



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-MV-006
West Ford Manor

Address/Tax Map Parcels: 3122 Douglass Street, 3109 and 3111 Kingland Road, 3119 Sherwood Hall Lane, 7925 and 7927 Richmond Highway
Tax Map Parcels 101-2 ((1)) 60, 60A, 61, 64A, 65, 66 and 67

Nominator: Joe Francone, Lori Greenlief (agent)

Supervisor District: Mount Vernon
Planning Area: Area IV
Planning District: Mount Vernon Planning District, Richmond Highway Corridor Area, Suburban Neighborhood Area (SNA) #2 between Hybla Valley/Gum Springs and South County Community Business Centers (Community Revitalization District)

Acreage: 5.5 acres

Current Plan Map/Text: Office use along Richmond Highway and Sherwood Hall Lane, and residential use at a density of 3-4 dwelling units per acre within the site interior.

Nomination: Residential use at density of 8-12 DU/AC.

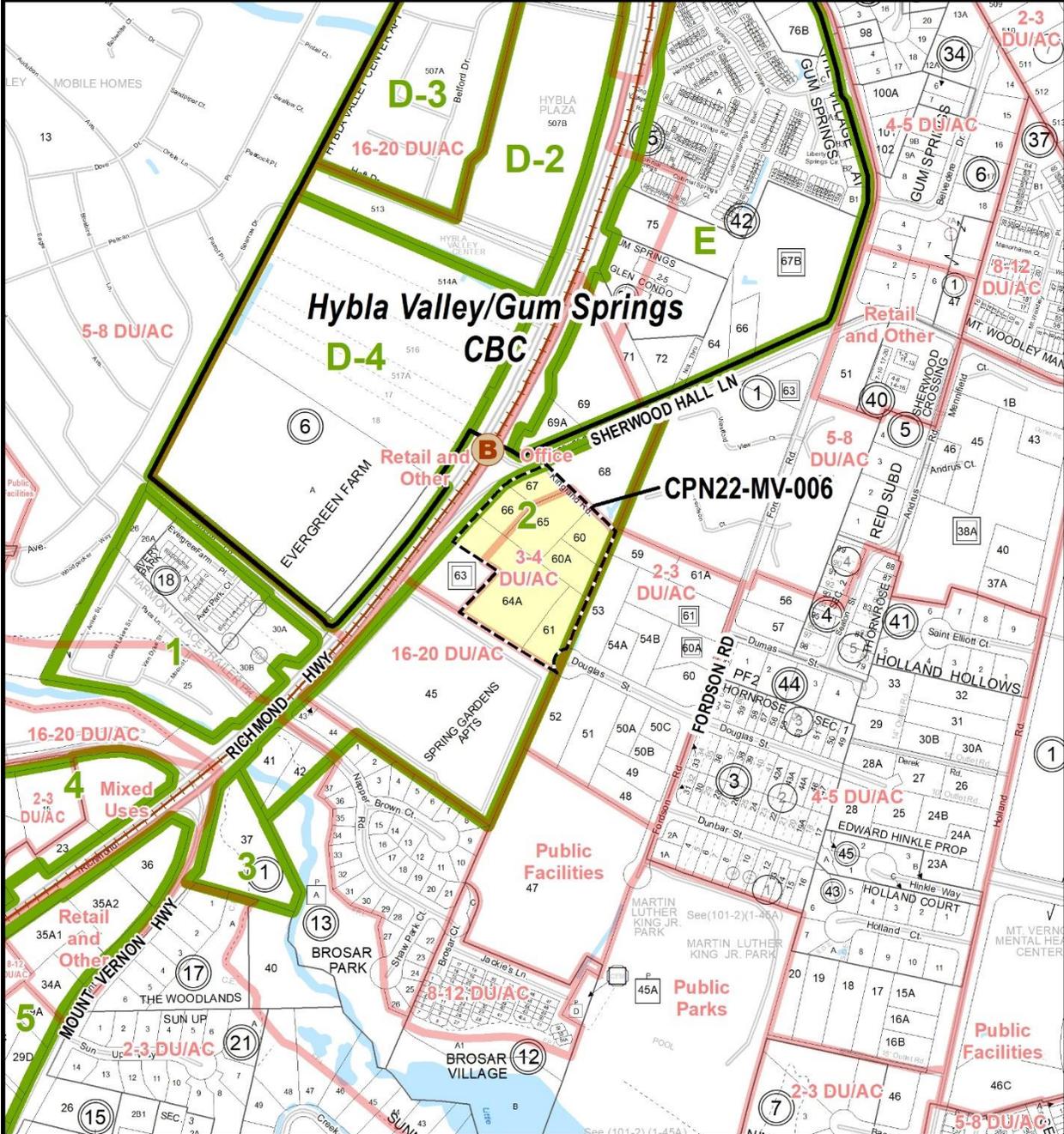
Comprehensive Plan Considerations:

The subject site is located within the Gum Springs neighborhood along the east side of Richmond Highway, south of Sherwood Hall Lane and includes two single-family detached homes, a private school and vacant land.

The majority of the site is planned within the Richmond Highway Corridor Suburban Neighborhood Area (SNA) between the Hybla Valley/Gum Springs CBC and South County Center CBC for office use and low-density residential uses, with infill development to be of compatible use, type and intensity. The Richmond Highway Corridor Area guidance notes that as redevelopment occurs in the SNAs projects should demonstrate compatible and effective transitions from the high intensity CBCs to the lower intensity SNAs and ensure the character of new development and redevelopment in the SNAs is complementary to the adjacent CBCs and SNAs, where applicable. The site is immediately adjacent to the planned Hybla Valley/Gum Springs Bus Rapid Transit (BRT) station at the intersection of Richmond Highway and Sherwood Hall Lane. Single-family detached homes and a house of worship are located to the southeast along Fordson Road and Douglas Street. Multifamily residential uses, planned for a density of 16-20 du/ac, are located to the southwest. To the north and west of the site across Richmond Highway and Sherwood Hall Lane are areas planned and developed with commercial uses within the CBC, with areas across Richmond Highway planned for high density, transit-oriented, mixed-use development. Immediately to the north and northwest are a thrift store, a landscaping company office, wooded land and townhouses planned for office use and residential use at 5-8 du/ac. The Comprehensive Plan recommends that development within and adjacent to the Gum Springs neighborhood should be consistent with the Gum Springs Neighborhood Improvement Program and Conservation Plan for that community. The conservation plan has now expired. The subject site is not part of the still-active redevelopment plan. The county has recently obtained funding for a heritage resources survey of the Gum Springs neighborhood, work that will make recommendations as to the potential eligibility for inclusion in the County's Inventory of Historic Sites, Virginia Landmarks Register, and/or the National Register of Historic Places and other possible future historic preservation planning efforts.

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CPN22-MV-006 Land Unit Baseline Plan Recommendation