



## **McLean Citizens Association Resolution**

### **Application for Rezoning 8801 Jarrett Valley Drive for Three Lots RZ/FDP 2019-DR-013**

**July 1, 2020**

**Whereas**, the property known as 8801 Jarrett Valley Drive 1.72 acres, bounded by Route 7, the Dulles Toll Road, and Jarrett Valley Drive (JVD) with one house and a detached garage, both of which the Applicant will demolish. Margret F. Ahbe, Trustee, (the Applicant) proposes to build three single-family houses in a cluster format, with a single shared driveway that exits onto Jarrett Valley Drive.

**Whereas**, this application (Application) requests re-zoning of the property from R-1 (individual home) to PDH-2 (cluster) and approval of a Final Design Plan for the property.

**Whereas**, the Application includes four additional requests for zoning modifications: (1) a modification of the minimum district size from the required 2-acres to 1.72 acres (ZO 6-107(1)); (2) a modification of setback from the Dulles Toll Road from 200 feet to 39 feet (ZO 2-414 (1)(A)); (3) an increase in the height of noise barrier from 8 feet to 10 feet at its tallest point (ZO 10-104(3)); and, (4) a deviation from the tree preservation target of 11.7% subject to review by County's Urban Forestry Management Division.

**Whereas**, the Applicant contends that rezoning should be approved because it: (1) meets the density requirements of the Fairfax County Comp Plan for Area II of the McLean Planning District, Wolf Trap Community Planning Section; (2) will re-orient the property toward Jarrett Valley Drive, a residential street; and, (3) will provide improved sound mitigation.

**Whereas**, it is understood from County Staff that VDOT does not object to a reduction to 39 feet from the standard 200-foot setback from the Dulles Toll Road.

**Whereas**, an 11.7% deviation from the tree preservation standard for clearing of existing trees and replacement with new planting, especially in the area abutting the Dulles Toll Road. This is acceptable to the County's Urban Forestry Management Division (according to County Staff) but would require greater noise mitigation.

## **A. Neighboring Community Comment**

**Whereas**, the Applicant agrees to construct a new, higher sound wall along the Dulles Toll Road that would satisfy the County's standards for sound mitigation.

**Whereas**, the adjacent Carrington HOA fully supports this project because the lot, house size, style and cluster layout were developed in consultations with the Applicant to complement its community.

**Whereas**, the HOA in nearby Wolf Trap Woods that relies on Jarret Valley Drive for access to Route 7 is concerned that the lack of on-street guest parking within the development will result in overflow parking on JVD.

**Whereas**, the McLean Islamic Center at the PC Hearing intends to request the relocation of the property entrance near the exit from its own parking lot to improve traffic flow, but has no other objections to the development.

## **B. Conclusion**

**Now, therefore, be it resolved** that the McLean Citizens Association (MCA) supports the Application for rezoning the property at 8801 Jarrett Valley Drive RZ/FDP 2019-DR-013 with the following recommendations.

**Be it further resolved** that the MCA requests that the Applicant preserve a greater portion of the mature tree coverage than the Applicant proposes, especially in the tree stand between the Dulles Toll Road and the new sound wall.

**Be it further resolved** that the MCA requests that the Applicant widen the roadway on the property to at least 15 feet to allow for additional on-street guest parking.

*Approved by the Board of Directors of the McLean Citizens Association*

*July 1, 2020*

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McLean Citizens Association, P.o. Box 273, McLean VA 22101

Cc: John Foust, Dranesville District Supervisor  
Dahlia Palchik Providence District Supervisor  
John Ulfelder, Dranesville Planning Commissioner  
Philip Niedzielski-Eichner, Providence Planning Commissioner  
Clerk of the Board of Supervisors  
Clerk of the Planning Commission  
Ben Wiles, Dranesville District Supervisor's Staff  
Mike Wing, Providence District Supervisor's Staff  
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