



Centreville Mews

RZ/FDP 2022-SU-00005

Joint Sully District Land Use And Transportation Committee

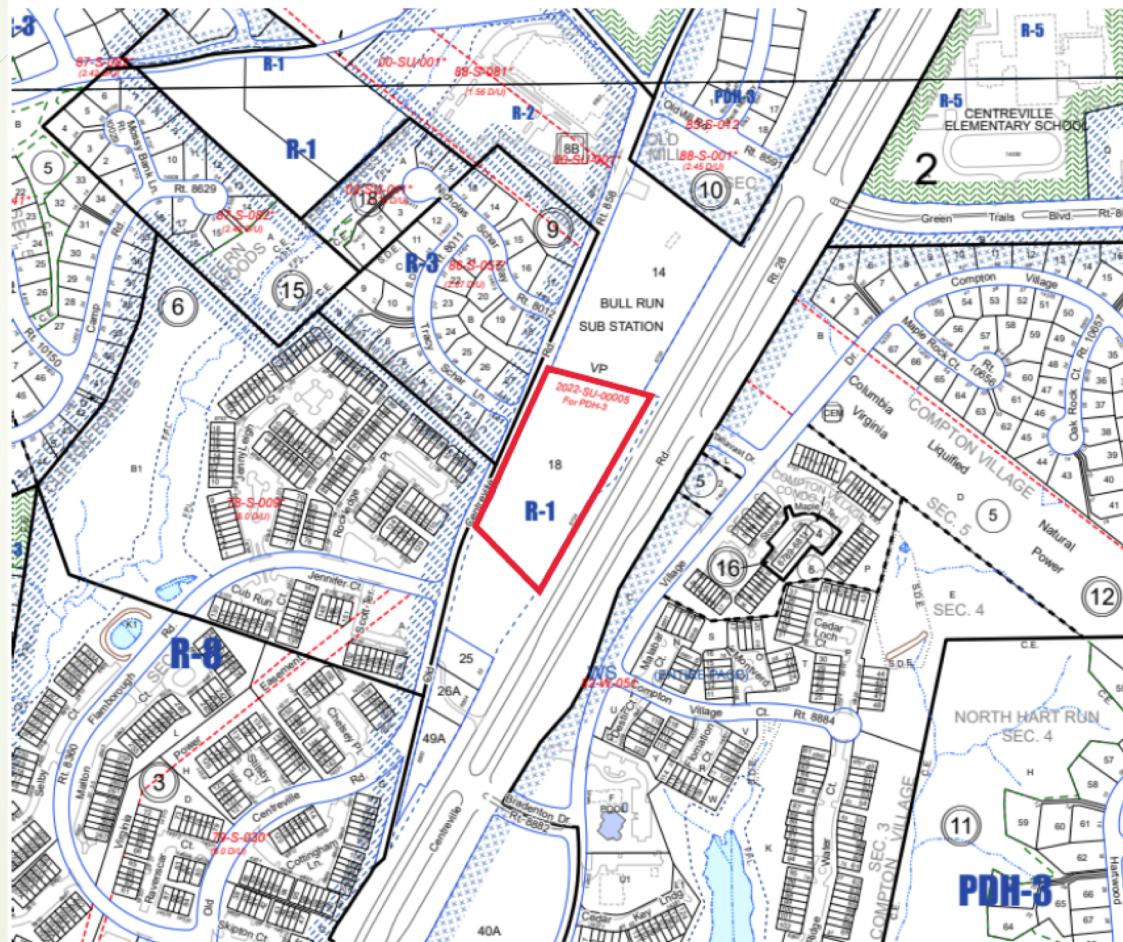
November 18, 2024



Existing Conditions

- The Property is 6724 Centreville Road, Centreville, Virginia.
 - Zoned R-1 (Residential District, One Dwelling Unit/Acre).
- The Property is approximately 4.55 acres and is improved with a single family home and two accessory dwellings.
- Surrounded by residential communities to the west, substation to the north, Centreville Road to the east, and a newly constructed stormwater pond to the south
- Comprehensive Plan recommends 2 – 3 dwelling units per acre

Zoning Map



Aerial Context

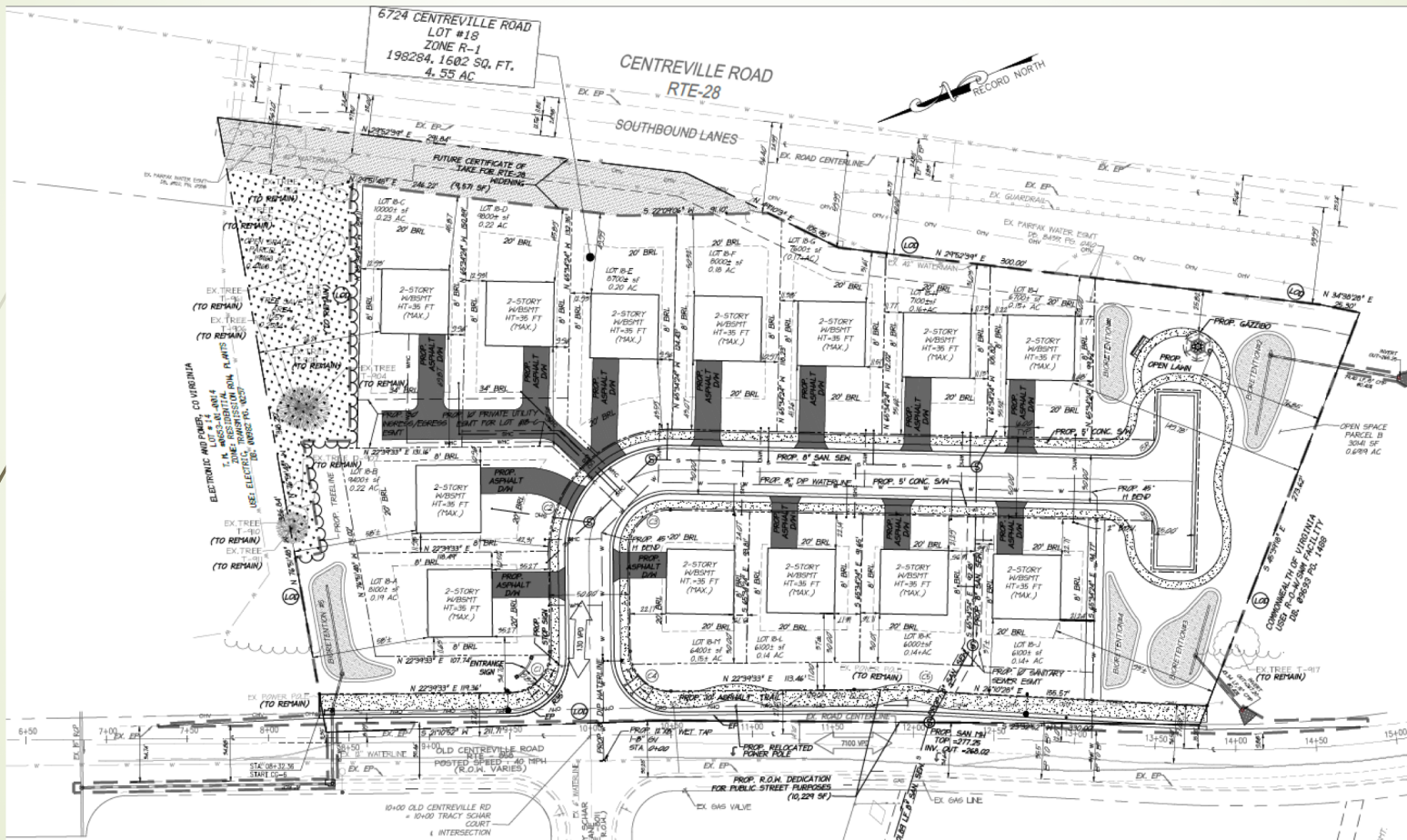




Proposed Development

- The initial submission proposes to rezone the Property from R-1 to the PDH-3 district and construct 13 single family dwellings.
- Access provided via a new private street off Old Centreville Road – aligned with Tracy Schar Drive
- Initial submission provided 1.4 acres of open space (31% of site) and 11,257 sf of tree preservation – Applicant is working to improve and increase based upon staff's comments
- Private community open space area on south side of site

Initial Submission



Concept is not final and is subject to change

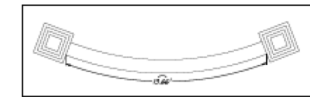
Conceptual Architecture



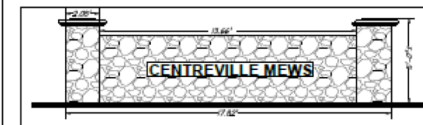
TYPICAL FRONT ELEVATION
NTS



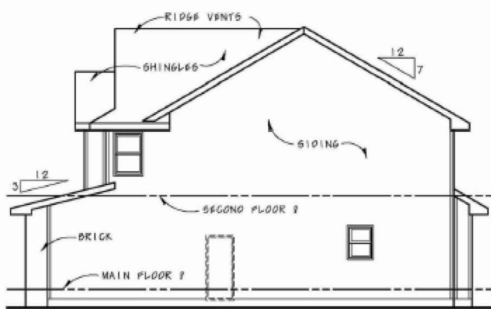
TYPICAL FRONT 3D RENDERING
NTS



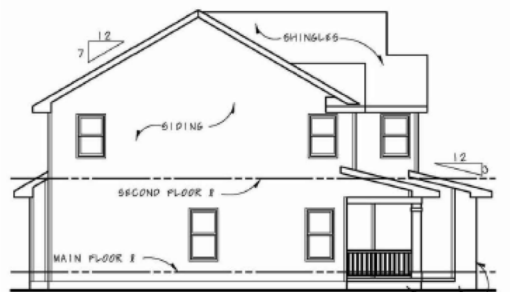
ENTRANCE SIGN (PLAN VIEW)
NTS



ENTRANCE SIGN
(FRONT ELEVATION)
NTS



RIGHT SIDE ELEVATION
NTS



LEFT SIDE ELEVATION
NTS



REAR ELEVATION
NTS

Architecture is not final and is subject to change



Revisions in Progress

- The Applicant received comments from staff in April 2024, and met with staff and Supervisor Smith to discuss
- Based on staff's comments, Applicant will be eliminating at least one lot to increase tree preservation and improve site layout
- Applicant will provide a 10' trail along Old Centreville Road as recommended by the Comp Plan
- Crosswalk to be provided across Old Centreville Road in coordination with VDOT and FCDOT
- Exploring refinements to lot layouts and driveway configurations, additional enhancements to open space



Next Steps

- ▶ Community Outreach
 - ▶ Meet with Sully District Council Land Use & Transportation Committee
 - ▶ Outreach to surrounding neighborhoods