

This land unit is suitable for a mix of community serving office, retail and hotel uses, public facilities, governmental and institutional uses at an intensity up to .25 FAR, provided they are compatible with the requirements of the historic overlay district ordinance. In addition, any development proposal should meet the conditions of the Centreville Historic Overlay District and the following conditions:

- Within the historic overlay district, projects are intended to be of small scale without a single dominant use.
- Mixed-use development, with at least 25 percent retail use, is encouraged.

B-3 (55 Acres)

This Land Unit is planned for and developed with single-family attached residential development at 5-8 dwelling units per acre.

The portion of Parcels 54-4((16)) A1 and A4 and Parcel 54-4 ((10)) A that generally abut Wharton Lane are located within the Centreville Historic Overlay District. These parcels are open space for Center Terrace, Englewood Mews, and Walney Mills subdivisions. These parcels should remain as open space and are subject to the Centreville Historic Overlay District criteria.

B-4 (45 Acres)

Access limitations and the relationship of Land Unit B-4 to the Centreville Historic Overlay District are conditions similar to those described for Land Unit B-3. Major remnants of Civil War fortifications lie in this district and must be preserved. This land unit is contiguous with the Centreville Farms subdivision to the east which has scattered, older single-family detached residential development at .5 dwelling unit per acre. For this reason, development should be at a transition density between the density ranges planned for Land Unit B-3 and the edge of the Centreville Farms Area. This land unit is planned for single-family detached residential use at 2-3 dwelling units per acre, except for parcel 54-4((4))4. The northeast portion is near to I-66 and may require some noise abatement measures.

Parcels 54-4((1))23, 24B, 24C; 54-4((2))A1; 54-4((4))1, 1A, 3A, 4; and 54-4((14))B, 9, and a portion of 8 are located within the Centreville Historic Overlay District and are subject to its requirements.

Parcel 54-4((4))4 is planned for residential use at 1-3 du/ac. Density above 1 du/ac is contingent upon consolidation with properties described under the redevelopment option for Centreville Farms Land Unit F.

B-5 (34 Acres) Suburban Center

Land Unit B-5 contains a number of automobile-oriented commercial uses along Sully Road and Lee Highway each with separate access. A full interchange for the Sully Road/Centreville Road/Lee Highway intersection has been constructed and has had an impact on existing commercial uses and the access to these uses. However, neighborhood-serving retail commercial and limited office uses up to .25 FAR are planned and will remain appropriate in this land unit to serve local needs. A hotel or bed and breakfast with proximity to the historic overlay district may also be appropriate.

Development in this area should promote the efficient functioning of intersections in the land unit. Consolidation of parcels is encouraged to reduce direct access points to Lee Highway and to improve traffic circulation in the vicinity.

Since all the parcels in this land unit are located within the Centreville Historic Overlay District, development in this land unit must recognize the character of the historic overlay district and be compatible in terms of scale, layout, bulk, height and landscaping, and meet the conditions of the Centreville Historic Overlay District as applicable as well as the following conditions:

- Within the historic overlay district, projects are intended to be of small scale without a single dominant use.
- Mixed-use development, with at least 25 percent retail use, is encouraged.
- Auto-oriented uses such as service stations, quick-service food stores, and uses with a drive-through facility such as fast food, car washes and banks, should not be permitted for properties that are not contiguous to Lee Highway.

B-6 (27 Acres) Suburban Center

This land unit contains the Ratcliffe subdivision, a community containing a number of small lots facing Lee Highway and abutting a right-of-way known as Johnson Avenue. Its Lee Highway frontage will be directly affected by widening this road. Consolidation of lots is necessary for development. A small floodplain and wetlands area exists near Bradley Road. Residential land use at a density range of 8-12 dwelling units per acre or a townhouse-style office use may be appropriate subject to the following conditions:

- Consolidation of all properties fronting on Lee Highway, except the commercial property near Bradley Road;
- Provision of a site plan with reverse frontage onto Lee Highway, with a substantial landscape buffer along the periphery. An effective transition to the low density area to the north is necessary; and
- Provision of coordinated vehicular access and circulation to minimize vehicle access points; and
- Access to Lee Highway shall be provided via a new public street to be connected in the area between Newgate Boulevard and Bradley Road, subject to VDOT approval of a median break at the intersection of the new public street and Lee Highway. The location shall be determined at the time of zoning in conjunction with planned improvements to Lee Highway. This will provide an additional access to properties located on the north side of Lee Highway, including the Ratcliffe Subdivision and the Centreville Farms area.

Office use should not exceed .25 FAR and the following additional conditions must be met:

- Provision of an architectural character which is residential in terms of bulk, scale, height and material;
- Limitation in the height of the townhouse office units to a maximum of 35 feet; and