

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 3.70 acres in the Sully Magisterial District, which is identified among the Fairfax County tax map records as 44-4- ((1)) parcel 18 (the "Subject Property"). The Subject Property is located on the South side of Walney Park Drive and approximately 650 feet east of the intersection of Autumn Glory Way and is bordered by single-family detached homes. To the North of the Property is a single family detached community known as Walney Woods zoned PDH-2 and developed at a density of 1.95 units to the acre. To the East is a community known as Poplar Tree Estates developed under split zoning districts of PDH-2 and R-2 at a density of 1.95 units to the acre. To the South is a community known as The Preserve at Wynmar, it is zoned R-2 and is developed at a density of 2.38 units per acre. The property to the West has not been redeveloped and is currently zoned R-1. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding areas.

The Subject Property is located within the Sully Planning District of the Area III Comprehensive Plan (the "Plan"); specifically, within the BR3-Flatlick Community Planning Sector. The applicable land use recommendation for the Subject Property states that it is planned for residential use at 1-2 dwelling units per acre. The Applicant is proposing a rezoning of the Subject Property to the PDH-2 District in accordance with the Plan recommendation.

The Applicant proposes a residential community in harmony with the Plan recommendation of one to two dwelling units per acre and compatible with surrounding development. The Applicant has prepared and submitted a conceptual/final development plan (CDP/FDP), which illustrates seven single-family detached dwelling units at a density of 1.97 dwelling units per acre.

The P District designation provides the flexibility to reduce impervious surface and setbacks, thereby maximizing open space. The proposed residential layout results in approximately thirty five percent (28%) open space on the Subject Property. The open space requirement under R-2 is twenty percent (20%). At 1.97 dwelling units per acre, the proposed density is within the recommendations of the Plan. The proposed density is also an appropriate infill between the single-family homes located to the north, east and south that are zoned to the R-2 or PDH-2 Districts.

In an effort to add more community benefit to our P District request, we have provided an interparcel connection to the undeveloped property to the West of the proposed project.

We also have created Parcel B that could be used in the future by the undeveloped parcel to the West to connect to our proposed private street.

The Applicant's proposed residential layout is compatible in density and scale with the surrounding developments. 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 complete the development infill of the area as envisioned by the Plan. Surrounding properties are already zoned and developed residentially in accordance with Plan recommendations. Walney Woods is developed at a density of 1.95 dwelling units per acre, Poplar Tree Estates is developed at a density of 1.95 dwelling units per acre and The Preserve at Wynmar is developed at a density of 2.38 dwelling units per acre. The proposed layout integrates the elements of open space, landscaping, and functional quality design in a residential development that conforms to the Plan recommendations. Approximately thirty five (35%) percent of the Subject Property will be preserved as open space. A sidewalk is provided along Walney Park Drive that connects the sidewalk in the Walney Woods community. The existing sidewalk will be extended into this proposed community to ensure connectivity and a sense of community with the surrounding neighborhoods. Landscaping will be provided on individual lots, as well as within Parcel A and Parcel 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 complete an existing and established residential development pattern. The proposed residential development will be developed with single-family detached homes. This is consistent with the Plan's recommendations. Appropriate setbacks are provided to the adjacent Walney Woods and Popular Tree Estates communities located to the north and east of the Subject Property. Adequate yards are provided for all proposed residential dwelling units, including a minimum front yard of eighteen (18) feet. Sidewalks within the proposed community will be connected to the sidewalk along Walney Park Drive. The Applicant's proposal is compatible with existing surrounding uses. The Applicant proposes an offsite trail along the Eastern perimeter of the property, if given permission by the adjacent homeowners associations. If no permission is granted, then the Applicant shall contribute to the Sully District Trail Fund.

Environment

The Applicant's proposed residential development includes a dry pond on the southern portion of the Subject Property, so as to properly manage runoff from the new development. 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. An extension of Walney Park Drive will be provided, located to the Northwest side of the Subject Property. The existing temporary bulb cul-de-sac at the end of Walney Park Drive will be removed and a permanent cul-de-sac will be installed on the subject property and adjacent property reserved for public access. The proposed residential development includes the extension of the current sidewalk along Walney Park Drive that will connect the existing sidewalk in the Walney Wood community. Sidewalks within the proposed community will be connected to the sidewalk to be provided along Walney Park Drive. A minimum driveway length of eighteen (18) feet is provided for each single-family home 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 (7) 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 to the Fairfax County Housing Trust Fund in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

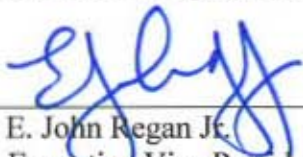
Heritage Resources

The Applicant is unaware of any heritage resources that may be located on the subject Property. The Applicant has committed to perform an archeological phase I on the property prior to any land disturbance.

Summary

The Applicant's proposal meets the objectives of the Plan, which recommend residential development at a density of one to two dwelling units per acres. 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.

Applicant: Christopher Land, L.L.C.



By: E. John Regan Jr.
Executive Vice President

Date: 10/18/2013