

July 8, 1963 -- To be presented before the Planning Commission of the City of Fairfax, Va., pertaining to the rezoning of the Orr Tract adjacent to Country Club Hills.

My name is Armistice Turtora, I am Vice-President of the Country Club Hills Civic Association, a community of 305 homes zoned R-2 and R-3. The proposed rezoning for the Orr Tract is directly adjacent to us and abuts 16 homes along one side of our community. Major Robert C. Pasco, 806 Spring Lake Terrace has received official notification for the rezoning to M-1 of the 76½ acre tract which abuts his lot; Mr. Richard M. Hausler, 122 Country Hill Drive, is one of the residents who has received notification for rezoning to R-3 of the 4½ acre tract, a portion of which abuts his lot. Col. Bob Daly is President of the Fairfax-Fairmont Civic Association and represents 145 homes on Rt. 237 located between the Army-Navy Country Club and Layton Hall School. Since the obvious impact on the presently existing schools, roads and sewerage facilities would directly affect these groups the most, we have met and prepared the following statement:

1. Rezoning for apartments has been denied on 2 other occasions because you did not feel that apartment development was the proper use of the land at that time. We agree with and hope that you continue to hold with your ideas on the so called "ideal" place for low density development. In no case should high density be considered for the City of Fairfax.
2. Allowing any apartment development on Rt. 237 would have a block busting effect on the rest of Rt. 237.
3. This property is readily suitable for the present zoning use, that is for single family homes of high quality. As an example, we would like to point out that about 1 year ago the Board of Zoning Appeals turned down a request for rezoning for an apartment development of 165 units adjacent to Greenway Hills. This tract is presently being developed into 20 single family homes of high quality.
4. There already exists single family homes of high quality along Rt. 237.
5. The Orr Tract in question and the Farr Tract next to the University Shopping Center on Rt. 236, are the last large tracts of land left to be developed in the City.
6. We realize that road development for the Rt. 123 intersection at 29-211-50 has priority and that there are no current plans for improving Fairfax Circle or Rt. 237 for several years.

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7. The opening of Rt. 66 is expected to change the major traffic patterns of the City, and the location of a station for the proposed rapid transit system would have its particular and unforeseen alterations of traffic patterns.

8. In our final point we would like to use your own detailed report of May, 1962 entitled "Apartment Development Within the City of Fairfax". You state that the ideal percentage of apartment dwellers in the City should not exceed 15% of the population. The following figures are approximate but up-to-date as of today:

There is now either existing, under construction or zoned, a total of 1,474 apartment units. Using the established ratio of 3.3 persons per apartment dwelling, we get 4,864 apartment dwellers in a population of approximately 18,500. This brings our percentage of apartment dwellers up to 26% -- which is already 11% beyond the limit you would have like to set for the City of Fairfax. When we figure in an additional 1500 apartments, we find our apartment population rising to 9,860 people, our total population rising to 23,850 -- your estimated population for 1970 was only 20,000 to 25,000-- 43% of our population would then be apartment dwellers. The percentage of our population in apartments would then exceed the density in Alexandria and bring us close to the 50% which now exists in Arlington. "No community can face so sudden and dramatic a change of the character that this application threatens without voicing its fears--and properly so." This is a partial quote from your own report and we agree!!

As stated in House Bill #10 "Zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public..." and to further quote you gentlemen who are so charged, we reiterate: "We are of the opinion that in order to retain the essentially residential character of the City, we should attempt to limit apartment developments to not more than 15% of the total population. To not do so would be to court high density development, the dissolution of open green space, the overburdening of City Streets and invite a complete change in the character of the City not wanted by us nor our fellow citizens."

We, therefore, respectfully request your denial for rezoning of the Orr Tract.

Armistice Turtora
Vice-President
Country Club Hills Civic Association

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