



South County Federation Resolution

October 10th, 2017

Workhouse Road Single Family Home Development

RZ 2016-MV-028/PA 2016-III-P1

Whereas, Workhouse Road, recently widened from 2 lanes to 4 lanes, is an arterial road and recently renamed from Lorton Road to Workhouse Road

Whereas, there are currently 8 older single family homes along Workhouse Road zoned R-1 encompassing a total of 18.56 acres

Whereas, many of the lot owners on Workhouse Road lost land due to the widening of Workhouse Road and have lost their ability to travel north on Workhouse without first performing a U-turn

Whereas, all homeowners on Workhouse Road have agreed to a common interest sale as an assemblage if their properties are rezoned to a higher density

Whereas, the property is abutted by homes along Old Ox Road which are developed at a density of 1-2 units per acre and homes in Hollymeade which are developed at a density of 1 unit per acre

Whereas, the County, VDOT and Supervisor Storck have expressed a desire to reduce the amount of pipe stems onto major roads in this case reducing individuals backing out onto Workhouse Road

Whereas, the by-right alternative for the property would allow 18 single family homes to be built with no required concessions for surrounding homes and likely no coordinated development effort

Whereas, in 2015, with the encouragement of the South County Federation, the Mount Vernon Supervisor's office instructed staff to look at the rationale of increasing density to 2-3 units an acres but through the community process the recommended density has been reduced to 1-2 units an acre, which County Staff supports

Whereas, the current proposal would allow for consolidated access and protection of environmental features of the property. It includes proffered high architectural elevations to ensure quality homes are built and includes landscaping against the abutting communities and along Workhouse road



Whereas, prior applications on this property were at a dramatically higher density and inferior quality

Whereas, the Developer applied for the rezoning prior to the enactment of the new proffer law on July 1 2016. This has allowed the developer to work with the community on proffered commitments. Any subsequent residential applications on the site will not come with the same level of community involvement and level of proffered contributions to the community and County

Whereas, the current application would be a major improvement to the existing condition of the property and would dramatically improving the streetscape along Workhouse Road, which is a major entrance into Fairfax County from the south and the Workhouse Arts Center across the street

Therefore, be it resolved that the South County Federation supports this application to include the Comprehensive Plan amendment and the rezoning to allow no more than 37 single family homes to be built on the 18.56 acre combined properties

President

Date