



PLANNING & DEVELOPMENT



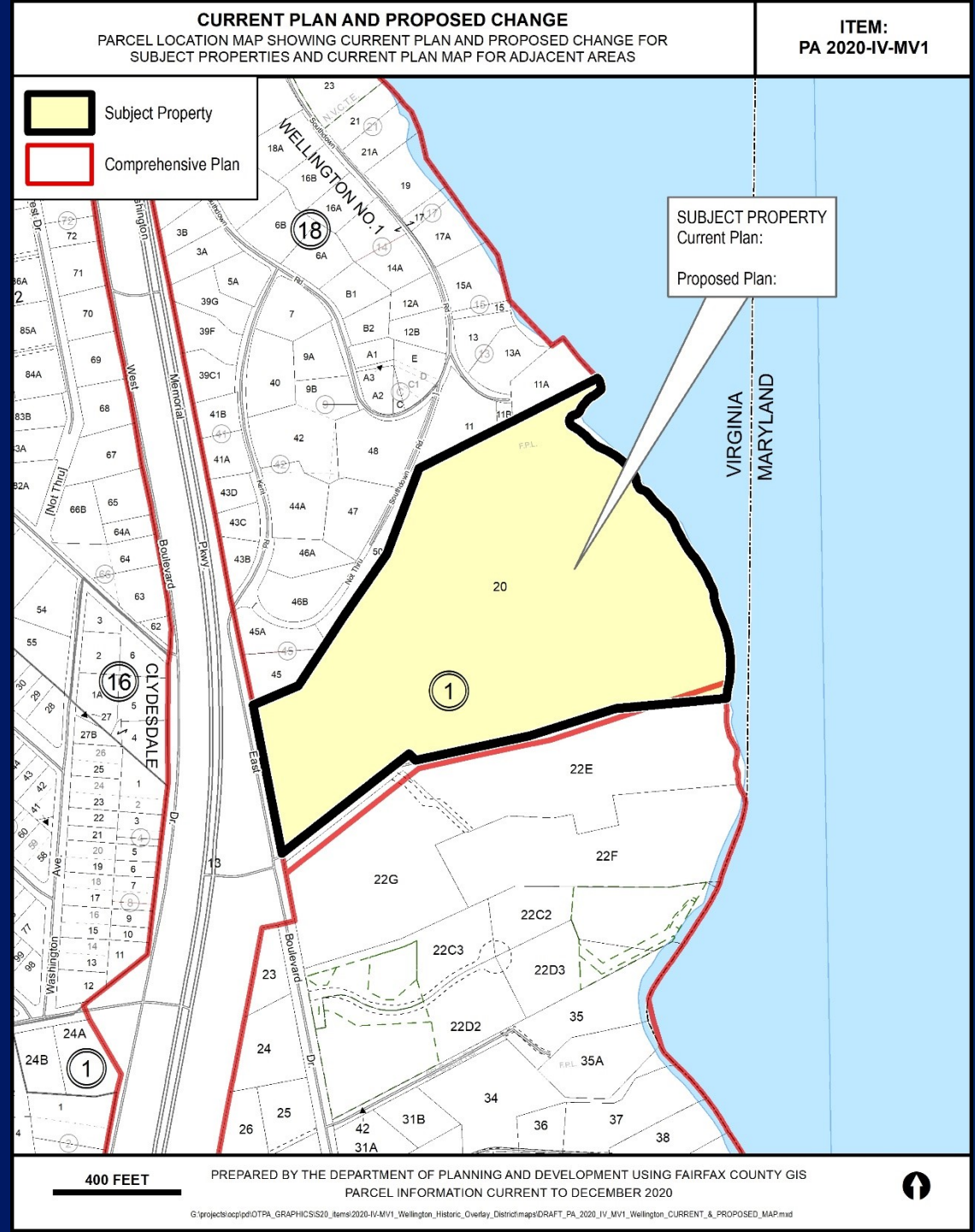
**PA 2020-IV-MV1
concurrent with
RZ 2021-MV-001 and
Zoning Ordinance Amendment
(Wellington at River Farm Historic
Overlay District)**

Planning Commission Land Use Process Committee

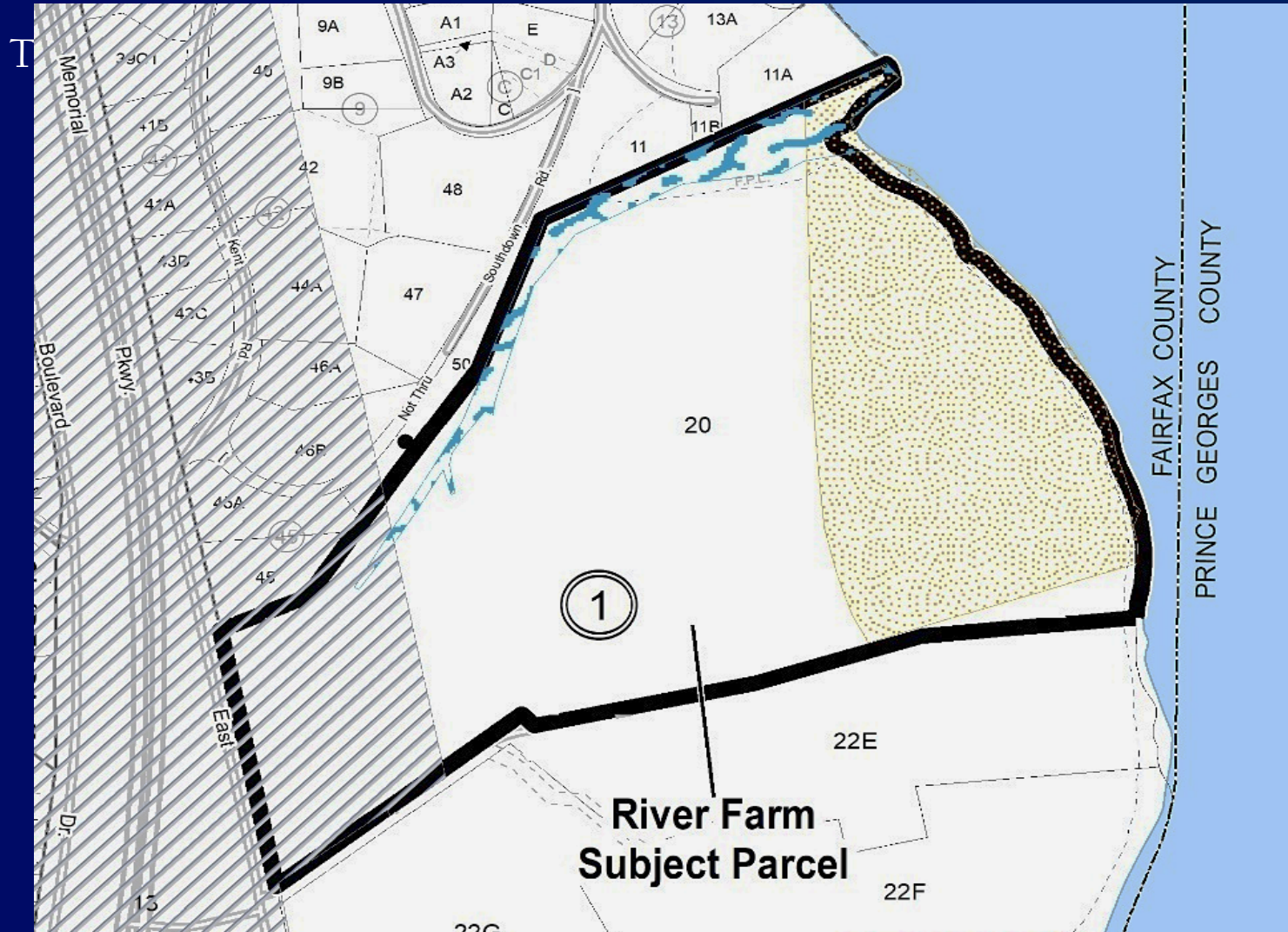
February 11, 2021

Department of Planning and Development

- Location
- Authorized by the Board on November 17, 2020
 - Zoning Ordinance Amendment
 - Comprehensive Plan Amendment
 - Rezoning Boards Own Motion
- Draft Design Guidelines



Site Information



Aerial View of the Subject Property

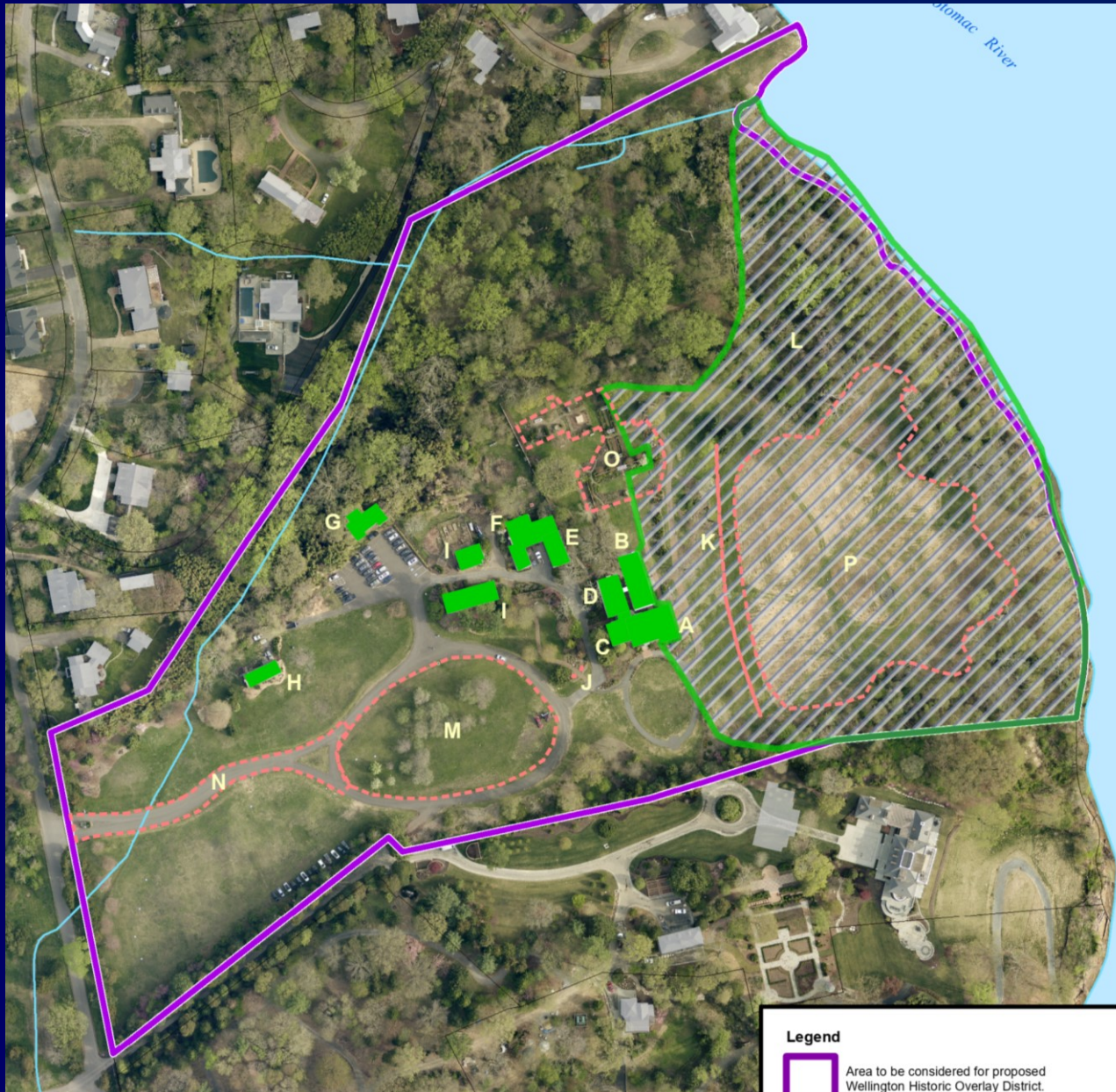


Staff Analysis- Wellington at River Farm Historic Significance

- George Washington Ownership
- Malcolm Matheson Ownership and Renovations- 1919-1973



Staff Analysis- Proposed WHOD Boundary and Contributing Features



Contributing Structures

- A. Manor House
- B. Patio
- C. Kitchen
- D. Ballroom
- E. Carriage House – East Wing
- F. Carriage House North and West Wings
- G. Tenant House
- H. Caretakers House
- I. North and South Garages

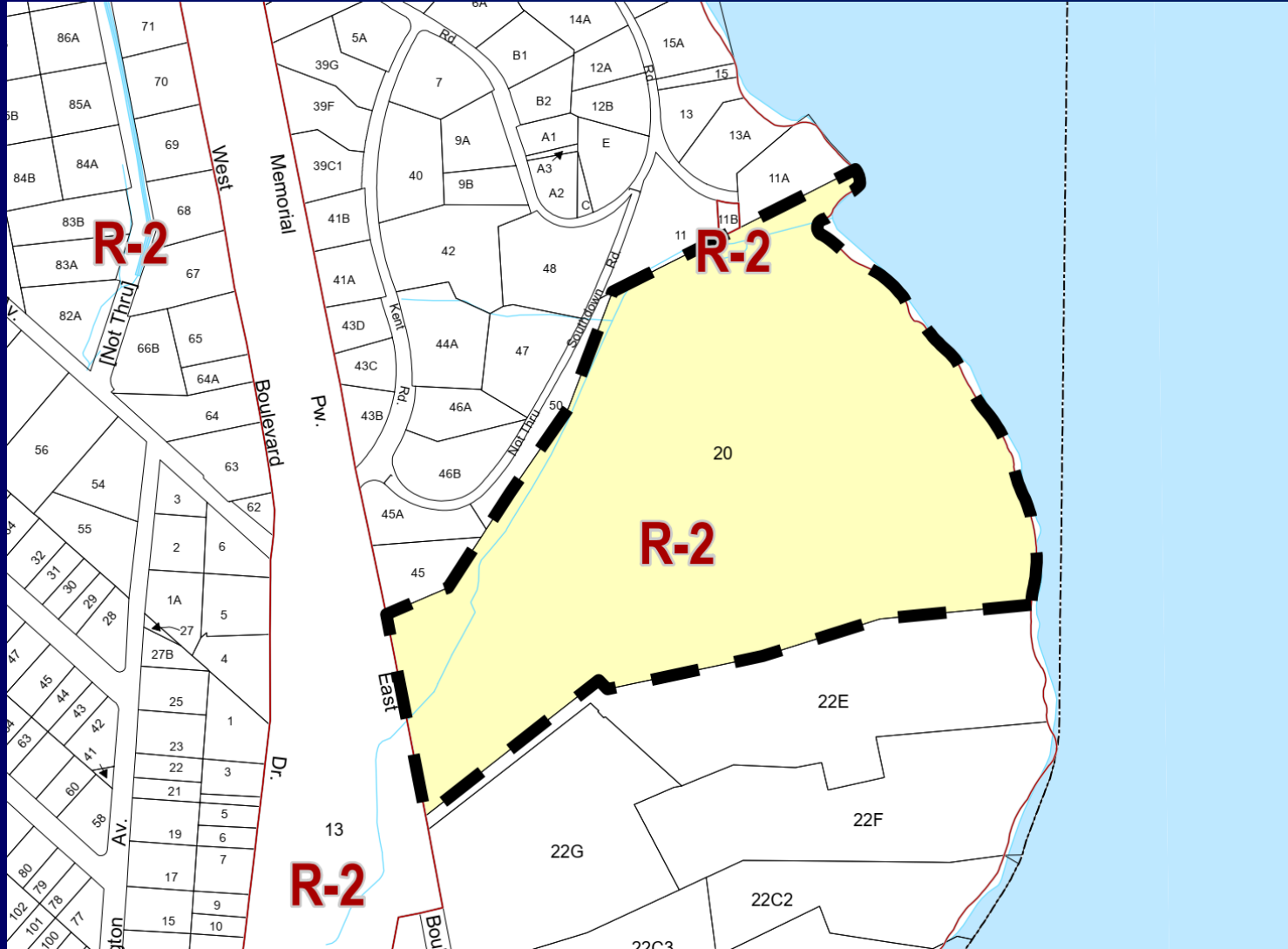
Contributing Features

- L. View from Manor House to Potomac River



Non-Contributing Features

- J. James Monroe Gates
- K. Ha-ha wall
- M. Orchard
- N. New Driveway
- O. Children's Garden
- P. Meadow

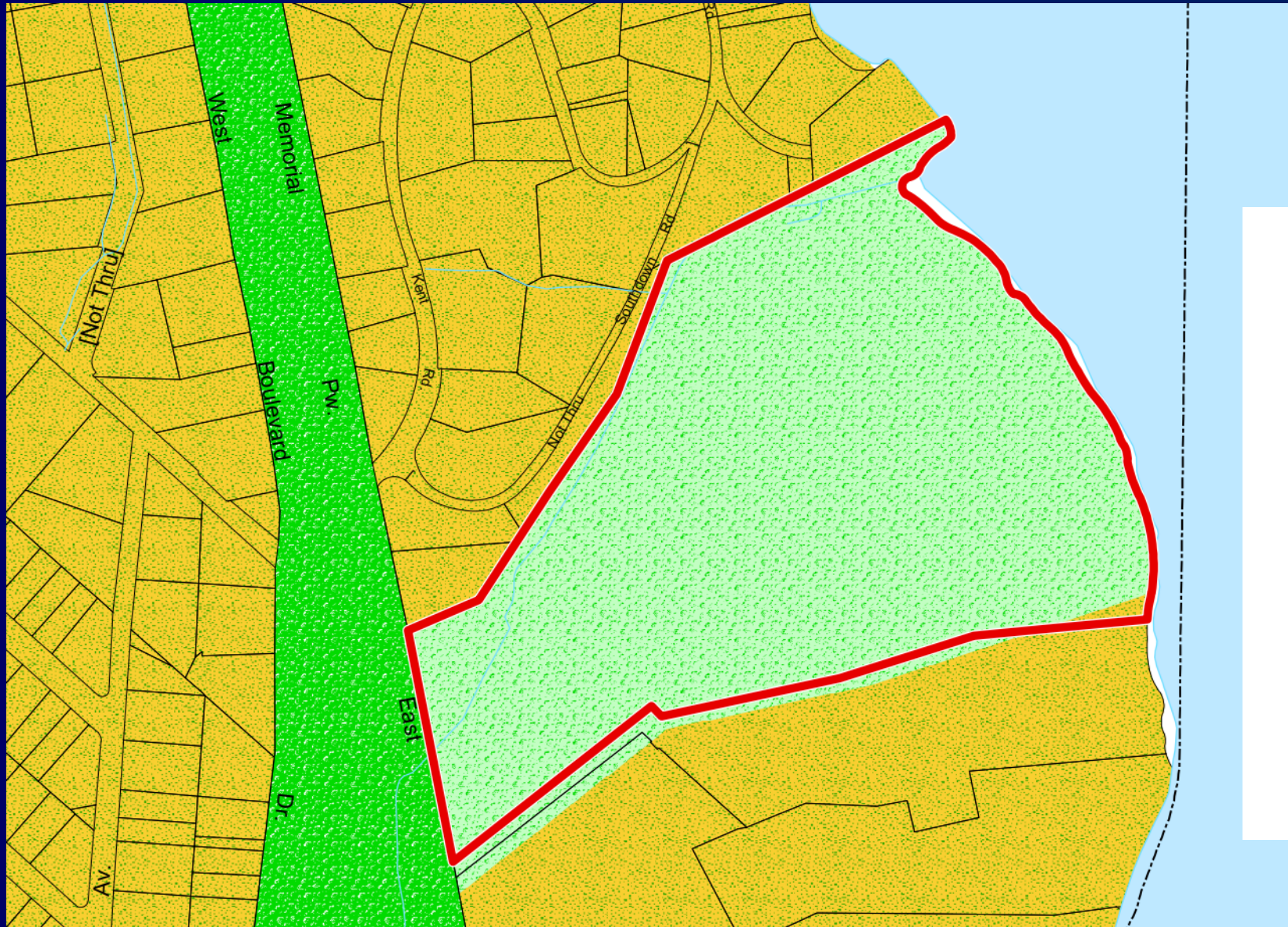
Proposed Zoning Ordinance Amendment



Legend

-  Existing Zoning District
-  This area to be considered for proposed Wellington Historic Overlay District.





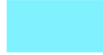

Proposed Comprehensive Plan Amendment



Legend

River Farm Planned Land Use

KEY

-  Private Open Space
-  2-3 DU/AC
-  Public Parks
-  Private Recreation
-  Public Schools
-  This area to be considered for proposed Wellington Historic Overlay District.

Schedule and Milestones

November 17, 2020

- Board of Supervisors Authorization/Motion

February 11, 2021

- Planning Commission Land Use Committee Meeting

March 2, 2021

- Community Meeting to Present Findings

March 3, 2021

- Staff Report Published

March 17, 2021

- Planning Commission Public Hearing

April 13, 2021

- Board of Supervisors Public Hearing

May 13, 2021

- ARB review and approval of Design Guidelines



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