

Great Falls Citizens Association Resolution

Rezoning Application No. RZ 2014-DR-022

Brooks Farm Rezoning and Cluster Development Proposal

Tax Maps 0072-01-0017 & 0072-01-0023

WHEREAS, Basheer/Edgemoore-Brooks, LLC has submitted a Rezoning Application to Fairfax County to rezone from Rural Agricultural ("RA") to Residential Estate ("RE") approximately 52 acres of land in Great Falls, commonly known as Brooks Farm; and

WHEREAS, the applicant's current development proposal calls for the construction of 20 private residences on lots averaging approximately 1.37 acres, using a cluster subdivision provision of County development regulations, while leaving undeveloped approximately 35% (18.42 acres) consisting of Resource Protection Area ("RPA") and Environmental Quality Corridor ("EQC") and other open space; and

WHEREAS the proposed development would have a resulting density of 20 dwelling units per 52 acres, or 0.38 dwelling units per acre; and

WHEREAS, an analysis of all the developments in Sector 7-2 of the Fairfax County Property Map, using official Fairfax County data for each lot in each subdivision, shows that 211 acres (more than half of the 382 acres in existing subdivisions depicted on County Land Map 7-2) are developed in 5-acre subdivisions, and have a resulting average density of 0.227 dwelling units per acre, with the remaining 171 acres in 2-acre subdivisions, with an average density of .485 dwelling units per acre, and together representing an average total density of approximately .307 dwelling units per acre, which the proposed development will exceed; and

WHEREAS one mission of the Great Falls Citizen's Association is to preserve the rural and semi-rural character of the area, and to represent the views of its members on issues of interest, which it has pursued consistently since 1968 by supporting low-density zoning and development in large-lot subdivisions; and

WHEREAS, the membership of GFCA is concerned that development at the proposed density would have an adverse impact on the already extensive storm water erosion problem presently existing along Pond Branch, which rises on Brooks Farm; and

WHEREAS, the membership of GFCA is also concerned that the construction of 20 additional homes with wells could result in unacceptable drawdown of wells in adjacent properties; and

WHEREAS more than 1,400 residents of Great Falls have petitioned to oppose the proposed rezoning;

BE IT, THEREFORE, RESOLVED that the Great Falls Citizens Association opposes the requested rezoning and cluster development as currently proposed. The GFCA believes the property should be developed as a 5-acre subdivision, perhaps in the Residential-Conservation ("RC") Zoning Category, which is more likely to receive support from the nearby subdivisions. There should also be careful development controls throughout construction to prevent environmental damage and prompt restoration of any environmental damage occurring during and after construction, as necessary. The common area, including the RPA and the water dam, and upstream lowland, should remain privately owned, with development conditions, proffers, and covenants imposed sufficient to ensure they will be properly maintained and cared for. The County should require the best state-of-the-art storm water management on every lot, plus best management practice water retention in the common areas.