

Resolution on Rezoning Application RZ-2007-MV-011
CarrHomes on the Leatherland Property

WHEREAS CarrHomes wishes to construct houses on the Leatherland property, Tax Map 99-4 ((1)) 32 and 33, and

WHEREAS CarrHomes has submitted application RZ-2007-MV-011 to rezone the Leatherland property from R-1 to PDH-2, and

WHEREAS Article 6 of the Fairfax County Zoning Ordinance specifies that the PDH District “...*is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques ... to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income...*” and

WHEREAS the proposed development plan does not claim to provide housing for low and moderate income families, does not claim to promote mixed housing types, and does not claim to include universal (i.e., handicap accessible) design, and

WHEREAS the design of a by-right development would be expected to be houses around a cul-de-sac, and the proposed development plan shows the same basic layout but with a greater number of houses on the cul-de-sac street, thus it lacks an innovative design, and

WHEREAS the claimed open space in the proposed development is largely on land that is not suitable for buildings due to slopes, wetland characteristics, and soil type, and would normally remain undeveloped regardless of the zoning, and

WHEREAS Article 16 of the Fairfax Counting Zoning Ordinance states additional standards for all Planned Development zoning districts, including:

- ✓ *...the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district;*
- ✓ *...the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features;*
- ✓ *...the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development...;*

WHEREAS the proposed development will include a loss of tree cover, an increase in the amount of impervious surface, and a negative impacts on wetlands, yet there is

no clear community purpose that provides for a higher use than would be provided under an R-1 designation, and

WHEREAS the Fairfax County Board of Supervisors has adopted environmental goals and initiatives including Cool Counties, Increased Tree Cover and Tree Save, and improved water quality through Watershed Restoration Plans, and granting this rezoning application for increased density is not in conformity with the environmental goals, and

WHEREAS homes built under the current R-1 District would be built on larger lots with more front, side, and back yards than possible under PDH-2 zoning, enabling more trees to be planted by the owners of the property resulting in a future increase in the total tree coverage, and

WHEREAS the Newington Civic Association, representing the adjacent properties located west and south of the Leatherland property, and the Winstead Manor Homeowners Association, representing the adjacent properties located north and east of the Leatherland property, both strongly oppose the proposed rezoning, and

WHEREAS the Leatherland property is uphill of 8304-8306 Telegraph Road, which has a history of flooding during and following a heavy rain;

WHEREAS the final geotechnical report for the Leatherland property is not complete;

WHEREAS the development proffers do not offer sufficient benefits to compensate for the adverse impacts on the adjacent property owners and do not offer sufficient protection to the environment;

THEREFORE BE IT RESOLVED that the Mount Vernon Council of Citizens' Associations opposes rezoning application RZ-2007-MV-011 as presented.