



FAIRFAX COUNTY
 SITE-SPECIFIC PLAN AMENDMENT PROCESS
 COUNTYWIDE

CPN-2025-IV-
 FR-031

Address/Tax Map Parcels: 7213, 7221, 7301, 7313 and 7317 Beulah Street; 6324 and 6328 Steinway Street
 Tax Map Parcels 91-3 ((8)) 1, 2, 3, 4, 5A, A and B

Nominator: Lynne Strobel; Walsh Colucci Lubeley & Walsh, PC

Supervisor District: Franconia
 Planning Area: Area IV
 Planning District/Sector: Rose Hill Planning District/RH-4 Lehigh Community Planning Sector
 Acreage: 10.9 acres

Current Plan Map/Text: Map: Residential use at 1-2 dwelling units per acre; Text: Land Use Recommendation 43 (page 65):
 “Parcels 91-3 ((8)) 1, A and B are planned for residential use at 1-2 dwelling units per acre [du/ac]
 to be compatible with the existing residential neighborhood to the south.”

Proposed Amendment: Residential use up to 8 du/ac to facilitate development of approximately 70 single family detached
 and attached homes.

Considerations:

The site is comprised of seven parcels, totaling approximately 10.9 acres on the east side of Beulah Street north of its intersection with Steinway Street. Originally part of a larger 24-acre subdivision established in 1951, the site is currently vacant except for two lots developed as single-family residences. The residences immediately to the south of the site, located on Steinway Street, are planned for 1-2 du/ac along with the subject site, zoned R-1 Residential District (one dwelling unit per acre), and developed with single family homes on 0.5 acre lots. The surrounding area is planned and developed with residential uses of varying densities, including the Queens Court townhouse community to the north, planned and developed at 3-4 du/ac as a part of the larger Kingstowne subdivision; the Windsor Knoll community to the west, planned at 1-2 du/ac and developed at 4 du/ac; the Windsor Park community to the southwest, planned at 8-12 du/ac and developed at 8 du/ac; and the Lincoln Heights single family detached community to the south, planned at 1-2 du/ac and developed at 1 du/ac. As an option, development to the south at 3-4 du/ac may be considered if development achieves substantial parcel consolidation and provides consolidated access, adequate internal circulation, and interparcel access, if appropriate. (Rose Hill Planning District, page 65, Land Use recommendation 44). A childcare facility, Lane Elementary School and Beulah Park are proximate to the site to the north.

The Concept for Future Development notes that the site is in a Suburban Neighborhood. Suburban Neighborhoods are envisioned to contain a broad mix of allowable densities and styles and parks and open spaces. Where appropriate, supporting neighborhood-serving commercial services, public facilities, and institutional uses are encouraged provided that the proposed intensities and character are compatible with the surrounding area. The site is in the RH-4 Leigh Community Planning Sector, which notes that infill development in the neighborhoods in the sector should be of a compatible use, type and intensity.

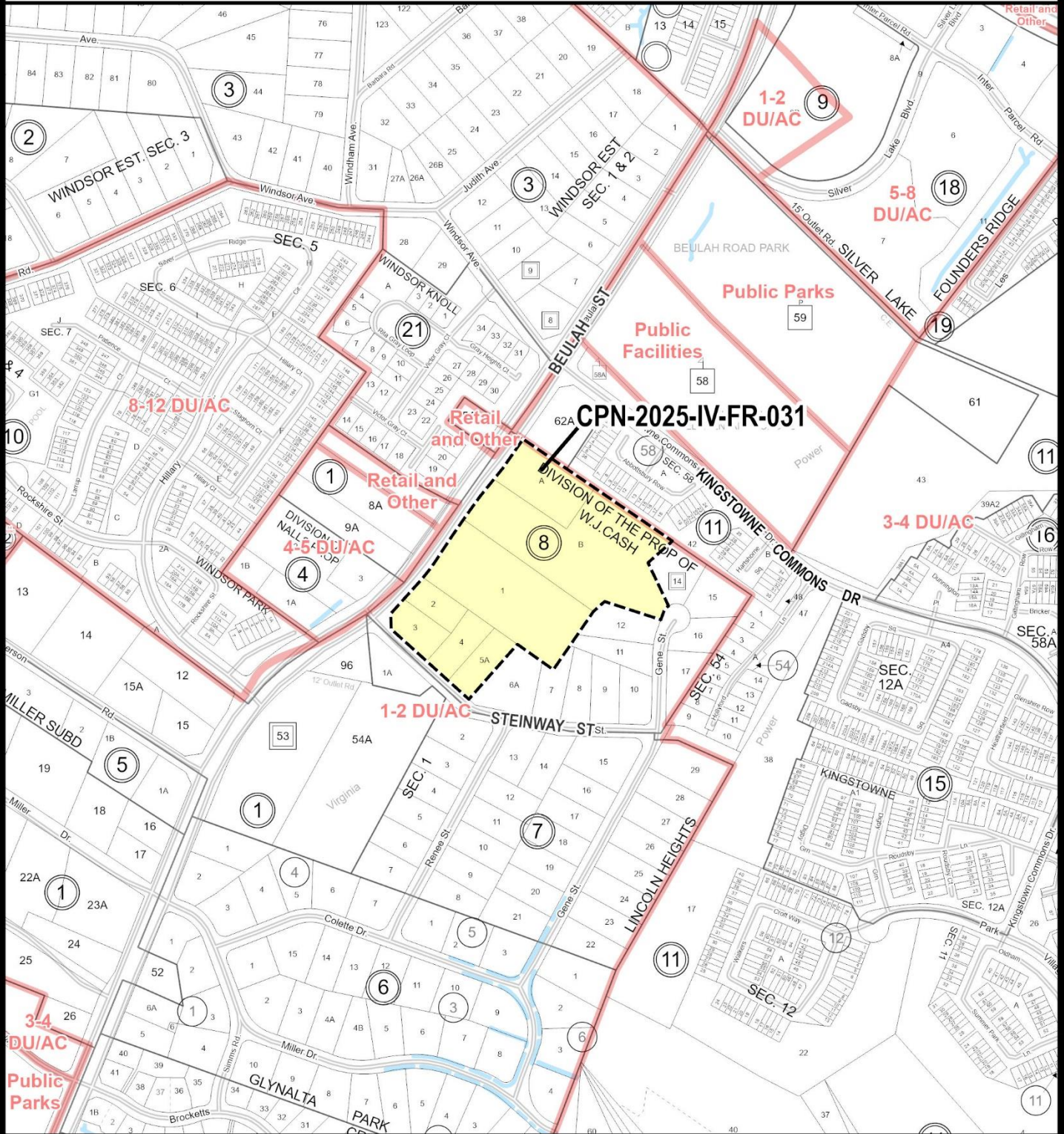
The proposal requests an increase up to 8 du/ac to facilitate the development of approximately 70 single-family detached and attached homes. The nominator advises that a residential range of 5 to 8 du/ac is more compatible with the area’s existing and planned development; would expand housing options for the area, to include the provision of affordable housing; would provide open space and a walkable environment; meets the county’s strategic priorities by providing housing near transit (Beulah Street serves Fairfax Connector routes 232, 308, and 338, providing access to Metrorail and the area); and is near existing and new employment centers such as the Hilltop Village Center, Manchester Lakes, and the to-be-built Inova Springfield hospital, along with the future Franconia Government Center, which will contain active adult and childcare centers and the Kingstowne Regional Library. Given the variety of densities and housing types present in the immediate vicinity, the proposal would be generally compatible with the surroundings given appropriate site design, recreational space, landscaping, tree preservation, buffering, and building heights. Due to the site’s location on Beulah Street, transportation noise will also be a consideration. The Comprehensive Plan’s Trails Plan Map notes that Major Paved Trails are planned on the Beulah Street frontage, as well as in the VEPCO easement that cuts across the southeast portion of the property. The ability to implement this recommendation with development to achieve walking and cycling connections would be critical in integrating the use with the surrounding community. Coordination with the adjacent townhouse community to consider trail connections to Kingstowne Commons Drive should be strongly considered to provide a connection to Lane Elementary School, Beulah Park, and the Franconia Government Center; the section of the VEPCO planned trail has been implemented north of this road.

As mentioned previously, the subject parcels are part of a subdivision platted in 1951, creating 17 lots, later increased to 18 in 1955. Both subdivisions were subject to the 1941 Zoning Ordinance, which did not regulate density, only lot area and width. With the implementation of the 1978 Zoning Ordinance, the parcels were rezoned to the R-1 District, which established a density limitation of 1 du/ac, in addition to lot area and width requirements. Many of the lots in the subdivision do not comply with the R-1 District regulations regarding lot area and/or lot width, and the entire subdivision does not meet the current density limitation of 1 du/ac.

According to the County's Zoning Interpretation on the nominator's proposal, dated March 18, 2025, rezoning the subject lots and removing them from the existing subdivision, as this Plan amendment would facilitate, would increase the density of the remaining subdivision to 1.77 du/ac and further aggravate the existing nonconformity. In accordance with subsection 5100.E(1)(b) and past interpretations of the Zoning Ordinance, in no instance can a subdivision be approved that exceeds the maximum density of the district in which it is located. Also, land area cannot be removed from an existing subdivision unless, among other items, the resulting density of the parent subdivision complies with the current density limitation or does not aggravate an existing nonconforming density. In this case, the proposal would result in a density increase of the parent subdivision from 1.05 du/ac to 1.77 du/ac in the R-1 District, thereby further aggravating existing nonconformity. The County cannot conclude that such a rezoning application would comply with the Zoning Ordinance. If this nomination moves forward and is ultimately adopted in the Plan, the issue of density would need to be considered in a future rezoning evaluation.

CPN-2025-IV-FR-031

Beulah St. at Steinway St. Properties



 CPN-2025-IV-FR-031  Land Unit  Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO FEBRUARY 2025

OTPA_GRAPHICS\S25_items\2025 Site Specific Plan Amendment Process\NOMINATIONS

