

Address/Tax Map: No addresses; Tax Map (TM) Parcel 102-1 ((1)) 79A and 79B  
 Submitter: Jane Kelsey

Supervisor District: Mount Vernon  
 Planning Area: Area IV  
 Planning District: Mount Vernon – Richmond Highway Corridor  
 Related Plan Amendments: PA 2015-IV-MV1 (Embark Richmond Highway), APR 09-IV-11MV, APR 05-IV-3MV, PA S97-CW-4CP  
 Acreage: 0.88

Current Plan: Residential 5-8 dwelling units per acre, Retail & Other

Proposed Amendment: Retail uses and a martial arts school for special education

Considerations:

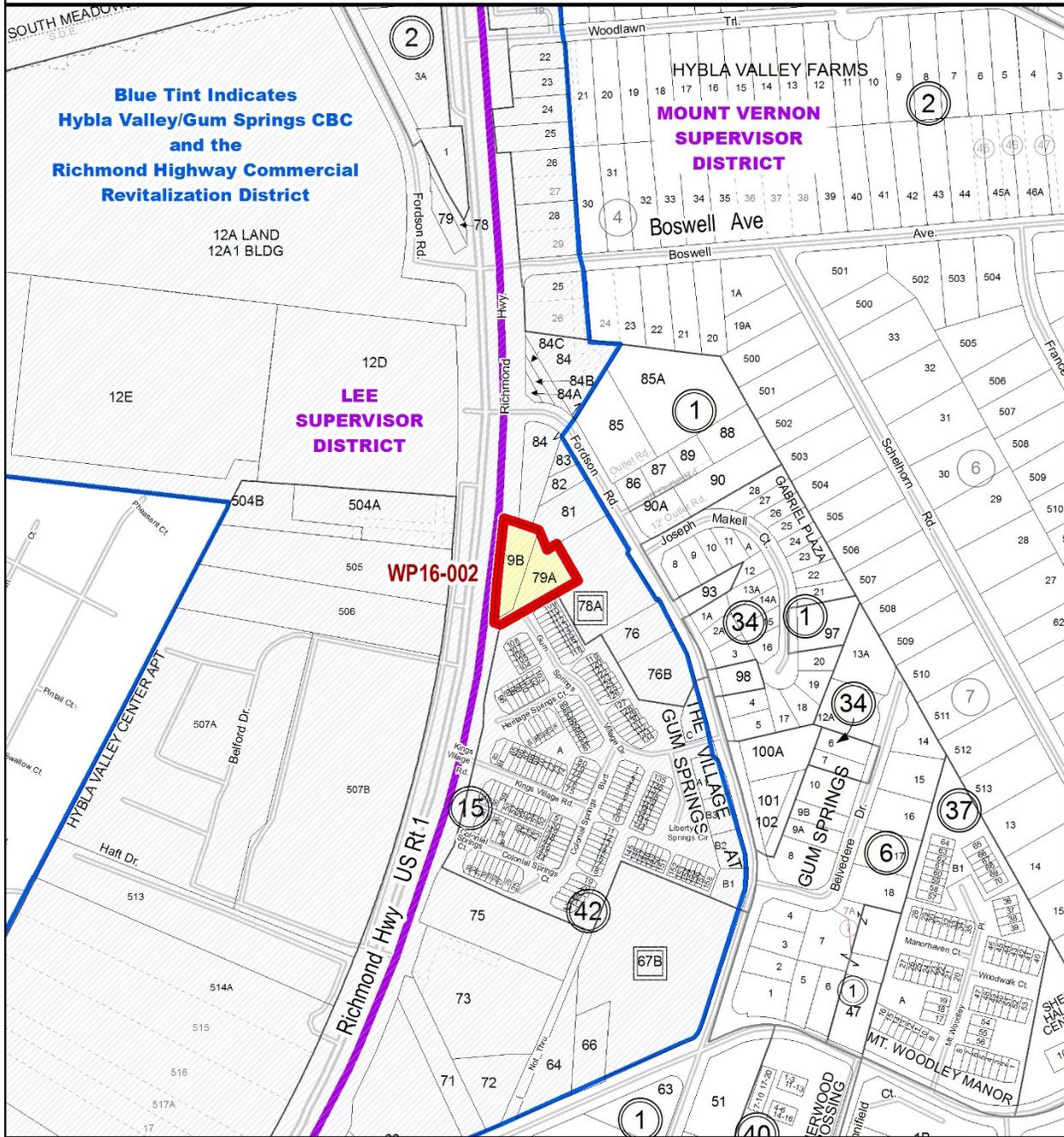
The subject area consists of two vacant parcels on the east side of Richmond Highway, south of the intersection with Fordson Road. Parcel 79B fronts on Richmond Highway and is planned and zoned for commercial uses. Parcel 79A abuts a church and the Village at Gum Springs townhouse community and is planned for residential uses. These two parcels are located within Land Unit E of the Hybla Valley Community Business Center; the Gum Springs Redevelopment Area; and the former Gum Springs Conservation and Community Improvement Area. The parcels are also within the Richmond Highway Commercial Revitalization District (CRD), and the study area of the ongoing Embark Richmond Highway work. The Comprehensive Plan recommends that commercial redevelopment should front Richmond Highway and should be oriented to community needs and services. Past Plan Amendments related to this site includes PA S97-CW-4CP that amended the Mount Vernon Planning District Concept for Future Development by adding goals to preserve environmental and heritage resources, promote the economic potential of the Richmond Highway Corridor, and encourage a balanced economy. Area Plans Review (APR) Item 05-IV- 3MV proposed options for retail and office uses, but the adopted Plan text was retained. APR 09-IV-11MV replaced Plan text with more general guidance that promotes better control of storm water runoff in the Richmond Highway Corridor. The submission proposes to consolidate and redevelop the subject area for retail uses and a martial arts school through a concurrent rezoning and Plan amendment process. County policy states that this type of review process should be considered for properties within CRDs.

Preliminary Staff Recommendation:

WP16-002 is recommended to be considered as a part of the ongoing Embark Richmond Highway Study. Alternatively, contingent upon the filing of a rezoning application, an accelerated review could be undertaken. Any review should be coordinated with the Gum Springs community due to the location within the Redevelopment and former Conservation Areas.

# WP16-002

## Submission for Fairfax Forward 2016 Work Program



**KEY**  **WP16-002**

**400 FEET**

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
PARCEL INFORMATION CURRENT TO MARCH 2016  
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