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January 21, 2022

**TO: JASON SUTPHIN**  
Planning and Zoning  
City of Fairfax

**Re: 11065 and 11085 Lee Hwy and 11004 and 11006 Park Roa. Rezoning CR to RT**

**Dear Mr. Sutphin:**

The Applicant, Caglayan Investment Group proposes an attractive enclave of 13 three story 2 car garage townhomes on 1.18 acres north of the intersection of Holly Street and Park Road. This proposal is consistent with the City's Future Land Use Plan which recommends townhouses. The 13 townhouses propose a density of 11.29 units per acre which is below the permitted density of 12 units per acre in the RT District. The proposed development plan meets all of the requirements of the RT District as to : use, density, minimum site area, minimum lot area, required yards, lot width height, coverage, parking and transitional yard landscaping.

**Section 6.4.9 Approval Considerations**

- A. The proposal is consistent with the Comprehensive Plan which calls for townhouses. The RT District is compatible with townhouse recommendation at 12 units per acre.**
- B. The proposed rezoning provides greater benefits to the City than a retail development under the CR District.**
- C. The subject property is better suited for the proposed zoning in lieu of the existing zoning because it enables an attractive urban neighborhood as an alternative to retail abutting surrounding residential neighborhoods.**
- D. Because the overall scale of the project is relatively small (13 townhouses) the impacts on existing or proffered public infrastructure are negligible.**

*Keith Martin*

Keith C. Martin