

An aerial photograph of a suburban neighborhood. The image shows a grid of streets with houses, trees, and some swimming pools. The houses are mostly two-story with dark roofs. The trees are green, suggesting a summer or early fall setting. A road runs diagonally from the bottom left towards the top right. The text is overlaid on the upper left portion of the image.

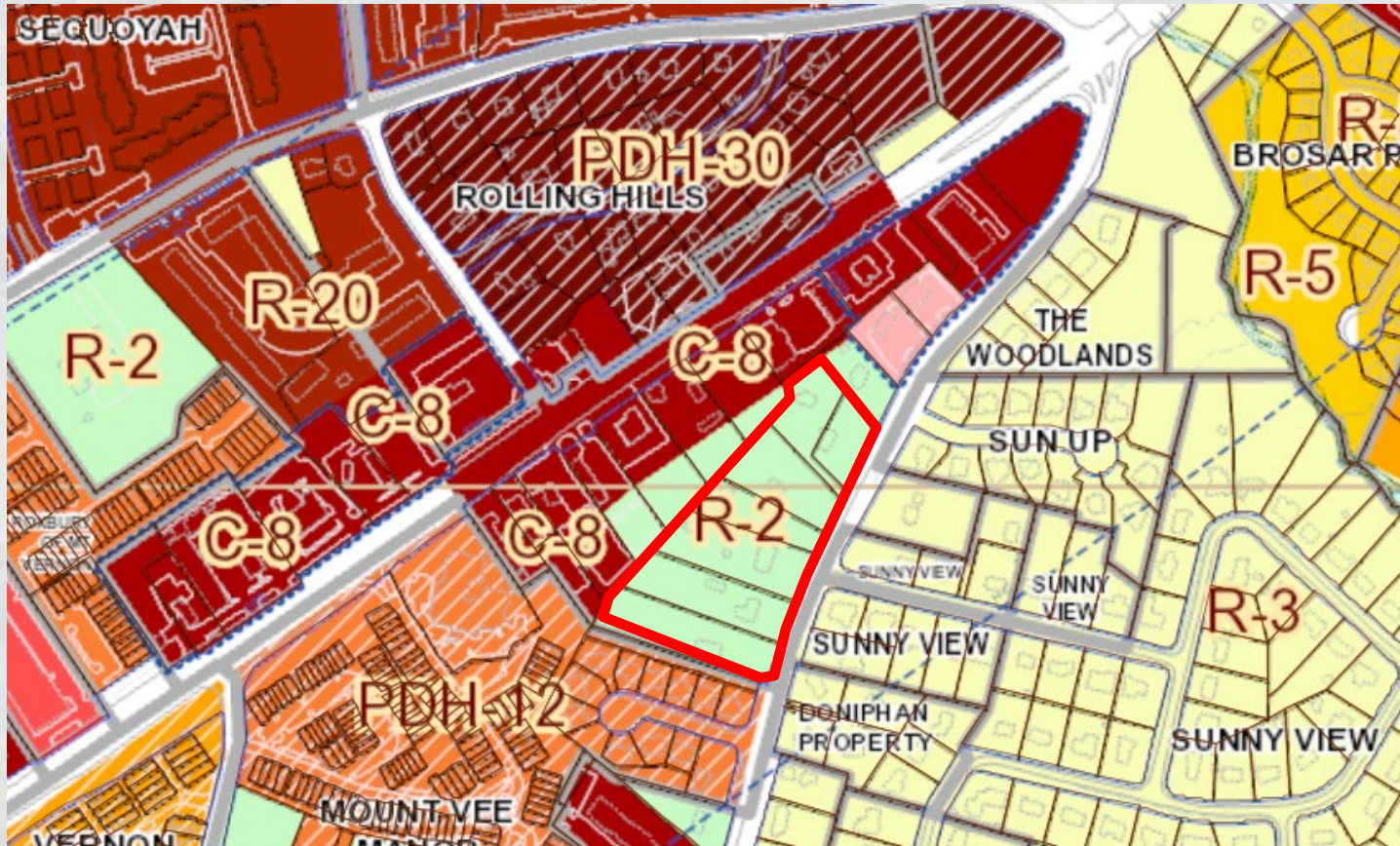
Plan Amendment PC19-MV-003, Mount Vernon HWY

Mount Vernon Task Force

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EXISTING CONDITIONS



Variety of zoning districts surround property:

- Commercial between property and Richmond Highway
- Commercial farther to northeast
- PDH- 12 to the southwest
- R-3 subdivisions to the east

Existing Plan Language:

Residential – 2 to 3 du/ac with conditions

- Parcel consolidation
- Consolidated access
- Clustering and buffering existing uses

Proposed Amendment

- Original proposal in yellow
- Concur with staff recommendation of studying entire subarea (shown in red outline)

