

Rose Hill Coalition

Rose Paper: Tenants

Opposition to Nomination CPN22-LE-001

The Rose Hill Plaza property is zoned commercial and has been a center of the community since it opened in 1961.

The Property is comprised of approximately 11.2 acres (487,907 square feet) and is currently developed with a total of 154,361 square feet of commercial development (0.32 FAR). The Property is located less than two miles away from the Kingstowne Town Center and is approximately 3 miles away from the Franconia-Springfield Metro Station. The Property is zoned to the C-6 (Community Retail) District and is subject to the Development Conditions approved with SE 90-L-051 and listed in Appendix 1 to the Staff Report for the same, dated February 6, 1991. There are no governing proffers for the Property. As currently zoned, the Property can achieve a maximum of 0.4 FAR by-right, or 0.5 FAR with approval of a special exception by the Board.

SOURCE

Combined Properties website for Rose Hill Plaza has not been updated since 2021, so several new retailers are not listed on the website, <https://www.shoprosehillplaza.com/>

Rose Hill Plaza currently supports the following businesses:

- 7-Eleven Convenience Store
- ABC Liquor
- Advance Auto Parts
- Anytime Fitness
- Bella Spa (New!)
- Dollar Tree
- Eric Mestas Family Dentist
- Franconia Internists Primary Care
- Gabe's Apparel and Housewares
- Healthy Vibez CBD (New!)
- Little Caesars Pizza
- Mamma Mia Pizza
- Metro PCS
- Namaste Indian & Nepalese Restaurant
- Pho Kim Vietnamese Restaurant
- Rose Hill Barber
- Rose Hill Cleaners
- Rose Hill Laundry
- Rose Hill Shoe Repair (Closed due to rise in rent)
- Sabi's Brow and Wax Center

Rose Hill Coalition

- Safeway (Full service)
- Sonny's Place Dog Grooming/Boarding
- Sport Taekwondo
- Subway
- Tuesday Morning (Store chain in bankruptcy)
- Vocelli's Pizza
- Walgreens