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# Committee Resolutions

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## PLANNING & ZONING

### Resolution on Sunrise Assisted Living Out-of-Turn Plan Amendment

**WHEREAS**, Sunrise Assisted Living wishes to build an assisted living facility at 8911 Ox Road in Lorton, and

**WHEREAS**, the current R-1 zoning would need to be changed to R-5, and

**WHEREAS**, the Comprehensive Plan would need to be amended before the rezoning could be approved, and

**WHEREAS**, the proposed use as an assisted living facility is deemed by the community to be a better use of the property than single family homes at a density of 1 unit per acre, and

**WHEREAS**, the proposed development of the assisted living facility would provide substantial environmental benefits beyond what is provided in the R-1 zoning district, such as over 40 percent undisturbed tree save area plus additional open space, and

**WHEREAS**, the applicant has agreed to place a conservation easement on the 5.3 acre tree save area at the rear of the development;

**WHEREAS**, the adjacent tree save area, owned by the Cross Point HOA, will be enlarged and the environment will be improved by these two contiguous tree save areas;

**WHEREAS**, the applicant has committed to not damaging the tree save area by ensuring that the limits of clearing and grading do not damage critical root zone of trees in the tree save area;

**WHEREAS**, the applicant has committed to no utility trenching near or through the tree save area;

**WHEREAS**, the proposed change to the Comprehensive Plan would be as an option on the parcel with the following restrictions:

- it only applies when the use is an assisted living facility
- mandates a minimum 40% undisturbed tree save area
- mandates LEED certification
- mandates innovative storm-water management
- mandates consolidated access with the adjacent property
- mandates architectural styles compatible with the area.

**THEREFORE, BE IT RESOLVED**, that the Mount Vernon Council of Citizens' Associations does not oppose the out-of-turn Plan Amendment as presented.