

Address/Tax Map Parcels: 8160, 8162, 8164, 8174, 8178, 8200, 8204, 8208  
Mount Vernon Highway; Tax Map Parcels 101-2((1)) 29A, 29C, 29D; 101-4((1)) 20, 21, 22, 23, 24



Nominator: Dick Labbe, Eastwood Properties, Inc

Supervisor District: Mount Vernon

Planning Area: Area IV

Planning District/Special Area: Mount Vernon/Richmond Highway Corridor, Suburban Neighborhood Area (SNA) between Hybla Valley/Gum Springs and South County Center Community Business Centers (CBCs), Recommendation Area #5

Acres: 6.08 acres

Current Plan Map/Text: Residential use at a density of 2-3 dwelling units per acre (du/ac)

Proposed Amendment: Residential use at 5-8 du/ac with parcel consolidation

Considerations:

The subject site is located along the west-side of Mount Vernon Highway, generally south and west of its intersection with Richmond Highway and south and west of Little Hunting Creek. The site is developed with single-family detached residential uses and surrounded by vacant land and commercial properties to the north and northeast along Richmond Highway and Mount Vernon Highway (for example, a gas station, convenience store, and shuttered restaurant) and residential uses at a variety of densities to the west and south. The subject site is planned within Recommendation Area #5, an area generally north of Mount Vernon Highway, south of Richmond Highway, and east of the Mount Vee townhouse subdivision. The overall plan for Recommendation Area #5 calls for residential use of 5-8 du/ac. The Plan recommends higher density at 8-12 du/ac if substantial consolidation of the area is achieved, and that density should taper from Richmond Highway to Mount Vernon Highway with effective buffering and screening to the south. Development along Mount Vernon Highway, including the subject site, should be limited to single-family detached houses at 2-3 du/ac.

The nomination proposes to modify the plan text for Recommendation Area #5 along Mount Vernon Highway by increasing the residential density from 2-3 du/ac to 5-8 du/ac, citing the Richmond Highway Corridor-wide guidance that encourages the SNAs to remain predominantly residential in character and redevelopment to occur where appropriate, as justification for the proposal. However, the nomination, as proposed, would effectively harvest planned units from elsewhere in Recommendation Area #5 (shown in yellow on the attached map), including areas along Richmond Highway, which would be counter to the goal of concentrating density near the highway.

At the same time, the additional properties subject to this residential redevelopment option in Recommendation Area #5 are affected to a varying degree by the ongoing Richmond Highway Corridor Improvement Project (RHCIP) from Jeff Todd Way to Napper Road, which is currently in the design phase. The RHCIP proposes realignment of the intersection of Mount Vernon Highway and Richmond Highway southwest of its current location, as shown on the map on the following page. The corridor-wide guidance recommends that consolidations of land for redevelopment occur in neighborhoods along the corridor only when the site layout can support reasonable and appropriate redevelopment and establish effective transitions to stable neighborhoods through compatible land use, intensity and scale. Considering the road improvements in the area and the effect on nearby properties, assessing alternative options for the subject site and the additional properties in Recommendation Area #5 may result in opportunities for more compatible development.

Preliminary Staff Recommendation:

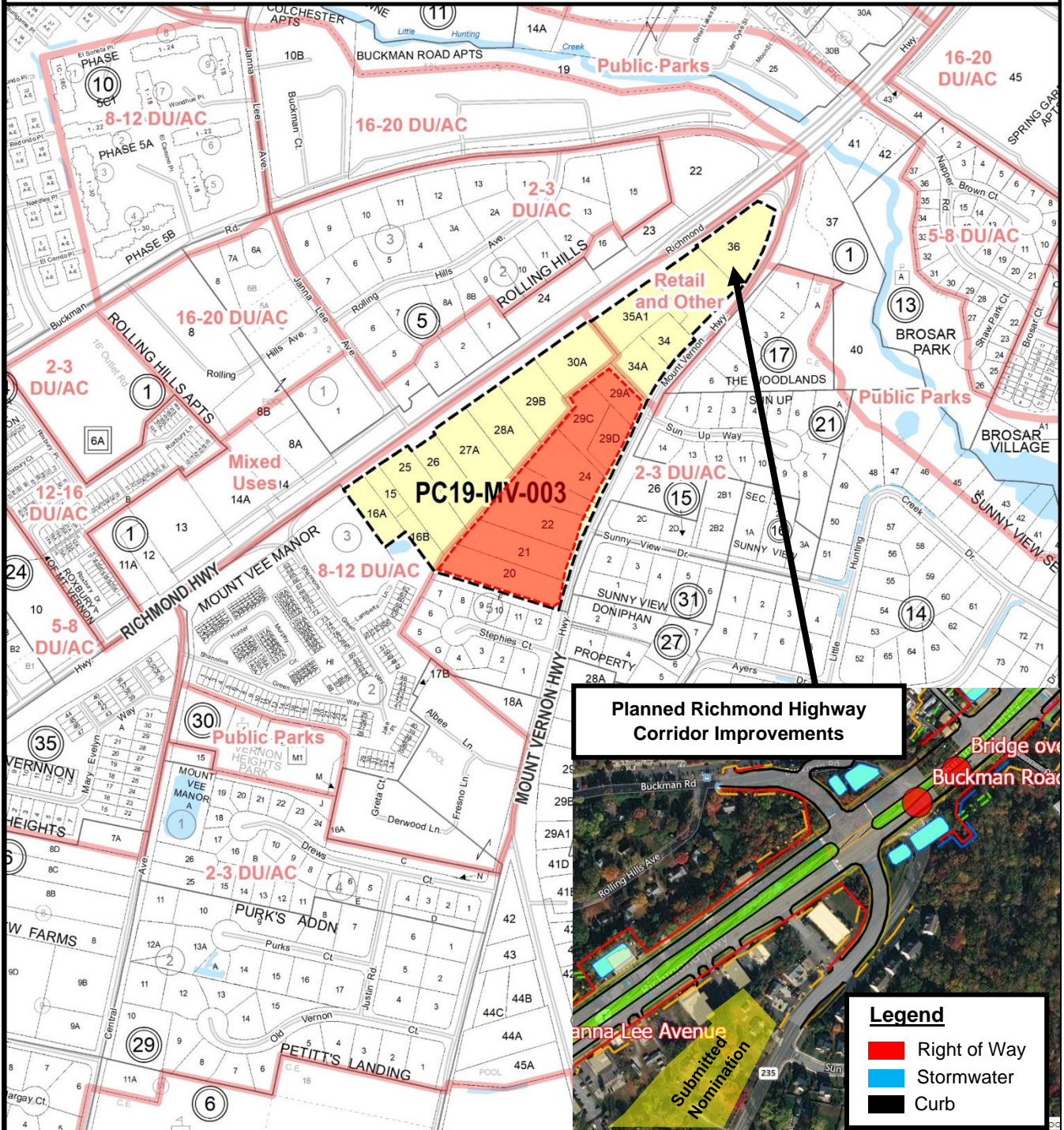
PC19-MV-003 is recommended to be added to the Comprehensive Plan Amendment Work Program as part of an evaluation of the recommended land use and density planned in Recommendation Area #5. The nomination warrants further consideration relative to the goals for the SNA, including compatible land uses, establishing effective transitions from Richmond Highway to the surrounding stable neighborhoods, and opportunities for affordable housing, among other considerations. Expanding the study area to include all the parcels in Recommendation Area #5 would ensure planned density along Richmond Highway is not inadvertently reduced.

# PC19-MV-003

8160 - 8208 Mount Vernon Hwy

SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019 - 2020



**Staff Recommended Expansion**

**Submitted Nomination**

**Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO JUNE 2020

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