



The Mount Vernon Council of Citizens Associations, Inc.
P.O. Box 203, Mount Vernon, VA 22121-9998
<http://www.mvcca.org>

Supervisor Dan Storck
Mount Vernon District
2511 Parkers Lane
Alexandria, VA 22306

Subject: MVCCA Resolutions- Justice Snowden Farm on Hinson Farm Rd Development and 7-11 on Alban Rd

Dear Supervisor Storck,

June 24, 2016

The MVCCA, at their June 22, 2016 approved the following resolutions

1. The Development of an Independent Living Complex on the Bock Farm (AKA Justice Snowden Farm) and
2. The 7-11 Alban Road Springfield, VA

Your support of our position on these two resolutions will be greatly appreciated.

Respectfully,

Katherine Ward

Katherine Ward
Co-Chair
MVCCA

Cc: Commissioner Earl Flanagan

Enclosed: MVCCA Resolution (PZ) 2016-03 and MVCCA Resolution (PZ) 2016-04

MVCCA P&Z Resolution 2016-03
7-11 on Alban Road in Springfield, Virginia

(1) WHEREAS, the Subject Property, located at 8071 Alban Road in Springfield, Virginia, is located on the east side of Alban Road just south of the intersection of Alban Road and Boudinot Drive in the Mount Vernon Magisterial District;

(2) WHEREAS, the Subject Property consists of approximately 54,106 square feet, is zoned to the C-6 zoning district, and is developed with a service station and mini- mart;

(3) WHEREAS, the Applicant now proposes a special exception amendment to convert the existing mini-mart use to a quick service food store use; and

(4) WHEREAS, pursuant to Section 2-414 of the Zoning Ordinance, the Applicant also requests a modification of the required 75-foot setback for commercial buildings from an interstate highway in favor of a 30-foot setback.

THEREFORE, BE IT RESOLVED, that the MVCCA does not oppose this change from a mini-mart use to a quick service food store use or its modification of the required 75-foot setback.

Approved by the MVCCA General Council Membership June 22, 2016

MVCCA (P&Z) Resolution 2016-4
Development of Independent Living Complex on Bock Farm (AKA Justice Snowden Farm)
Property on Hinson Farm Road and Parkers Lane

WHEREAS, the Subject Property, located on Hinson Farm Road across from Mt. Vernon INOVA Hospital in the Mount Vernon Magisterial District, is proposed to be a four building independent living complex;

WHEREAS, the four buildings each have 32 condominium units with 32 parking spaces for residents in each building;

WHEREAS, although not required by Fairfax County development regulations, following the request of the MVCCA Planning and Zoning Committee at the March 2016 meeting, the Applicant has carried out a traffic study to determine how much additional traffic will be generated by this development and whether any near-by streets will require signals or other changes;

WHEREAS, this traffic study has determined that a four-way stop should be instituted at Parker's Lane and Hinson Farm Road;

WHEREAS, after the developer met with the Gum Springs Civic Association on June 14, 2016, the Gum Springs Civic Association has agreed that a four way stop at Parkers Lane, Hinson Farm Rd and Lynnfield Dr. will resolve their concerns;

WHEREAS, MVCCA reserves the right to review the site plan to ensure all environmental concerns are met.

THEREFORE, BE IT RESOLVED that the MVCCA supports the development of this independent living complex providing the four way stop is installed and the developer returns to the MVCCA to resolve any environmental concerns.

APPROVED BY THE MVCCA GENERAL COUNCIL MEMBERSHIP ON JUNE 22, 2016