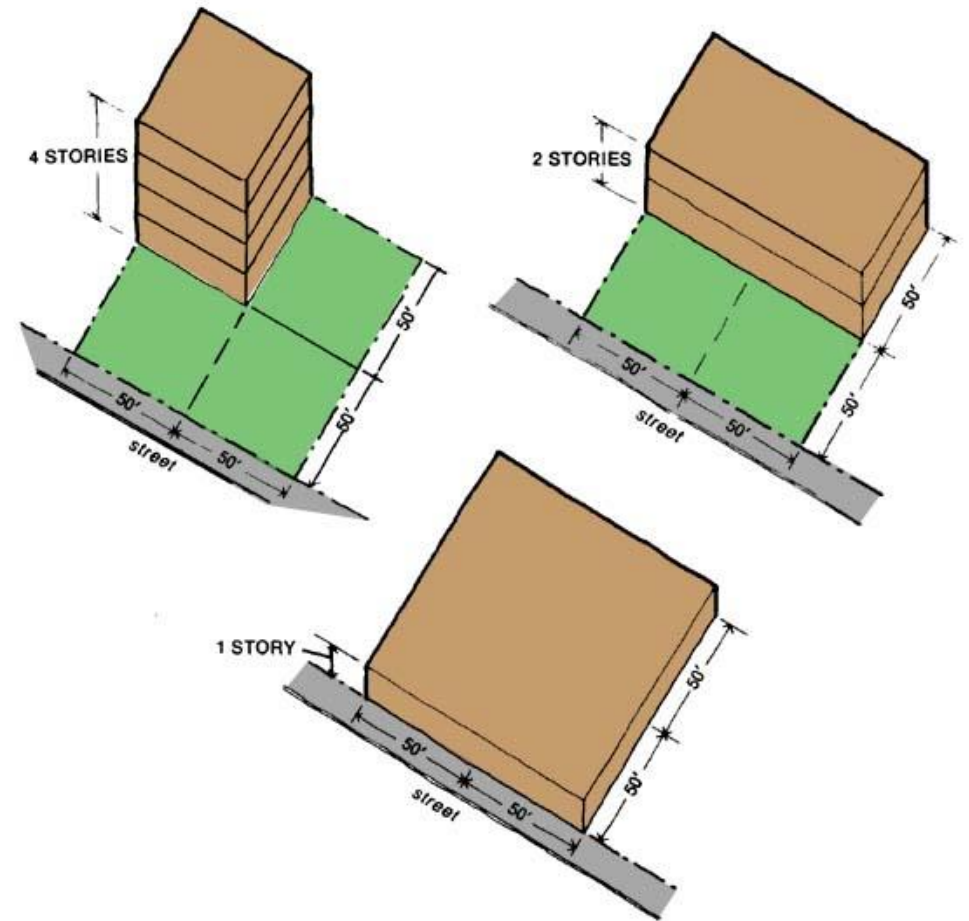
Development Intensity

Applies to Non-Residential and/or Mixed-Use Development,
typically expressed as **Floor Area Ratio (FAR)**

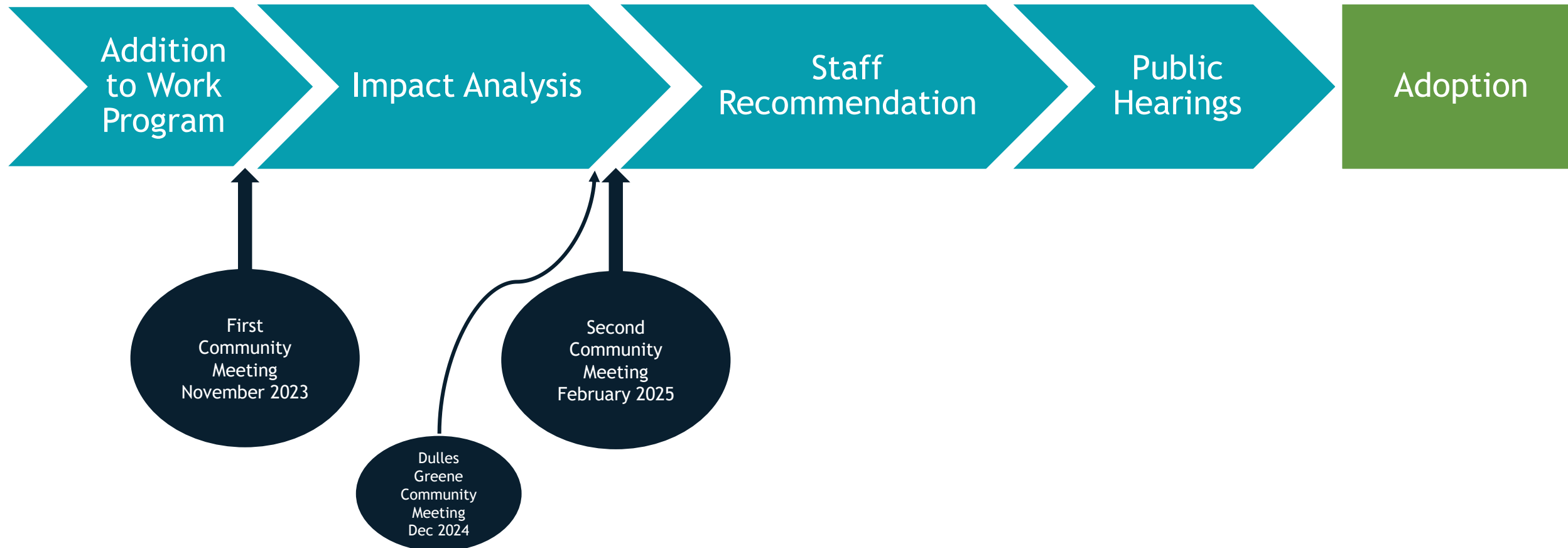
The **Floor Area** of a building
is divided by **Land Area** of a
site to calculate the **FAR**

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

$$= 1.0 \text{ FAR}$$

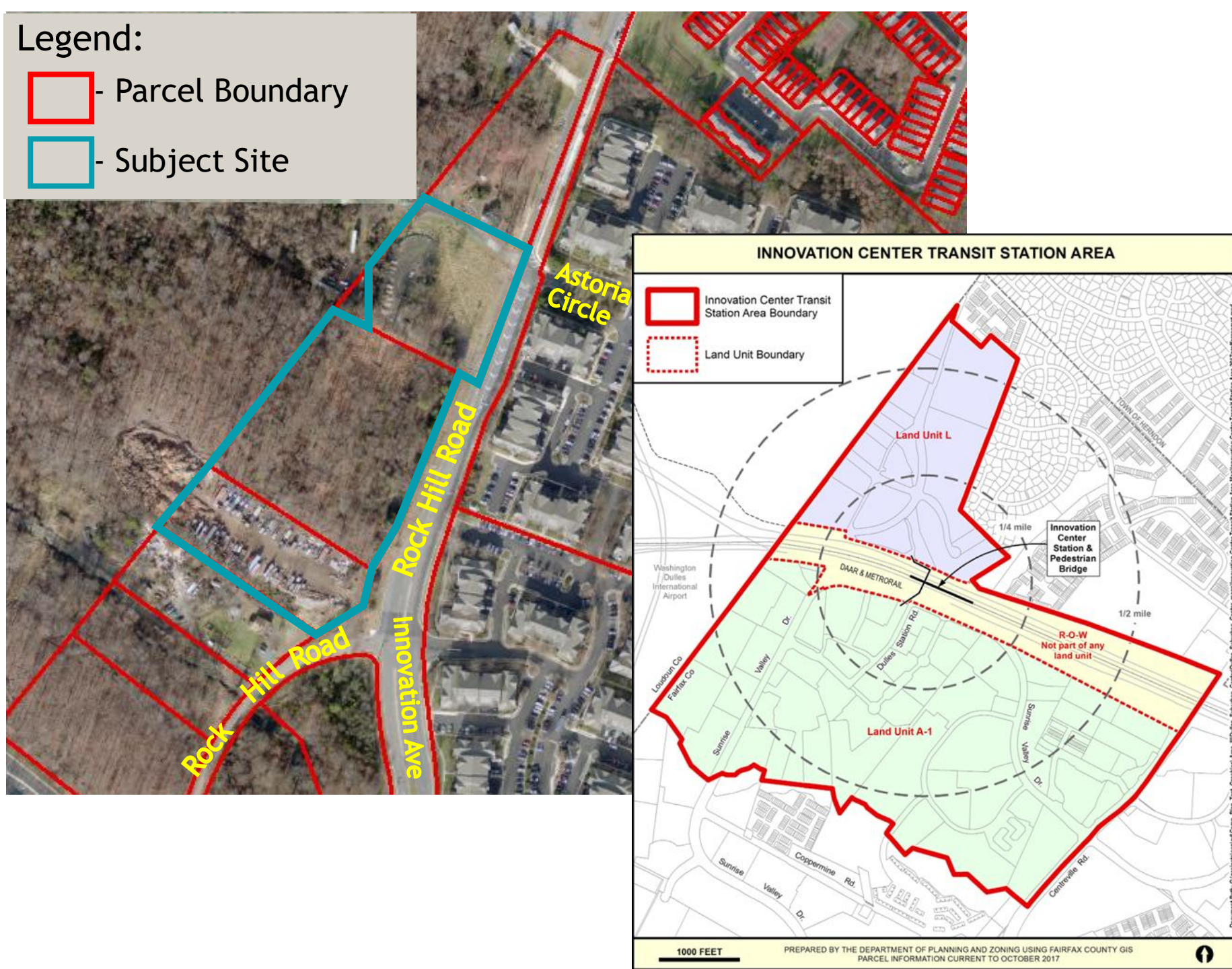


STAGES OF A PLAN AMENDMENT



Rock Hill Road PA Current Plan

- Office, Research, and Development uses
- Plan option:
 - Within the ½-mile ring: Mixed uses up to 1.6 FAR
 - Beyond the ½-mile ring: 16-20 du/ac, up to 0.5 FAR



Rock Hill Road Plan Amendment Proposal

Proposed Plan:

Predominantly Multifamily Use with ground floor retail



Impact Analysis

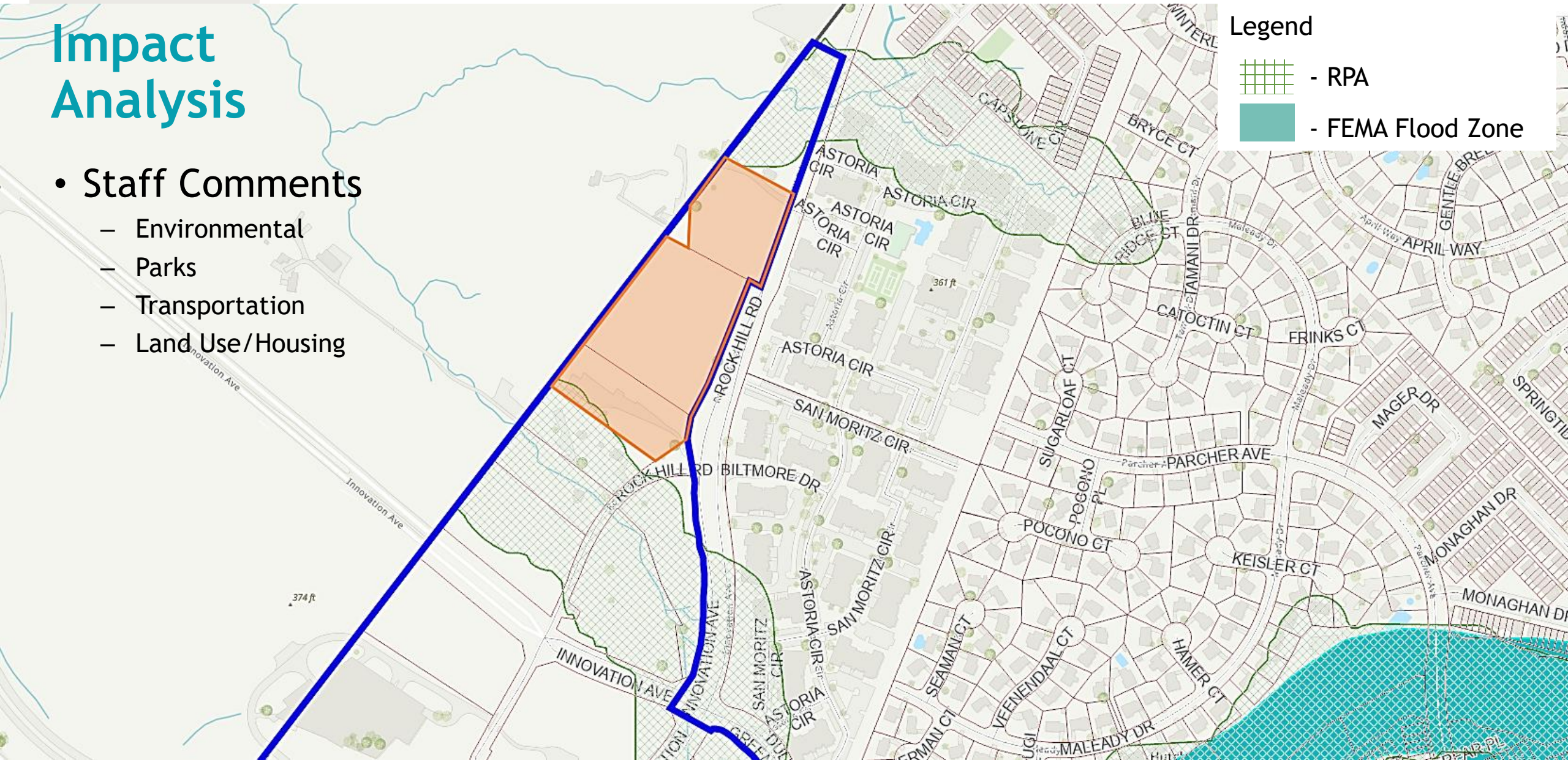
- Staff Comments

- Environmental
- Parks
- Transportation
- Land Use/Housing

Legend

 - RPA

 - FEMA Flood Zone



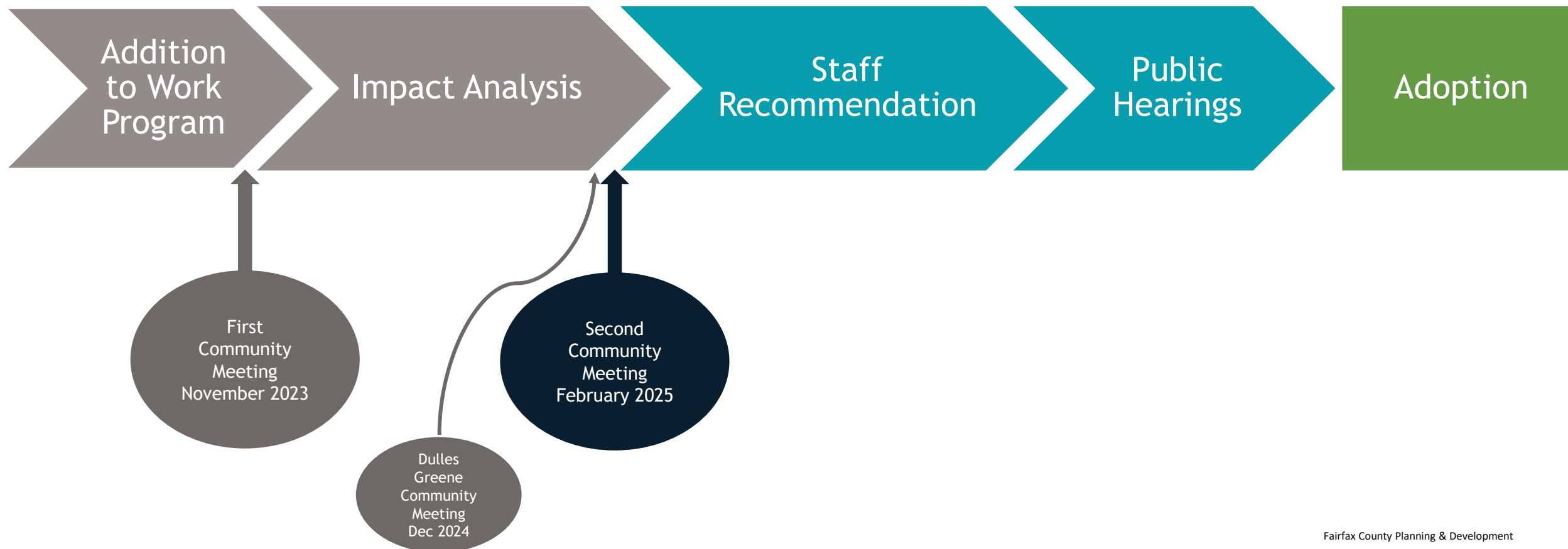
To view Preliminary FEMA Flood Maps and updates to adoption:

<https://www.fairfaxcounty.gov/publicworks/stormwater/fema-map-change-info>



Nominator Update

NEXT STEPS



Stay Informed and Involved

Visit the Comprehensive Plan Amendments Webpage:

<https://bit.ly/InnovationCenterTSANorthStudy>

Subscribe to Comprehensive Plan Announcements Email Listserv:

<https://www.fairfaxcounty.gov/email/lists/>

Follow the Land Use Planning & Zoning Facebook Page:

<https://www.facebook.com/fairfaxlanduse>

For Information on the Preliminary Flood Maps:

<https://www.fairfaxcounty.gov/publicworks/stormwater/fema-map-change-info>

Share your thoughts via Email:

Heather.Springs@FairfaxCounty.gov | 703-324-4549

