

LRSP-2009-11: HYBLA VALLEY / GUM SPRINGS

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

WHEREAS, the Long Range and Strategic Planning Committee of the MVCCA has facilitated numerous charrettes and gathered input from community stakeholders and MVCCA members,

WHEREAS, nominations for the Area Plan Review Comprehensive Plan have been formulated,

WHEREAS, the Long Range and Strategic Planning Committee has spent the past several months reviewing the current Comprehensive Plan as applicable to the Mount Vernon Magisterial District and adjoining areas and has recommended a change nomination to that Plan for the Area Plan Review 2009-2010, such nomination containing the following features:

Implement Low Impact Development Practices in Hybla Valley/Gum Springs Community Business Centers Nomination Overview

Nomination Subject: Hybla Valley/Gum Springs Community
Business Center
Implement Low Impact Development Procedures.

Location:

Mt. Vernon Plaza, South Valley Shopping Center, Hybla Plaza, Hybla Valley Center, Wal-Mart and the Multiplex site all located along Richmond Highway.

Vision Overview:

Consistent with the Little Hunting Creek Watershed Management Plan, commercial Low Impact Development (LID) practices should be used in the shopping mall areas to better control stormwater runoff (land units D1, D2, D4).

The stream and riparian buffers of North Little Hunting Creek to the west and north of Mt. Vernon Plaza (in land units C and D1) should be restored.

Development Conditions Overview:

Add the following to the list of development conditions for increasing FAR in development or redevelopment projects in land units D1, D2, D4, of the Hybla Valley Gum Springs Community Business Center:

- Provide mitigation of existing stormwater impacts

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.