

Resolution P&Z-2014-02

**Recommendation for a “Residential Option” in the Woodlawn Community Business Center,
(CBC), Sub-Units A-1, A-2, A-3 and Suburban Neighborhood Parcels 1 and 3**

Whereas: During previous Comprehensive Plan (CP) changes, (2008 and 2009), the Mount Vernon Council of Citizens Associations (MVCCA) had the full support of the Mount Vernon Supervisor, Planning Commissioner, and the Mount Vernon Visioning Task Force;

Whereas: There has been no movement by the development community to redevelop these sub-units and parcels as they are currently planned;

Whereas: The Urban Land Institute May 17, 2012 study and Virginia Polytechnic Institute and State University July 2010 study recommended mixed use development to include, community- serving retail, and residential, in these sub-units and parcels of Richmond Highway;

Whereas: New residential communities would create a larger pool of disposable income and markets for higher quality retail;

Whereas: The MVCCA understands that mass transit will come to this area only when residential population increases;

Whereas: The MVCCA supports the concept of communities that offer retail, residential, open space and commercial development combined as appropriate to the area, and to obtain the vision of a mixed-use, revitalized community on the west side of the Woodlawn CBC and south-west Suburban Neighborhood areas, a “**residential option**” needs to be added to the current CP language;

Therefore Be It Resolved: That the Mount Vernon Council of Citizens Associations requests that Mount Vernon Supervisor Hyland, Planning Commissioner Earl Flanagan, and At- Large Planning Commissioner Tim Sergeant support our request for:

- A. An out of turn plan amendment to the CP for sub-units A-1, A-2, A-3 in the Woodlawn CBC , and parcels 1 and 3 of the Suburban Neighborhood Area outside the CBC, to add a “**residential option**” to the current CP language.
- B. Authorize concurrent Comp Plan language changes and rezoning applications for developers who are ready to proceed under the “**Just in Time**” process for these sub-units and parcels.

Further Be It Resolved: The MVCCA requests that Supervisor Hyland ask the Board of Supervisors to have the county staff take the appropriate and immediate action to amend the current CP language as stated in A and B above.