

Address/Tax Map Parcels: 7925, 7927, 7929 Richmond Highway, 3119 and 3115 Sherwood Hall Lane, 3109 and 3111 Kingland Road, 3114 and 3122 Douglas Street, and 8002 Fordson Road; Tax Map Parcels 101-2 ((1)) 53, 60, 60A, 61, 63, 64A, 66, 67, 68,; and 102-1 ((1)) 61A. No addresses assigned for Tax Map Parcels 101-2((1)) 59 and 65.



Nominator: Joe Francone
Supervisor District: Mount Vernon
Planning Area/District: Area IV / Mount Vernon District / Richmond Highway Corridor Area / Suburban Neighborhood Area (SNA) between the Hybla Valley/Gum Springs Community Business Center (CBC) and South County Center CBC (majority); MV6 Fort Hunt Community Planning Sector for TM Parcels 101-2 ((1)) 53, 59 and 102-1 ((1)) 61A

Acreage: 11.24 acres

Current Plan Map/Text: Office use along Richmond Highway and Sherwood Hall Lane, residential use at a density of 3-4 dwelling units per acre (du/ac) within site interior, and residential use at 2-3 du/ac along Fordson Road and Douglas Street.

Proposed Amendment: Properties currently planned for office and residential use at 3-4 du/ac are proposed for residential use at 16-20 du/ac. Properties along Fordson Road and Douglas Street are proposed for residential use at 8-12 du/ac. This would result in 190 residential units, comprised of single family detached and attached homes, and low-rise multifamily buildings.

Considerations:

The subject site is located within the Gum Springs neighborhood along the east side of Richmond Highway, south of Sherwood Hall Lane. 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 northern portion of the site is developed with a variety of commercial uses along Richmond Highway and Sherwood Hall Lane, including a thrift store, a landscaping company office, wooded land, and a house of worship with an attached day care center. The remaining area includes single-family detached homes. 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. Townhouses and a house of worship are developed to the northeast of the subject property and planned for 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 community, work that could determine eligibility for inclusion in the County's Inventory of Historic Sites, Virginia Landmarks Register, and/or the National Register of Historic Places. The survey work is currently scheduled to conclude in 2021.

Preliminary Staff Recommendation:

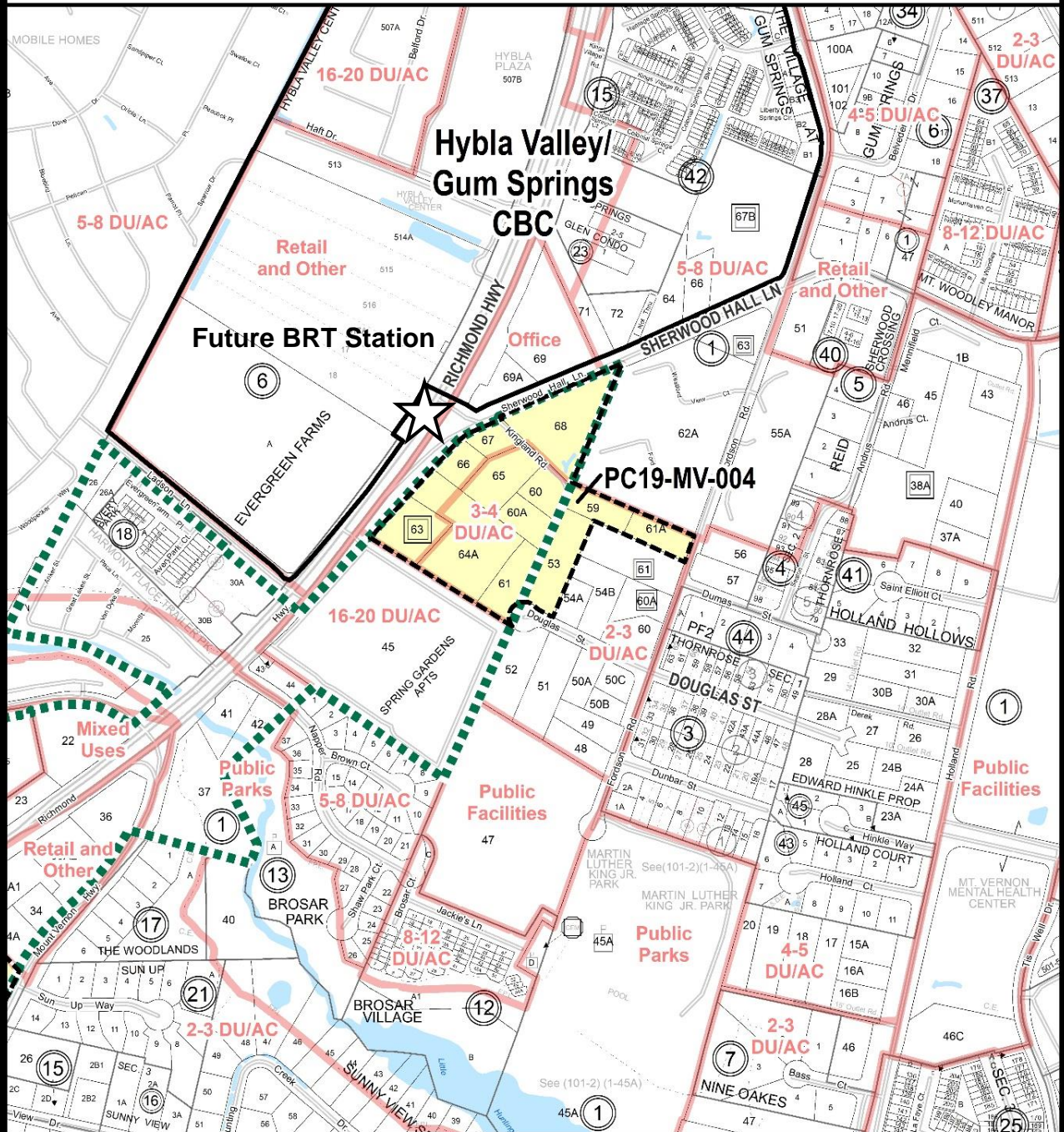
PC19-MV-004 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The future findings of the heritage resource survey present opportunities to inform a broader engagement with the Gum Springs community in an effort to determine land use planning priorities for the Gum Springs neighborhood south of Sherwood Hall Lane. The outcome of the community engagement should influence if and how redevelopment in the neighborhood moves forward.

PC19-MV-004

Gum Springs

SITE-SPECIFIC PLAN AMENDMENT PROCESS
SOUTH COUNTY

2019-2020



 PC19-MV-004

 Suburban Neighborhood Area

 Baseline Plan Recommendation

500 FEET

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

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