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**WALSH COLUCCI  
LUBELEY & WALSH PC**

February 8, 2016

**Via Hand Delivery**

Barbara C. Berlin, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Proposed Rezoning  
Applicant: CarrHomes, LLC  
Fairfax County Tax Map Reference: 34-4 ((6)) 49, 68, 69, 70 and A2

Dear Ms. Berlin:

Please accept the following as a statement of justification for the rezoning of property identified among the Fairfax County tax map records as 34-4 ((6)) 49, 68, 69, 70 and A2 (the "Subject Property") from the R-1 District to the R-12 District.

The Applicant is the contract purchaser of the Subject Property, which consists of approximately 2.32 acres, and is located in the southwest quadrant of the intersection of Elmwood Street (Rte. 1010) and Vernon Street (Rte. 3624). Zoned to the R-1 District, the Subject Property is developed with a church that was constructed in 1966 and a single family residence that was constructed in 1984. The Subject Property is surrounded by an automobile dealership across Vernon Street to the north, a church across Elmwood Street to the East, and established residential communities to the south and west consisting of townhomes, single family detached homes, and multi-family development.

The Subject Property is located in Land Unit E-4 in the Dulles Suburban Center of Area III of the Comprehensive Plan (the "Plan"). Land use recommendation 5 states that the Subject Property should be redeveloped with residential use up to a maximum of 16-20 dwelling units per acre. The Plan further recommends that such redevelopment should occur with substantial consolidation of unconsolidated parcels, be compatible with adjacent uses, and be limited to a building height of thirty-five (35) feet. The Plan also recommends that redevelopment provide substantial buffers to screen and protect adjacent residential areas against noise and lighting impacts, as well as efficient access and coordinated circulation. The Applicant's proposal to develop the Subject Property with twenty-four (24) townhomes is consistent with these recommendations.

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The Subject Property, which is part of the former Rockland Village Subdivision, is one of the few properties in the surrounding area that remains zoned to the R-1 District. The Rockland Village subdivision was collectively planned for higher density residential development with the adoption of an amended Plan in 1995. Beginning in 1998, portions of the Rockland Village subdivision have been rezoned and developed with a mix of townhomes, single-family detached homes, and multi-family housing. The Applicant's proposal is consistent with this established development pattern. In addition, the Applicant's proposed development is consistent with the Plan recommendations: the proposed density of 10.3 dwelling units per acre is within the Plan's recommended density range and comparable to the approved density of surrounding communities; the proposal consolidates five (5) parcels; the townhomes will be compatible with the existing townhomes and single-family detached dwellings that comprise the Rockland Village Homeowners Association to the south; the townhomes will not exceed thirty-five (35) feet in height; and the layout results in adequate buffers, efficient access and circulation.

In addition to compliance with the use and density recommendations of the Plan, the Applicant's proposal meets the Residential Development Criteria listed in Appendix 9 of the Policy Plan as follows:

#### Site Design

The proposed Generalized Development Plan (the "GDP") is characterized by high quality site design. Five (5) existing parcels have been consolidated in accordance with the Plan's recommendations for Land Unit E-4. The proposed layout integrates elements of open space and landscaping, including a Village Green in the northeast corner of the Subject Property. The Village Green includes benches, trellises, and landscaping, and will provide a passive recreation common area for the community. The Applicant will meet with representatives of the neighboring Rockland Village Homeowners Association to explore the possibilities of incorporating the proposed townhome development into the Association, or developing an agreement regarding the shared use of recreational facilities.

The Applicant has designed a layout of twenty-four (24) townhomes that include rear-load and front-load garages. With this design, proposed Lots 1 through 17 will front onto the adjacent public streets thereby enhancing the residential character of the neighborhood. Each townhouse will have a two-car garage and additional surface parking is provided on-site for visitors and guests. A detailed landscape plan provides for plantings both along the perimeter of the Subject Property and within the community. The Village Green includes a mix of shade trees, ornamental trees and a variety of shrubs and planting beds to encourage its use as a passive recreation area. Additional landscaping will provide screening in those areas adjacent to rear yards to ensure privacy. Sidewalks will be provided along the public street frontage of the Subject Property to facilitate pedestrian connectivity. The community will be served by private streets.

#### Neighborhood Context

The Applicant proposes a residential development that is designed to complement adjacent neighborhoods and fit into the fabric of the community. Properties to the south and

west are developed with townhomes, single family detached homes, and multi-family housing. The Applicant proposes to enhance this existing residential development pattern with the addition of twenty-four (24) townhomes on the Subject Property. The proposed townhomes will complement the existing townhomes to the south, and will fit in with the residential character of the community at a density that is consistent with Plan recommendations. The proposed townhomes conform to all setback and bulk requirements of the R-12 District, and will be oriented to Vernon Street and Elmwood Street.

#### Environment

To the best of the Applicant's knowledge, the Subject Property does not include any environmentally sensitive features that require preservation. There is no 100 year floodplain, resource protection area, or wetlands located on the Subject Property. The soil characteristics and topography of the Subject Property do not present any challenges for the proposed development. Any existing wells located on the Subject Property will be capped and abandoned in accordance with applicable health department regulations. Underground stormwater management and BMP facilities will be provided as detailed in the GDP.

#### Tree Preservation and Tree Coverage Requirements

The Applicant is requesting a modification of the Tree Preservation Target Area of 4,365 square feet. As more fully discussed in the December 14, 2015 letter on Sheet 2 of the GDP, tree preservation is difficult to achieve due to the location and quality of existing trees on the Subject Property. Many of the existing trees on the Subject Property are located close enough to existing structures that they will be negatively impacted by the removal of these structures. The Applicant proposes to meet the 10-year tree canopy requirement through tree planting and landscaping as illustrated on the GDP.

#### Transportation

The Applicant proposes safe and adequate access to the existing road network. The proposed residential development will be served by a single access point to Vernon Street. Private streets and interior travelways depicted in the GDP shall conform to the standards of the Fairfax County Public Facilities Manual.

#### Public Facilities

The proposed development will be served by public water and sewer, both of which are available in the area. The Applicant will address the issue of contributions to public parks and/or schools in accordance with formulas adopted by the Board of Supervisors in proffers that will be submitted during the processing of the rezoning application.

#### Affordable Housing

As the proposed development is comprised of less than fifty (50) dwelling units, the Affordable Dwelling Unit (ADU) Ordinance is not applicable. 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 located on the Subject Property that are worthy of preservation.

To the best of the Applicant's knowledge, the proposed development conforms with all applicable ordinances, regulations and adopted standards, except for the following requested waivers and modification:

- A waiver of the four (4) acre minimum district size in the R-12 District in accordance with Section 3-1206 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"). As discussed above, the proposed development of the Subject Property fulfills the stated objectives of the Plan in all respects, and will complete the existing pattern of residential development in the area. A waiver of the minimum district size is warranted where, as here, said waiver is necessary to allow the Applicant to fulfill the objectives of the Plan.
- A waiver of the 600 foot maximum length of a private street in accordance with Section 11-302.2 of the Zoning Ordinance. A waiver is warranted to allow a street of a sufficient length to provide adequate and safe access to the proposed townhouse community.
- A modification of the Tree Preservation Target Area requirement of PFM Section 12-0508, on the basis that strict compliance with the requirement would preclude development of the use and intensity permitted by the Zoning Ordinance and in accordance with the Plan. The Applicant proposes to meet the 10-year tree canopy requirement by planting additional trees and other landscaping as illustrated in the GDP. The new plantings and landscaping will provide buffers as appropriate to surrounding uses.

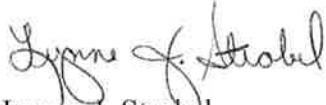
Lastly, to the best of the Applicant's knowledge, there are no known hazardous or toxic substances located on the Subject Property, and none will be generated or stored in conjunction with the proposed development.

The Applicant proposes a rezoning of the Subject Property that will result in twenty-four (24) townhomes that are consistent with and fit within the fabric of the surrounding neighborhood. The Applicant's proposal represents the next logical step in the redevelopment of the Rockland Village subdivision that began in 1998. The Applicant's proposal will permit the development of one of the few sites in the area that remains zoned to the R-1 District, and will result in the integration of the Subject Property into the surrounding residential communities.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

A handwritten signature in cursive script, appearing to read "Lynne J. Strobel".

Lynne J. Strobel

cc: Tara Craven  
Allan Baken  
Hank Fox  
Robert Brant