



Address/Tax Map Parcels: 1500, 1508A and 1640 Belle View Boulevard
Tax Map Parcels 93-1 ((1)) 72 and 93-2 ((1)) 1,
2 and 4

Nominator: David Gill, Wire Gill LLP

Supervisor District: Mount Vernon
Planning Area: Area IV
Planning District: Mount Vernon Planning District, MV-4 Wellington Community Planning Sector
Acreage: 16.0 acres

Current Plan Map/Text: Retail & Other Commercial Uses

Proposed Amendment: Mixed-use consisting of retail, office, and midrise multifamily residential uses with a maximum building height of 5 stories, and an intensity of 1.2 to 1.5 Floor Area Ratio (FAR).

Considerations:

The subject site is located on the northeast corner of Belle View Boulevard and Fort Hunt Road and comprises the Belle View Shopping Center, which includes a grocery store, retail, and restaurant uses totaling approximately 182,000 square feet. A Fairfax County stormwater management control facility is located in the northeast corner of the site. Approximately one-half of the site is shown on county environmental maps as located within a Resource Protection Area (RPA) and floodplain. RPAs are comprised of lands at or near the shoreline or water's edge that in their natural condition, provide for the removal, reduction, or assimilation of sediments, nutrients, and potentially harmful or toxic substances from runoff entering the Chesapeake Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. Floodplains are lands in and adjacent to streams and watercourses subject to periodic inundation from flood events. The subject area is surrounded by single-family detached homes to the west and north, low-rise multifamily uses to the east, and commercial and multifamily residential uses to the south. Adjacent properties are planned for residential uses at densities of 2-3 dwelling units per acre (du/ac), 3-4 du/ac, and 16-20 du/ac. Stormwater channels abut the site to the north and east.

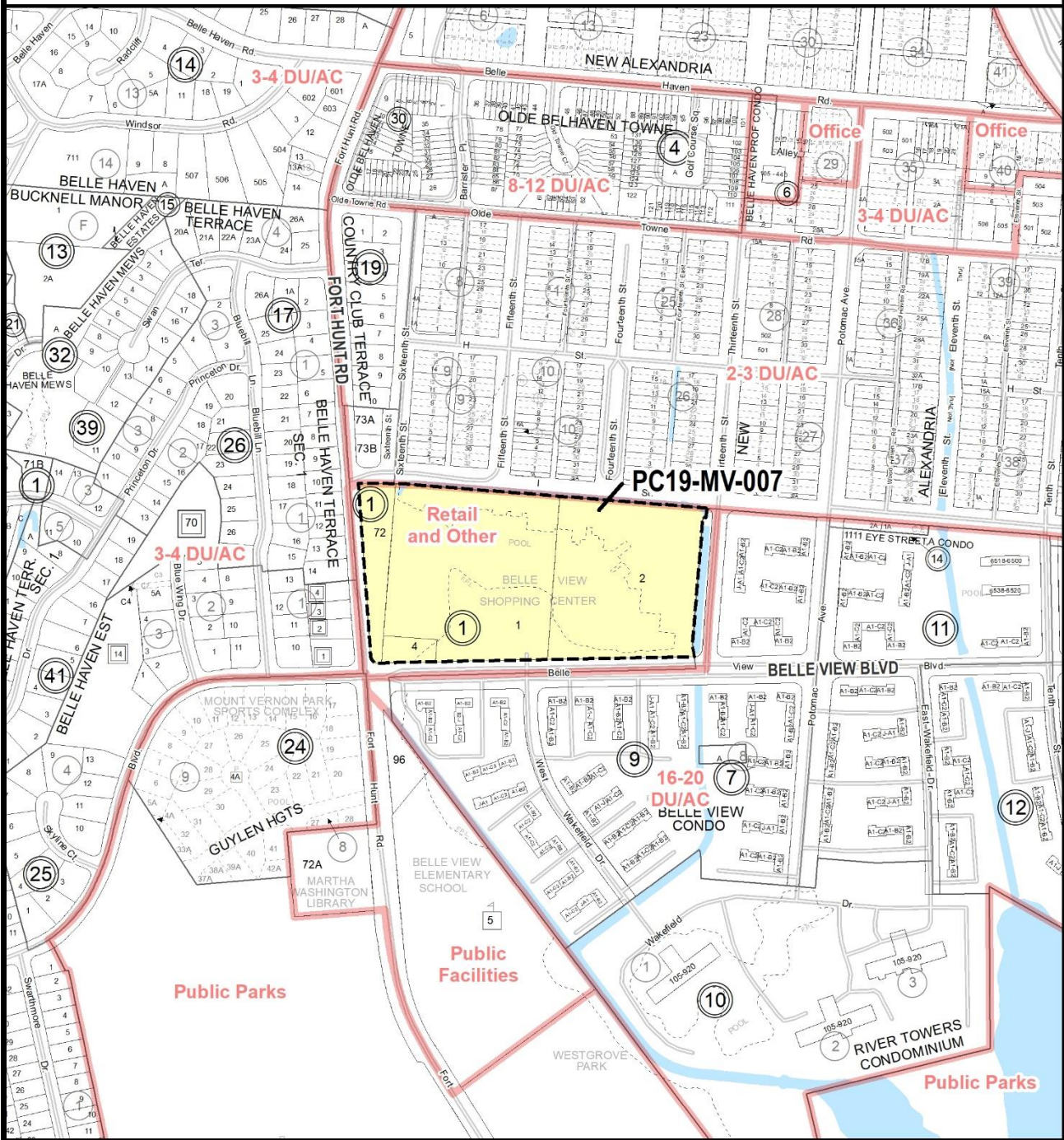
The subject area is located within the MV4-Wellington Community Planning Sector, which is designated on the Concept for Future Development as a Suburban Neighborhood. Suburban Neighborhoods contain a broad mix of residential densities, are planned for little to no change in land use, and recommend that infill development be of compatible use, type, and intensity with the surrounding areas.

Preliminary Staff Recommendation:

PC19-MV-007 is not recommended to be added to the Comprehensive Plan Work Program. The proposed intensity would be appropriate in development centers, such as the Richmond Highway Corridor Area, that are planned for more intense development and provide high frequency transit service that enable residents to rely less upon single-occupancy vehicle travel. The proposed intensity in a Suburban Neighborhood raises significant compatibility concerns. The proposed site layout and building form also do not appear to consider other Plan objectives that seek to minimize the exposure of new development to the potential for flood impacts and prohibit new residential structures within flood impact hazard areas.

PC19-MV-007

Belle View Shopping Center



 PC19-MV-007

 Baseline Plan Recommendation

500 FEET

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

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