

Address/Tax Map Parcels: 3100 Southgate Drive
Tax Map Parcels 92-2 ((1)) 16A, 16D and 16E

Nominator: Evan Pritchard

Supervisor District: Lee
Planning Area / District: Area IV / Mount Vernon, MV2-Hybla Valley Community Planning Sector

Acreege: 36.7 acres

Current Plan Map/Text: Residential use at 16-20 dwelling units per acre (du/ac)

Proposed Amendment: Incorporate the subject area into the Beacon/Groveton Community Business Center (CBC) in anticipation of the planned Bus Rapid Transit (BRT) station and a potential expansion of Metrorail to the CBC. The nomination proposes residential use at a density of 65-75 du/ac with maximum building heights of three to seven stories.



Considerations:

The subject site consists of the Beacon Hill Apartments complex, which is developed with 734 low-rise multifamily residential units and is located east of South Kings Highway and west of the Target shopping center and Beacon Center in the Richmond Highway Corridor. The subject site is bordered by Lenclair Park and single-family detached homes to the south and southwest, single-family detached homes to the north and northwest, and a cemetery across South Kings Highway further to the northwest. The majority of the site is located within a half-mile of the planned BRT station at Beacon Hill Road and Richmond Highway, and is proximate to a potential Metrorail station. The site is planned for and developed at a density of 16-20 du/ac and is designated as Suburban Neighborhood on the Comprehensive Plan's Concept for Future Development. Suburban Neighborhoods contain a broad mix of residential densities and are planned for little to no change in land use. Infill development is recommended to be of compatible use, type, and intensity with the surrounding areas. Immediately to the east of the subject site, Land Unit A in the Beacon/Groveton CBC, is planned as a Town Center for the Richmond Highway Corridor with a maximum of 3,500 dwelling units and 720,000 square feet of nonresidential development. Additional development is envisioned under an Plan option associated with the extension of the Yellow-line Metrorail and an additional transportation analysis. The Plan recommends that the greatest building heights and scale in the CBC should be concentrated near the BRT station and taper down toward the surrounding neighborhoods to effectively transition development intensity and limit adverse impacts on the character and stability of those adjacent neighborhoods. Building heights up to six stories are recommended at the edge of the CBC that adjoins the subject site. The existing three and four-story multifamily buildings on the subject site serve as part of the transition to the lower density neighborhoods to the west and south.

The nomination proposes to increase residential development potential on the site by a factor of four, to a total of 2,746 units (2.75 million square feet), and to expand the Beacon/Groveton CBC boundary, citing a need to provide additional residents to support the planned commercial uses in the CBC, create additional housing options, and extend the grid of streets from the CBC. The proposed concept for the nomination includes building heights up to seven stories across the majority of the site, tapering down to three stories along the western boundary adjacent to single-family homes, and suggests utilizing the abutting Lenclair Park as a buffer area to the south.

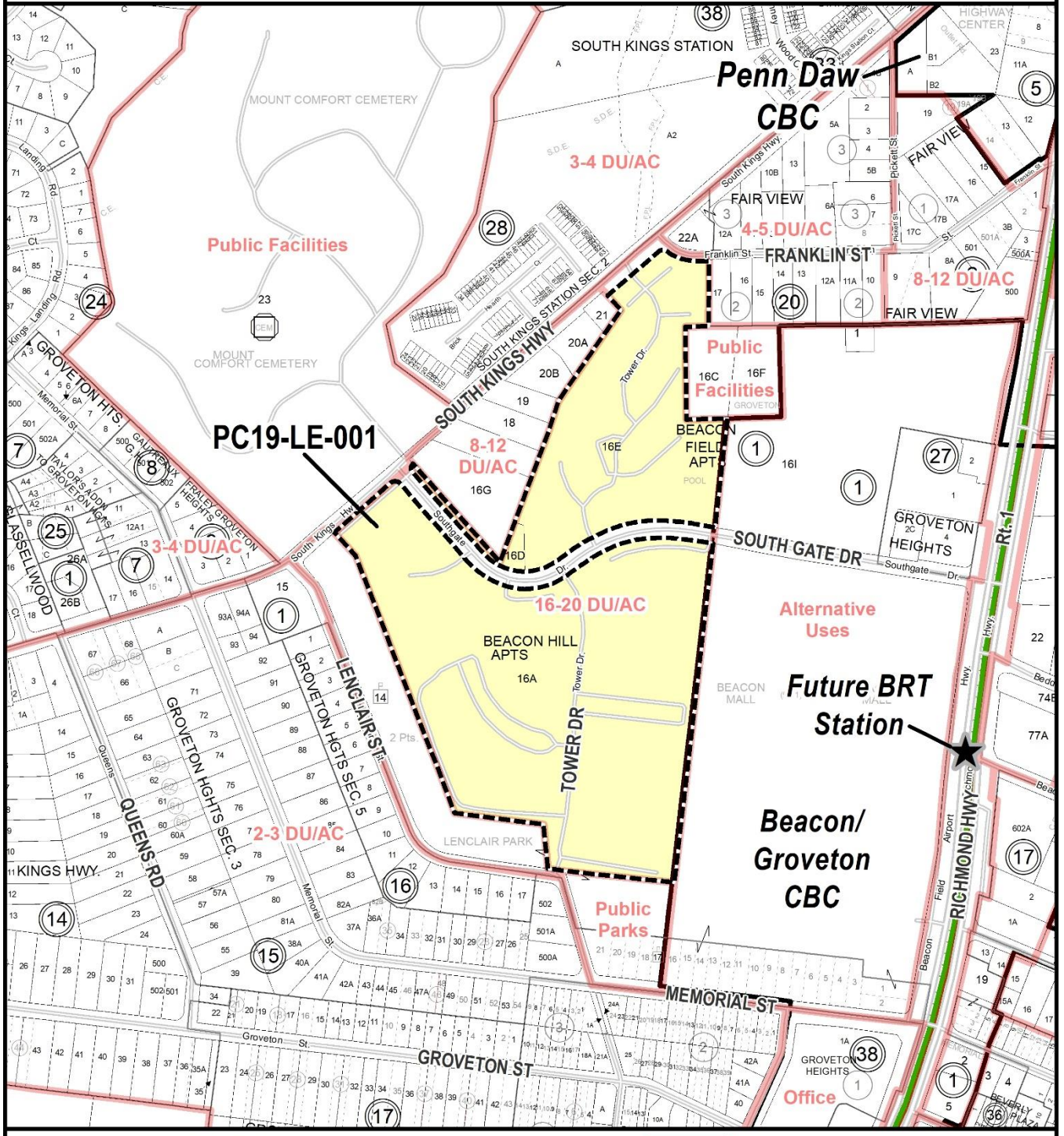
Preliminary Staff Recommendation:

PC19-LE-001 is not recommended to be added to the Comprehensive Plan Amendment Work Program. Development of the subject site at the proposed intensities that approach those planned within the CBC, prior to the implementation of the adopted Plan for the CBC, may undermine the policy of locating the highest intensity development in close proximity to the planned BRT stations, and does not provide adequate transitions between the higher density development in the CBC and the single-family neighborhoods to the west. Furthermore, the proposal would result in the potential for greater building heights than those recommended in the adjacent portions of the CBC and would likely present challenges to accommodating adequate onsite amenities such as recreational open space, buffering, and screening to the adjacent neighborhoods, all of which are central objectives of the adopted plans for development in the CBC.

PC19-LE-001

Beacon Hill Apartments


SITE-SPECIFIC PLAN AMENDMENT PROCESS
SOUTH COUNTY
2019-2020



 PC19-LE-001

 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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