



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-MV-009  
Moon Inn

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Address/Tax Map Parcels: 6140 Richmond Highway  
Tax Map Parcels 83-3 ((9)) (9) D

Nominator: Michaels Development Company, Sara Mariska (agent)

Supervisor District: Mount Vernon  
Planning Area: Area IV  
Planning District: Mount Vernon Planning District, Richmond Highway Corridor Area, Penn Daw Community Business Center (CBC) Land Unit C (Community Revitalization District)

Acreage: 1.4 acres

Current Plan Map/Text: Office use up to 150,000 gross square feet and maximum building height of 50 feet.

Nomination: Multifamily residential use or affordable senior independent living facility with up to 102 dwelling units and building height up to 70 feet.

Comprehensive Plan Considerations:

The subject site is located on the west side of Richmond Highway and is developed with the Moon Inn, a 35-unit, two story motel constructed in 1952. The subject site is approximately a 1/2-mile walk to the Huntington Metrorail Station and a 1/2-mile walk to a future bus rapid transit station planned for the intersection of Richmond Highway and South Kings Highway. The site is bordered on the north and west by the Fairhaven neighborhood of single-family detached homes, planned for residential use at 3-4 DU/AC; to the east by the Days Inn (subject of Nomination [CPN22-MV-007](#)) also within Land Unit C of the Penn Daw CBC and also planned for office use; and to the south across Richmond Highway by a car dealership planned for residential use at 5-8 DU/AC.

The Concept for Future Development recommends the Penn Daw CBC as one of thirteen CBC areas in the County where redevelopment should encourage a mix of uses focused around a core area of higher intensity, such as a town center or main street in a pedestrian-oriented setting. Within CBCs, transitions in intensity and compatible land uses should protect surrounding stable residential neighborhoods. The Richmond Highway Corridor Area plan recommendations for Penn Daw concentrate higher development intensities around the planned BRT station, with intensities and building heights tapering north and south along Richmond Highway to provide transitions to nearby Suburban Neighborhoods. Land Unit C, which is at the northern edge of the Penn Daw CBC, is the only land unit in the CBC that does not contain a redevelopment option.

The nomination proposes multifamily residential use or an affordable senior independent living facility with up to 102 units and a building height of up to 70 feet, with the concept plan showing a building fronting the Richmond Highway and Fairhaven Avenue corner, and with parking at the site rear. The nomination would prioritize the development of the affordable senior independent living facility. The maximum height would be slightly taller than planned heights in other land bays on the edge of the Penn Daw CBC, that are 4 and 5 stories, however, the higher topography of the surrounding Fairhaven neighborhood may mitigate the visual impact of additional building height on surrounding properties. Nominations [CPN22-MV-007](#) for the adjacent Days Inn and [CPN22-MV-001](#) for Cityside Huntington in the Huntington TSA Land Unit Q, also propose higher density multifamily use in mid-rise forms, which would be similar in use and height to the existing Cityside Huntington Apartment community, and present an opportunity to consider the entirety of Land Unit C and its relationship to both the Penn Daw CBC and the Huntington TSA. Any

future planning should consider appropriate transitions in use and scale to surrounding lower density residential neighborhoods, consolidation of vehicle access points, as well as the provision of open spaces and pedestrian and bicycle connections in line with the Penn Daw CBC plan.

