

Address/Tax Map: 6001 Richmond Highway; Tax Map (TM) Parcel 83-3 ((1)) 59  
 Submitter: Lynne J. Strobel

Supervisor District: Mount Vernon  
 Planning Area: Area IV  
 Planning District: Mount Vernon – Richmond Highway Corridor  
 Related Plan Amendments: APR 09-IV-11MV, PA S97-CW-4CP  
 Acreage: 2.54

Current Plan: Residential use at 5-8 dwelling units per acre (du/ac), with an option for public park use

Proposed Amendment: Amend the Plan to allow self-storage facility up to 1.94 floor area ratio (FAR)

Considerations:

The subject property is located along the eastside of Richmond Highway, opposite from Mount Eagle Drive. The site is outside a community business center (CBC) and is planned for residential use at 5-8 du/ac within the Suburban Neighborhood Area (SNA) between Penn Daw and North Gateway Community Business Centers. It is developed with a motel and restaurant. Land to the northeast is planned for residential use at 5-8 du/ac, and developed with a hotel. Land to the south is planned for public park use and is currently vacant. Land to the southwest is planned for residential use at 5-8 du/ac and is developed with a hotel. The submission proposes amending the Plan for a self-storage facility up to an intensity of 1.94 FAR. Plan objectives for the Richmond Highway Corridor specifically recommends against establishing self-storage uses in addition to recommending non-residential uses be focused in the designated CBCs and non-residential uses within suburban neighborhood areas. Adoption of Plan Amendment (PA) S97-CW-4CP added a vision statement with goals to the Mount Vernon Concept for Future Development. Area Plans Review (APR) Item 09-IV-11MV amended the Comprehensive Plan to promote stormwater management.

Preliminary Staff Recommendation:

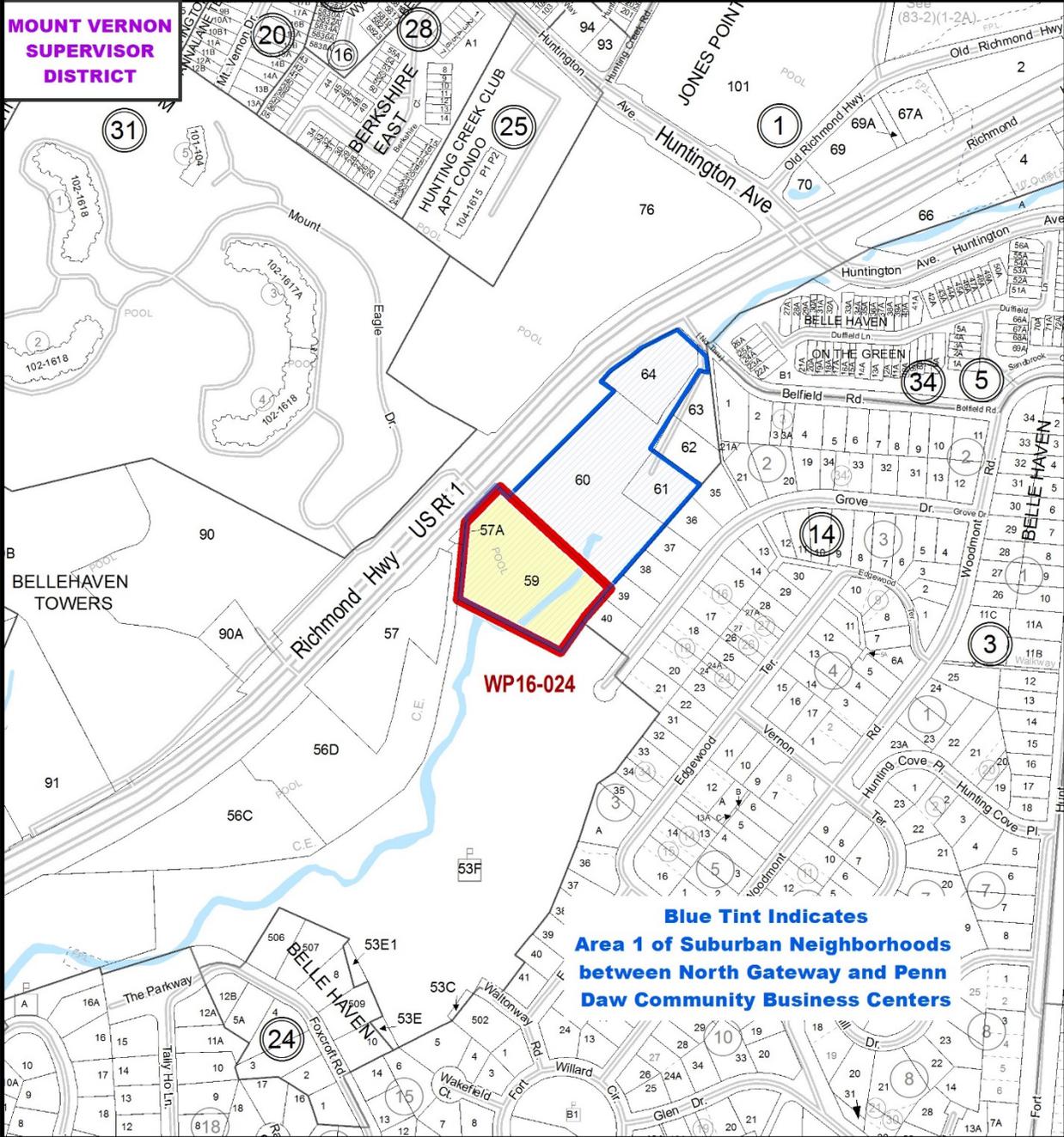
WP16-022 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The Plan for the Richmond Highway Corridor does not recommend the expansion of non-residential uses outside of CBCs, but instead supports primarily residential, institutional, and open space uses in areas outside the CBCs. The intensity of 1.94 FAR would greatly exceed planned intensity in any of the Richmond Highway SNAs.

# WP16-024

Submission for Fairfax Forward 2016 Work Program



**MOUNT VERNON SUPERVISOR DISTRICT**



**WP16-024**

**Blue Tint Indicates Area 1 of Suburban Neighborhoods between North Gateway and Penn Daw Community Business Centers**

**KEY**  **WP16-024**

**400 FEET**

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