

## NARRATIVE STATEMENT OF JUSTIFICATION

Pursuant to Section 1/-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), Christopher Land, LLC (the "Applicant"), hereby requests approval of a rezoning application from the R-1 to the PDH-2 District as further described below.

The Applicant is the contract purchaser of approximately 4.51 acres in the Springfield Magisterial District, which is identified among the Fairfax County tax map records as 98-1 ((1)) 44 (the "Subject Property"). The Subject Property is located on the east side of Gambrill Road and is bordered on the north and east by a single-family detached community known as Middle Valley and on the south by a single-family detached home situated on a 2.070 acre parcel of land zoned R-1. The property on the opposite side of Gambrill Road is comprised of two single-family detached communities known as Tara Heights and Gambrill Woods. The surrounding area includes properties zoned and developed to the R-3, R-3 Cluster, PDH-3 and R-5 Districts and the adjacent property zoned R-1. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area.

The Subject Property is located within the Pohick Planning District of the Area III Comprehensive Plan (the "Plan"); specifically, within the P2 Main Branch Planning Sector. The Plan does not provide specific language recommendations for the Subject Property, however, the Comprehensive Plan Map recommends residential development at a density of two to three dwelling units per acre. The Applicant is proposing a rezoning of the Subject Property from the R-1 to the PDH-2 District in accordance with the Plan recommendation. The adjacent neighborhood to the north and east is currently zoned R-3 Cluster and the two acre parcel to the south is zoned R-1. The Tara Heights and Gambrill Woods communities located on the west side of Gambrill Road are zoned R-3.

The Applicant proposes a residential community in harmony with the Plan recommendation of two to three dwelling units per acre and compatible with the surrounding area. The Applicant has prepared and submitted a conceptual/final development plan (CDP/FDP) that illustrates seven new single-family detached dwelling units at a density of 1.55 dwelling units per acre, which is below the Plan density range. The proposed residential subdivision results in greater than 50% open space on the Subject Property, substantially greater than the 20% required in the PDH-2 District. The proposed residential community will allow for the further completion of the infill development.

The Applicant's proposed residential layout is compatible in density and scale with the surrounding development. Surrounding properties are developed with similar use, type, and intensity to the Applicant's proposal. In addition, the Applicant meets the Plan's residential development criteria as follows:

### Site Design

A rezoning of the Subject Property to the PDH-2 District will allow for the further completion of the infill development. Surrounding properties, with the exception of the 2.070 acre located to the south of the Subject Property, are already zoned and developed residentially in accordance with Plan recommendations. The Applicant attempted to consolidate the 2.070 acre located to the south of the Subject Property but was unsuccessful despite several meetings and conversations with the owner and the owner's representatives. The proposed layout integrates the elements of open space, landscaping, and functional quality design in a residential development that conforms to the Plan recommendations. Greater than fifty percent (50%) of the site will be open space. The proposed house locations will allow the majority of the homes to back to the open space and provide buffering of the proposed homes to the existing homes in the Middle Valley community. The entry to the proposed community has been established based upon consultation with VDOT. The Applicant proposes a 10' paved trail to be installed along Gambrill Road. Landscaping will be provided on individual lots, as well as within Parcel A and B. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation.

### Neighborhood Context

The Applicant proposes a residential development that will allow for further completion of established residential development patterns. The proposed new detached residential units will be developed at a density of 1.55 dwelling units per acre. The proposed new residential development will provide a transition from the 2.070 acre parcel zoned R-1 located south of the Subject Property to the surrounding single family detached communities developed at densities ranging from 2.2 to 3.0 dwelling units per acre.

### Environment

The Applicant's proposed residential development results in greater than 50% open space on the subject Property, substantially greater than the 20% required in the PDH-2 District. The Applicant is proposing to construct a SWM / BMP facility outside of the limits of the Resource Protection Area. Issues such as potential noise impacts, lighting, and the use of energy conservation materials shall be addressed in proffers submitted during the processing of the rezoning application.

### Tree Preservation and Tree Cover Requirements.

The Applicant will submit proffers during the processing of the rezoning application to ensure appropriate tree preservation measures that will increase survivability. The

remainder of the proposed development's tree cover requirements will be satisfied by plantings, as depicted on the CDP/FDP.

### Transportation

The Applicant proposes safe and adequate access to the adjacent road network. The existing driveway on the Subject Property to Gambrill Road will be removed. A new access to Gambrill Road will be provided at the northern portion of the site and a combined right turn/thru lane will be provided along with some additional road widening to accommodate a protected left-turn lane into the Subject Property. The proposed residential development includes a 10' paved trail along Gambrill Road and sidewalks within the community. A minimum driveway length of eighteen feet is provided for each unit to insure adequate parking on site.

### Public Facilities

The proposed residential community may be classified as infill development that will be served by existing adequate public facilities. The Applicant's proposal of seven new single-family detached homes will not have a measurable impact on public facilities. The Applicant will address the issue of a contribution to public schools in accordance with adopted formulas adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

### Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the Applicant's proposal, as it is less than fifty residential dwelling units. The Applicant will address the issue of a contribution for affordable housing in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application. The Applicant will propose a contribution to Habitat For Humanity or a similar organization in lieu of the contribution to the Fairfax County Housing Trust Fund.

### Heritage Resources

The Applicant is unaware of any heritage resources that may be located on the subject Property.

### Summary

The Applicants proposal meets the objectives of the Plan, which recommends residential development at a density of two to three dwelling units per acre. Further, the Applicant's proposal may be characterized as infill development that is compatible in use, type, and intensity with the surrounding area. The Applicant's proposal will complete an existing and established residential development pattern. Further, the layout and design of the proposed residential developments satisfies the residential development criteria as

outlined herein. Lastly, the proposed development may be supported by existing transportation and public facilities.

Christopher Land, LLC

 5/14/2014  
By: E. John Regan, Jr. Date