



**January 11th, 2022  
Lorton Residential New Development**

**South County Federation Resolution**

**Whereas,** the property lies on 6.35 acres south of Lorton Road as depicted below



**Whereas,** the proposed application would rezone the property from the R-1 District to the PDH-8 District to develop up to 30 single family detached dwelling units

**Whereas,** the proposed use is compatible with the adjacent Lorton Valley community which in the predominantly townhouses at the northern side nearest the proposed community

**Whereas,** the proposed ingress and egress will be available from Cumbria Valley Drive and Kirby Lionsdale Drive

**Whereas,** the proposed community would have pedestrian access via 5 foot wide sidewalks throughout the community connecting to the existing Apple Orchard Loop



**Whereas,** A total of 138 parking spaces are proposed. To further ensure the availability of parking for visitors, a proffer is included to prohibit the conversion of garages in such a manner that would preclude the parking of vehicles

**Whereas,** The applicant proposes to meet stormwater management quantity and quality requirements by using an onsite underground detention facility

**Whereas,** The PDH-8 District requires a minimum of 25 percent open space or 1.59 acres. Open space measuring 60 percent or 3.81 acres is proposed. The majority of the open space consists of tree preservation, and areas proposed for re-vegetation.

Therefore, be it resolved that the South County Federation supports this application.

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President

\_\_\_\_\_  
Date