

PULTE HOME COMPANY, LLC

NARRATIVE

June 7, 2019

This Statement of Justification is included as part of the Master Development Plan prepared by ATCS dated June 7, 2019, consisting of ten (10) sheets (the “MDP”), and should be read in conjunction with the MDP as if fully set forth therein. The contents of this Statement of Justification address the requirements set forth in Section 3.8.2.C.1 of the City of Fairfax Zoning Ordinance, as amended by City Council on March 27, 2018.

The property consists of six (6) tax parcels identified as 57-1 ((14)) 43, 55A, 75A, 76A, 77A and 83 (collectively, the “Subject Property”). The Subject Property is currently split-zoned CR (Commercial Retail), RMF (Multifamily) and RH (Residential High). The CR zoned portion of the Subject Property is developed with the Breezeway Motel, an aging hotel constructed in the early 1950’s that is located in the southeast quadrant of the intersection of Fairfax Boulevard and Walnut Street. The RMF portion of the Subject Property is developed with the Fairfax Gardens multifamily apartments, which are located on the north and south side of Cedar Avenue, a public street that bisects the Subject Property. The RH portion of the Subject Property is developed with single family homes located on Oak Street and Walnut Street. The existing development on the Subject Property includes a total of 50 motel units, 38 multifamily dwelling units and four (4) single family homes.

PROPOSED DEVELOPMENT

The Applicant proposes to rezone the Subject Property to the Planned Development Mixed Use (PD-M) District to permit redevelopment with 62 dwelling units, including 42 townhouses and 20 two-over-two stacked condominium units. The proposed development will also include a commercial building consisting of between 8,000 and 10,000 square feet. This building will be owned, designed and constructed by others. As shown on the submitted MDP, the Applicant has designed a community that will be compatible with and transition to existing surrounding uses. The 42 proposed townhouses, which vary in width between 20’ and 22’, are located on the portion of the Subject Property located south of Cedar Avenue. These townhouses are oriented to the street frontages that surround the Subject Property and along internal private streets, thereby establishing aesthetically pleasing streetscapes throughout the proposed community. These homes will provide a transition to the single family detached homes to the south of the Subject Property. The 20 two-over-two stacked condominium units are located on the north side of Cedar Avenue, adjacent to commercial uses along Fairfax Boulevard to the north and west, and duplex dwelling units to the east on Oak Street. The combination of townhouses and two-over-two stacked condominium units will diversify the housing stock in the City and provide prospective purchasers with a variety of price points. The proposed commercial building along Fairfax Boulevard will be located on the portion of the Subject Property that is currently occupied by the Breezeway Motel. This building will retain the commercial character of the property consistent with the recommendations of the City of Fairfax Comprehensive Plan (the “Plan”).

The proposed development includes a significant amount of open space located throughout the development. Over 20% of the property is provided as open space that meets the dimensional requirements of the Zoning Ordinance. The proposed open space includes a centralized open space area located on either side of Cedar Avenue will be accessible to future residents throughout the community. Additional open space is provided in the northern portion of the Subject Property between the two-over-two stacked condominium units and the proposed commercial building. This open space area will serve as a transition area between the residential and commercial portions of the proposed development, and will act to integrate the two uses by providing an open space amenity for both future residents of the dwellings and employees/patrons of the commercial building. All of the proposed open space will be accessible to members of the public through the provision of a public access easement.

A network of sidewalks will provide pedestrian connectivity throughout the community and integrate the development with the surrounding area. Street trees are provided in a ten foot (10') landscape strip along all public street frontages, and a fifteen foot (15') landscaped transitional yard is provided to create an appropriate transition to all adjacent residential properties.

Ample parking is provided throughout the community. Each townhouse unit will include two (2) garage parking spaces, and each of the two-over-two stacked condominium units will include two (2) spaces in the form of a one-car garage and a tandem driveway space. Nineteen (19) surface parking spaces will be provided throughout the residential portion of the proposed community. While not counted toward the provided parking on the MDP, fourteen (14) on-street spaces will be available on Cedar Avenue.

Forty four (44) additional surface parking spaces will be provided for the in a parking lot located to the rear of the commercial building. These spaces will be reserved for the commercial use(s) located in the building. While the specific use(s) and tenant(s) for the commercial building have not yet been identified, the Applicant has identified a range of permitted uses for the building to provide flexibility and maximize the marketability of this building for future tenants. The proposed permitted uses for this building, all of which are permitted under the existing CR zoning of the Breezeway parcel, include the following: Art Gallery or Studio; Brew Pubs; Building Supplies and Lumber Sales; Catering or Delivery Services; Funeral Homes; Furniture, Appliance or Carpet/Flooring Stores; Grocery Stores; Office, General; Office, Medical; Restaurants or Food Service; Retail, General; Schools, Technical, Trade, Business; Services, General; Services, Personal; Shopping Centers; Tobacco and Smoke Shops. The type and mix of uses in the building may vary, provided that they are able to park in accordance with Zoning Ordinance requirements.

The proposed development will result in an improvement to the existing road infrastructure in the surrounding area. The development will consolidate two (2) existing curb cuts on Fairfax Boulevard into a single access point located farther away from the intersection of Fairfax Boulevard and Walnut Street. This consolidation will improve the flow of traffic along the Fairfax Boulevard frontage. The Applicant also proposes to reconfigure this existing unconventional intersection of Cedar Avenue and Walnut Street by vacating a portion of the existing right of way as identified on the submitted vacation plat. The existing median island, which creates multiple conflict points at this intersection, will be removed, and the intersection reconfigured as a conventional four-legged stop sign controlled intersection. The reconfigured intersection will

result in a significant safety improvement for vehicular and pedestrian traffic through this intersection.

Finally, the proposed development will include on-site underground stormwater management and best management practices (BMP) facilities that will comply with all applicable stormwater regulations.

COMPREHENSIVE PLAN

The proposed development is consistent with the recommendations of the Comprehensive Plan (the “Plan”) as adopted by City Council in February 2019.

The Future Land Use Map set forth in the Plan includes two different Place Type designations for the Subject Property. The portion along Fairfax Boulevard that is currently developed with the Breezeway Motel parcel is designated as a Commercial Corridor Place Type, and the portion currently developed with the multifamily and single family dwellings is designated as a Multifamily Neighborhood Place Type.

According to the Plan, the Commercial Corridor Place Type includes a mix of retail, restaurant, service, medical, office and other commercial uses, consistent with the proposed permitted uses for the future commercial building. Residential uses are not recommended in the Commercial Corridor Place Type, and no residential uses are proposed on the Breezeway Motel parcel. The Plan indicates that the Commercial Corridor Place Type can accommodate a variety of buildings, including small footprint buildings. The proposed 8,000 to 10,000 square foot building is consistent with this recommendation. For sites located along Boulevards, the Plan states that buildings should be located near the front property line with parking provided to the rear or side of the building and direct pedestrian access provided from the sidewalk. The proposed layout of the commercial building and associated parking and pedestrian facilities is consistent with these recommendations. Accordingly, the commercial component of the proposed development is consistent with the Plan’s recommendations.

The proposed development of the remaining portion of the Subject Property is consistent with its Multifamily Neighborhood Place Type Designation. The Plan states that townhouse uses are appropriate in Multifamily Neighborhood Place Types when developed in conjunction with Multifamily Neighborhood uses. The Applicant proposes to develop a combination of townhouses as well as two-over-two stacked condominium dwelling units, consistent with this Place Type description, as well as with the Applicant’s nearby Mt. Vineyard community which shares the Multifamily Neighborhood Place Type designation. The proposed 62 dwelling units results in a density of approximately 17.8 dwelling units per acre, which is consistent with the maximum density of 20 dwelling units per acre recommended by the Plan. The layout shown on the MDP includes the tallest structures – the two-over-two stacked condominiums – located away from the proximate single family homes, which is also consistent with the Plan’s recommendations.

For the above reasons, the mixed-use development proposed by the Applicant is consistent with the Place Type designations for the Subject Property as set forth in the Plan. The development

preserves the commercial character of Fairfax Boulevard, while also providing a transition to the single family residential communities to the south.

REZONING APPLICATION

The Applicant is requesting a rezoning of the Subject Property from the CR, RMF and RH Districts to the PD-M District to allow the proposed mixed use development. The following information is provided in accordance with Section 3.8.2.C, 6.4.9 and 6.6.8 of the Zoning Ordinance in support of the proposed rezoning:

As discussed above, the proposed redevelopment is consisted with the stated objectives of the Plan. The proposal will result in the development of a mixed-use community that provides additional usable open space, enhances pedestrian connectivity and activates the Fairfax Boulevard corridor through the provision of new commercial development. The 8,000 to 10,000 square foot commercial building will activate the Fairfax Boulevard frontage of the Subject Property while advancing the Plan's objectives of maintaining commercial use along this corridor. The proposed PD-M District, will provide a greater benefit to the City and the surrounding community by allowing the Applicant to provide a mix of both residential and nonresidential uses in a manner that establishes a transition between the commercial corridor and nearby single family neighborhood. In addition, the proposed PD-M District will require the provision of significant amount of open space, where none is required under general zoning district regulations. In addition to the proposed on-site open space, which will be publicly accessible and subject to a public access easement, future residents will have convenient access to proximate recreational options including Rodio Park to the east of the Subject Property. The proposed development will be compatible with the surrounding community through the provision of high-quality traditional architecture, pedestrian-oriented streetscapes and open space. The height of the townhouse and stacked condominiums will be consistent with that of recently constructed developments in the surrounding area.

The development will provide a number of transportation-related benefits. The consolidation of curb cuts along Fairfax Boulevard will improve traffic flow along the frontage. The removal of the median at the intersection of Cedar Avenue and Walnut Street and reconfiguration of this intersection will result in a significant transportation safety improvement in this neighborhood. The proposed number of parking spaces, which exceeds Zoning Ordinance requirements, will minimize the likelihood of spillover parking on nearby residential streets.

Finally, the development will provide stormwater management benefits through the provision of on-site detention and best management practice (BMP) facilities.

In conjunction with the proposed rezoning, the Applicant requests approval of the following modifications:

1. A modification of the landscape strip and street tree requirements set forth in Section 4.5.6.B of the Zoning Ordinance along the internal private streets.

Section 4.5.6.B requires that a 10 foot landscape strip with street trees be provided along every street. The Applicant is requesting a modification of this requirement for the internal private streets identified on the MDP. Due to site constraints, and given the urban character of the proposed development, it is not feasible to provide the required landscape strip and street trees along the internal streets. However, the Applicant is meeting these requirements along all public street frontages surrounding the Subject Property. A modification of this requirement is therefore appropriate.

2. A modification of the sidewalk requirements set forth in Section 4.4.4.A.1 of the Zoning Ordinance along the internal private streets.

Section 4.4.4.A.1 requires the provision of sidewalks along both sides of all streets. For the reasons stated above, it is not feasible to provide sidewalks along both sides of the internal public streets. Given the urban character of the proposed development, and the fact that the Applicant is meeting the sidewalk requirements along all public street frontages, a modification of this requirement for the private streets only is appropriate.

3. A modification of the townhouse setback requirement set forth in Section 3.5.1.C.2 of the Zoning Ordinance.

Section 3.5.1.C.2 of the Zoning Ordinance states that no more than two of any ten or one of any three to five abutting dwelling units shall have the same front yard setback. While all of the townhouses throughout the proposed development are staggered such that no two adjacent townhouses share the same setback, each group of townhouses includes multiple townhouses with the same front yard setback. However, the desired articulation is achieved through the staggering of front building walls. Accordingly, the requested modification of the requirement is appropriate.

4. A modification of the 15 foot transitional screening (TY3) requirement set forth in Section 4.5.5 of the Zoning Ordinance along the northeast property line.

Section 4.5.5.C of the Zoning Ordinance requires a TY3 transitional screening yard along all project boundaries of the proposed PD-M development. The TY3 transitional screening yard includes a 15 foot landscape buffer. The Applicant is providing the required TY3 yard along the entire perimeter of the project, with the exception of the northeast property line adjacent to the existing commercial uses to the east along Fairfax Boulevard. Given that the modification is requested in the area of the Subject Property where the proposed commercial building abuts existing commercial uses that have the potential to redevelop with other commercial uses in the future, the requested modification is appropriate.

5. A modification of the requirements set forth in Section 3.8.2.I of the zoning ordinance regarding the phasing of the residential and commercial components of the proposed development.

Section 3.8.2.I of the Zoning Ordinance states that no zoning permit shall be issued to authorize the occupancy of more than 66 percent of the approved residential dwelling units as part of a PD-M district development, prior to the issuance of a zoning permit to authorize the occupancy of 100 percent of the approved nonresidential floor area for that development, unless modified by City Council in conjunction with the approval of the Master Development Plan. The Applicant is requesting a modification of this requirement to allow the Applicant to construct all of the proposed 62 residential dwelling units prior to occupancy of the new commercial building that will replace the Breezeway Motel. In this case, the portion of the Subject Property to be developed with the commercial building is currently occupied by the Breezeway Motel, an operating commercial use. The Breezeway Motel will remain in operation until such time as the current owner identifies a purchaser(s) or occupant(s) for the proposed commercial building. As a result, the City will continue to receive the benefit of ongoing commercial tax revenue from the Breezeway Motel until the new commercial building is constructed. As the Applicant develops the residential component of the proposed development, it will install the required infrastructure, parking, stormwater management, and open space to support the residential development. For these reasons, the requested modification is appropriate.

The Applicant's proposal presents an opportunity to redevelop a number of aging structures with a vibrant mixed use community that advances the Plan's objectives of maintaining the commercial character of Fairfax Boulevard while providing an appropriate transition to the surrounding stable single family neighborhoods. The proposed development will offer a significant amount of usable and publicly accessible open space, enhanced pedestrian connectivity, a variety of housing options and high quality architecture that is compatible with recent development in the surrounding area. The proposed development will provide opportunities for small business owners to live and operate businesses within their homes, and will result in a community that is compatible with the surrounding area.