

Address/Tax Map Parcel(s): 6421, 6425, 6429, 6435, 6439, 6443
Arlington Boulevard, 6420 Spring
Terrace / Tax Map Parcels 51-3 ((5)) 8,
9, 10, 11, 12, 13, 30



Nominator: Albert Riveros

Supervisor District: Mason
Planning Area: Area I
Planning District: Jefferson; J2 Sleepy Hollow Community Planning Sector
Acreage: 4.4 acres

Current Plan Map/Text: Comprehensive Land Use Plan map baseline recommendation is for residential use at a density of 2-3 dwelling units per acre (du/ac). Text recommends single-family residential use. Commercial encroachment should be discouraged.

Proposed Amendment: Assisted living/nursing care/memory care up to 90,000 square feet, or a Floor Area Ratio (FAR) up to 0.48.

Considerations:

The subject area is west of the Seven Corners Community Business Center (CBC). It is comprised of seven parcels in the Hillwood subdivision, six of which front a service drive along the south side of Arlington Boulevard (Route 50) between Beechwood Lane and Aspen Lane. One parcel is the corner lot at Aspen Lane and Spring Terrace. The area to the south of the subject properties is developed with single-family detached houses as part of the Hillwood subdivision. The area on the west side of Beechwood Lane is also developed with single-family detached houses. The area on the east side of Aspen Lane contains single-family detached and attached housing that is part of the Hillwood and Seven Oaks subdivisions, respectively. The properties across from the subject area on the north side of Arlington Boulevard are within the Seven Corners CBC. This area is planned for a mix of uses. Tax Map Parcel 51-3 ((1)) 1D is developed with the Loren apartments at a 2.9 FAR. Tax Map Parcel 51-3 ((1)) 1C is developed with a Hampton Inn at a 1.1 FAR.

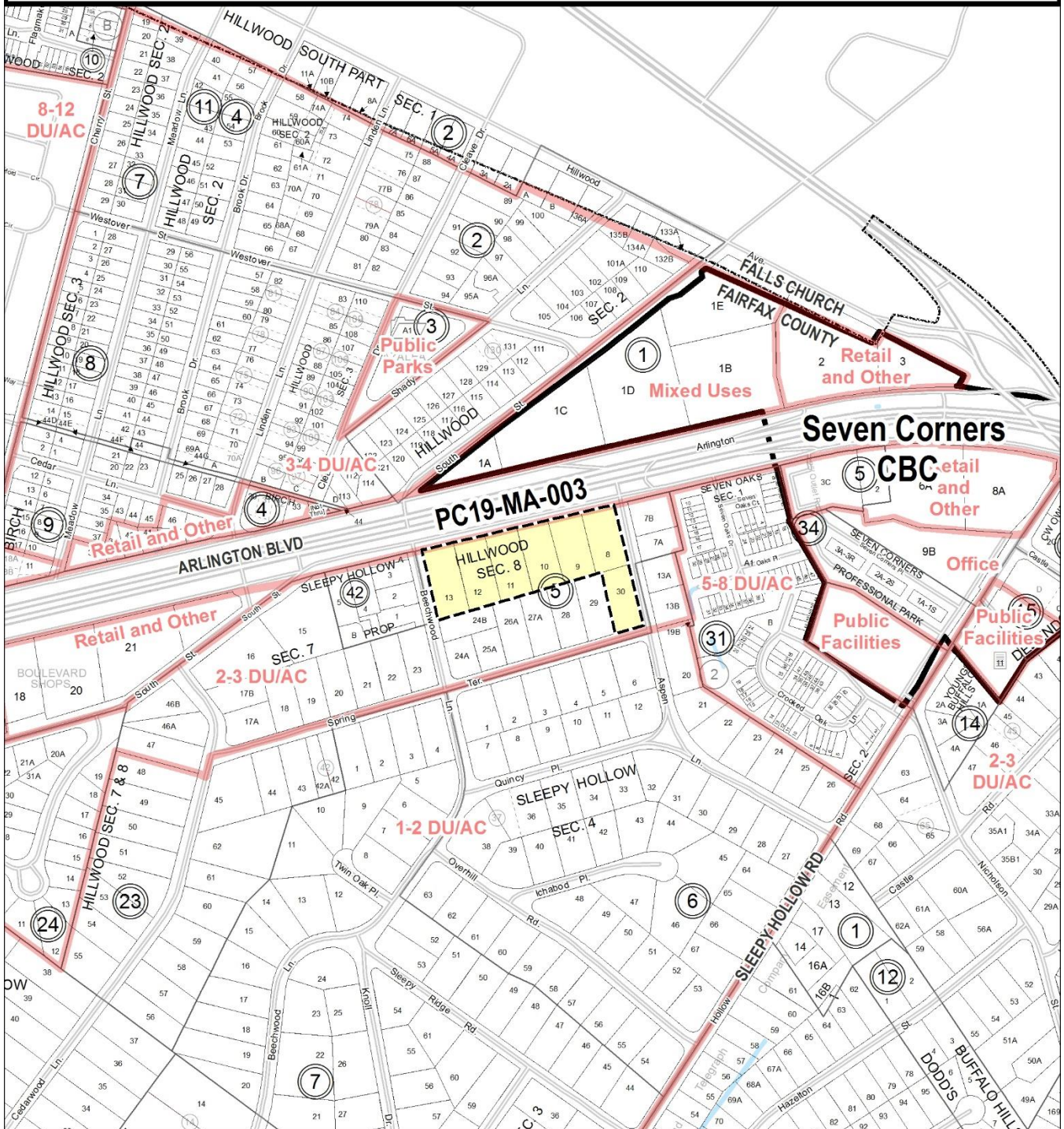
The property is surrounded by existing and planned low-density housing on the east, south, and west. The nomination area raises concerns about the proposed intensity in an area surrounded by predominantly single-family houses. Related to the proposed intensity and configuration of the nomination area, staff has concerns about the ability to establish a compatible building height and transition in the scale of the building to the low-density residential houses.

Preliminary Staff Recommendation:

PC19-MA-003 is not recommended to be scheduled on the Comprehensive Plan Amendment Work Program.

PC19-MA-003

6421 - 6443 Arlington Blvd and 6420 Spring Terr



 PC19-MA-003

 Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO APRIL 2020

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