



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-DR-004
ROCK HILL
DEVELOPMENT

Address/Tax Map Parcels: 2140 and 2144 Rock Hill Road, Herndon, VA 20170
Tax Map Parcels 16-1 ((1)) 4, 15-2 ((1)) 1 and 2
Nominator: Richard D. Stout
Supervisor District: Dranesville
Planning Area: Area III
Planning District: Upper Potomac Planning District / Dulles Suburban Center / Innovation Center
Transit Station Area (TSA), Land Unit L-3
Acreage: 8.62 acres

Current Plan Map/Text: Base: Office and Research and Development Use. Option: Within ¼ to ½ mile from the Metrorail station, mix of office, hotel, retail and residential use up to 1.6 Floor Area Ratio (FAR); beyond ½ mile from the station, 16-20 dwelling units per acre (du/ac), at an overall 0.5 Floor Area Ratio (FAR).

Nomination: Within ¼ to ½ mile from the station, revise plan to allow primarily residential uses with ground floor non-residential.

Comprehensive Plan Considerations:

The subject site is comprised of three undeveloped parcels generally located north of Innovation Avenue, west of Rock Hill Road, and east of the Loudoun County boundary in the vicinity of the Innovation Center Metrorail Station. To the west of the site are the Dulles Green Apartments, planned and developed for multifamily residential use at 16-20 du/ac and the Rock Hill townhouse community, planned and developed for single-family attached (townhouse) use at 8-10 du/ac. To the east is undeveloped property in Loudoun County planned for a mix of uses. To the north is a single family detached residence, which is accessed by a driveway on the nominated site, and planned under the same option as the nominated site. To the south is a single family detached residence and undeveloped land, which planned under the recommendations for subunit L-2. Portions of this land to the south are subject to nomination [CPN22-DR-002](#). To the north and south are also Resource Protection Areas (RPA) subject to the Chesapeake Bay Preservation Ordinance.

The Concept for Future Development designates this area as a Transit Station Area (TSA), a land use classification where the Comprehensive Plan encourages a mix of uses in a compact, pedestrian-friendly urban form within walking distance of Metrorail. The subject property is located in Land Unit L-3 of the Innovation Center TSA. The portion of the site located within the ½ mile of the station is planned for a mix of office, hotel, retail and residential uses up to 1.6 FAR. Plan guidance notes that residential uses within this area should not exceed 60% of the development. For the area beyond a ½ mile, the Plan recommends residential use at 16-20 du/ac, and overall intensity up to 0.5 FAR. Comprehensive Plan guidance for Land Unit L-3 cites specific development considerations, including parcel consolidation to ensure well-designed development that is integrated into the larger planned mixed-use area, including Loudoun County. The planned transportation network encourages east-west connections toward Loudoun County and improvements along Rock Hill Road. A priority for the area is to establish the planned pedestrian network that is needed to support walkability and access to transit.

The nominator proposes revisions to Comprehensive Plan guidance to allow predominately residential development with some ground floor non-residential uses, but without an overall change in total intensity. The illustrative concept plan submitted with the nomination proposes a five-story, multifamily residential building with ground level non-residential uses and structured parking in the southern portion of the site, and stacked and traditional townhouses in the northern portion, along with a park space. Countywide Guidelines for Transit-Oriented Development (TOD)

encourage the highest land use intensity close to Metrorail stations and encourages compact, pedestrian-oriented, mixed-use communities. TOD Guidelines further encourage housing affordable for residents with low and moderate incomes.

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Rock Hill Development



 CPN22-DR-004
 Land Unit
 Baseline Plan Recommendation