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1077 SPRING HILL ROAD
MCLEAN, Virginia 22102

December 21, 2022

To: SUPRIYA CHEWLE
Planning and Zoning
City of Fairfax

Re: 11065 and 11085 Lee Hwy and 11004 and 11006 Park Road Rezoning CR to RT

Dear Ms. Chewle:

The Applicant, Caglayan Investment Group proposes an attractive enclave of 13 three story townhomes with a combination of 1 and 2 car garages on 1.18 acres north of the intersection of Holly Street and Park Road. Eleven of the townhomes will have 2-car garages and two townhouses will have 1-car garages. Two additional parking spaces shall be provided in the common area reserved specifically for lots with 1-car garages to satisfy the off-street parking requirements. An additional three guest parking spaces will also be provided in the common area.

This proposal is consistent with the City's Future Land Use Plan which recommends townhouses. The 13 townhouses propose a density of 11.21 units per acre which is below the permitted density of 12 units per acre in the RT District. The proposed development plan meets all the requirements of the RT District as to : use,density,minimum site area, minimum lot area, required yards (with one exception), minimum lot width, maximum building height height, lot coverage, off-street parking and transitional yard requirements.

Section 6.4.9 Approval Considerations

A. Substantial conformance with the Comprehensive Plan:

The proposal is consistent with the Comprehensive Plan which calls for townhouses. Furthermore, the recently adopted Kamp Washington Special Area Plan proposes the property to be rezoned as RT with townhouses. The RT District is compatible with townhouse recommendations at 12 units per acre.

B. Any greater benefits the proposed rezoning provides to the City than would a development carried out in accordance with the current zoning district (Sec. 3.2), and otherwise applicable requirements of this chapter: The proposed rezoning provides greater benefits to the City than a retail development under the CR District. The property is located along

Park Rd with single family residential development (R-M zone) along adjacent Park Rd frontage to the east and south. There is existing commercial development to the west and north of the property, but access to these lots is off Lee Highway to the north. Providing townhome development will provide a smooth transition from single family development to commercial development and create a homogeneous frontage of residential development along the Park Rd frontage.

- C. Suitability of the subject property for the development and uses permitted by the current versus the proposed district:**

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. Adequacy of existing or proposed public facilities such as public transportation facilities, public safety facilities, public school facilities, and public parks:**

Because the overall scale of the project is relatively small (13 townhouses) the impacts on existing public transportation facilities, public safety facilities, public school facilities, and public parks are negligible.

- E. Adequacy of existing and proposed public utility infrastructure:**

The existing water, sanitary sewer and storm sewer infrastructure have adequate capacity to support the proposed development. See sanitary sewer analysis on sheet 008 and adequate outfall analysis on sheet 015. The development will have a negligible impact on traffic along Park Rd per the approved TIS study prepared by Wells and Associates.

- F. Compatibility of the proposed development with adjacent and nearby communities:**

The proposed development is compatible with existing adjacent residential developments to the east and south as it provides additional single family residential lots. The development creates a smooth transition from single family detached developments to existing commercial developments to the west and north by increasing residential density in between the two uses.

- G. Consistency with the stated purpose of the proposed district:**

The purpose of the RT District is to “provide areas for townhouse residences”. This is exactly what the development proposes.

The Applicant requests Special Exceptions to waive the requirement to provide a 10 foot landscape strip along both sides of the private street. It is submitted that the Special Exception request meets the criteria set forth in Section 6.17.7 as follows:

- A. Ensure the same general level of land use compatibility as the otherwise applicable standards. The proposed rezoning shall be RT and the development proposes 13 townhomes which is a consistent use with the proposed rezoning. Furthermore, the recently adopted Kamp Washington Special Area Plan proposes the property to be rezoned as RT with townhomes. All other landscaping requirements are being met by the development and the partial exclusion of the landscape strip along the private street will still allow the same general level of land use compatibility.**
- B. Not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate transitioning,**

screening, setbacks and other land use considerations. The property is surrounded on three sides by four CR zoned lots. The proposed private street is internal to the lot and only runs along the northern property line. The required 10 ft. landscape strip is provided along the northern side of the private street and provides screening between the the subject property and the adjacent CR lots. The eastern, southern, and western sides of the private street front the proposed townhome lots and do not materially or adversely affect these land uses.

- C. Be generally consistent with the purposes and intent of this chapter and the comprehensive plan. The comprehensive plan and Kamp Washington Small Area Plan both propose the property to be rezoned RT with attached townhomes. The proposed development will perfectly meet the goals of both plans. The partial exclusion of the landscape strip along the private street will not impact the purposes and intent of the comprehensive plan.
- D. Be based on the physical constraints and land uses specifics, rather than on economic hardship of the applicant. The request for a special exception from the requirement to provide a 10 ft. landscape strip along both sides of the proposed private street is not based on economic hardship of the applicant. The relief is requested due to the physical constraints of the site when considering all the development requirements of the Zoning Ordinance and PFM. The minimum lot size requirement of 1,500 SF and required 10 ft. landscape strip along Park Road prevent the applicant from providing the 10 ft. landscape strip along the southern side of the proposed private street. It was assumed that the City would prefer the 10 ft landscape strip e provided along Park Road rather than the internal private street if only one could be provided. The minimum lot area 1,500 SF and the need to provide an adequate emergency vehicle turn-around along the eastern property line limit the space along the eastern and western side of the private street to provide the 10 ft. landscape strip.

The Applicant also requests a Special Exception to waive the required minimum 20 ft. side yard setback for lot 01 to provide 3 visitor parking spaces and a concrete sidewalk to provide a path for pedestrian traffic through to Park Road. This is being done at the recommendation of City staff members, Supriya Chewle and Jason Sutphin.

The Applicant requests a PFM waiver to allow the proposed private street width to be 24 feet in lieu of the required 30 feet width.

Keith Martin

Keith C. Martin