



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-MV-007
Vista Residential

Address/Tax Map Parcels: 6100 and 6130 Richmond Highway
Tax Map Parcels 83-3 ((1)) 91 and 92

Nominator: Mark Viani (agent)

Supervisor District: Mount Vernon
Planning Area: Area IV
Planning District: Mount Vernon Planning District, Richmond Highway Corridor Area, Penn Daw Community Business Center (CBC) Land Unit C (Community Revitalization District)

Acreage: 4.5 acres

Current Plan Map/Text: Office use/Office use up to 150,000 gross square feet and maximum building height of 50 feet.

Nomination: Multifamily residential use with up to 400 dwelling units.

Comprehensive Plan Considerations:

The subject site is located on the west side of Richmond Highway and is developed with a Days Inn, restaurant, and swimming pool business. The subject site is approximately a 1/2-mile walk to the Huntington Metrorail Station and a 1/2-mile walk to a future bus rapid transit station planned for the intersection of Richmond Highway and South Kings Highway. The site is bordered on the north by the Cityside Huntington at Metro Apartments (subject of Nomination [CPN22-MV-001](#)), planned for residential use at 35-40 dwelling units per acre, on the west by the Fairhaven neighborhood of single-family detached homes, planned for residential use at 3-4 DU/AC; to the southwest by the Moon Inn (subject of Nomination [CPN22-MV-009](#)) also within Land Unit C of the Penn Daw CBC and also planned for office use; and to the south across Richmond Highway by a car dealership planned for residential use at 5-8 DU/AC.

The Concept for Future Development recommends the Penn Daw CBC as one of thirteen CBC areas in the County where redevelopment should encourage a mix of uses focused around a core area of higher intensity, such as a town center or main street in a pedestrian-oriented setting. Within CBCs, transitions in intensity and compatible land uses should protect surrounding stable residential neighborhoods. The Richmond Highway Corridor Area plan recommendations for Penn Daw concentrate higher development intensities around the planned BRT station, with intensities and building heights tapering north and south along Richmond Highway to provide transitions to nearby Suburban Neighborhoods. Land Unit C, which is at the northern edge of the Penn Daw CBC, is the only land unit in the CBC that does not contain a redevelopment option.

The nomination proposes up to 400 multifamily units in a six-level building, with a seven-level parking structure at the site rear abutting a row of houses in the Fairhaven neighborhood. The maximum height would be slightly taller than planned heights in other land bays on the edge of the Penn Daw CBC, 4 and 5 stories, however, the higher topography of the surrounding Fairhaven neighborhood may mitigate the visual impact of additional building height on surrounding properties. The proximity and height of the garage should be considered to ensure compatibility and reduce impacts to the wooded, sloped area buffering the adjacent houses. Nominations [CPN22-MV-009](#) for the adjacent Moon Inn to the west and [CPN22-MV-001](#) for Cityside Huntington in the Huntington TSA Land Unit Q to the west also propose higher density multifamily use in mid-rise forms, which would be similar in use and height to the existing Cityside Huntington Apartment community, and present an opportunity to consider the entirety of Land

Unit C and its relationship to both the Penn Daw CBC and the Huntington TSA. Any future planning should consider appropriate transitions in use and scale to surrounding lower density residential neighborhoods, consolidation of vehicle access points, as well as the provision of open spaces and pedestrian and bicycle connections in line with the Penn Daw CBC plan.

