

## **Subject: CPAP-2019-0007 (Miller's Reserve cluster subdivision application)**

Dear DPV staff,

I am writing to convey Save Rural Loudoun's concerns with the application to build a by-right cluster subdivision at the corner of Purcellville Road and Route 9. We have reviewed the application and support the comments DPV staff have already provided to the developer (Evergreene Homes). In addition, we have the following concerns.

**1. Rural Economy Uses:** Section 2-101(A) of the Zoning Ordinance states that the purpose and intent of cluster zoning provisions are to "Support the use of land for rural economy uses, with residential uses at densities consistent with the general open and rural character of the rural economy uses."

The application as submitted places houses, drainfields, driveways and roads on almost all the land and soils that might be used for farming or other rural uses. The lots set aside for "rural economy use," on the other hand, consist primarily of floodplains and steep slopes on which farming and other potential rural uses are not possible.

Therefore, the application is inconsistent with the basic purpose and intent of cluster zoning as described in the Zoning Ordinance. The subdivision should be re-designed to preserve prime agricultural soils for farming and other rural economy uses, as the Ordinance intended.

**2. Tree Preservation:** Section 1245.14 of the Subdivision Ordinance requires the submission of a Tree Preservation/ Landscape Plan, which is not included in the application. This property contains valuable woodlands and wildlife habitats that should be carefully preserved. The developer should submit a complete plan and staff should review it carefully to ensure full compliance with all applicable regulations.

**3. Monotonous Streetscape:** Section 2-103(C)(2)(i) of the Zoning Ordinance requires that cluster subdivisions include a mixture of lot sizes and dimensions to avoid "monotonous streetscapes" in rural areas. Visually, the plat appears to create a monotonous streetscape along the proposed "Piggott Court." We request that staff review the application carefully to ensure full compliance with this requirement.

**4. Erosion and Sediment Control:** We support staff's technical comments on this issue, which is particularly important because of the potential impacts of this development on the scenic creek buffer of Catocin Creek. We understand that neighbors of previous Evergreene Homes developments in Loudoun have notified the County of severe damage to their own properties as a result of inadequate implementation of required controls. To avoid the possibility that his development might cause serious damage to neighboring private land and public Green

Infrastructure, it is extremely important that staff oversee the planning and implementation of these measures as diligently as possible.

5. **Traffic:** We note that VDOT has expressed no objection to this development. However, we are concerned that, when fully developed, the property is likely to generate more than 200 vehicle per trips per day on Purcellville Road and Route 9. We request that DPV inform DTCl of this and other large developments that will impact the ongoing Safety and Operational Study (SOS) of traffic on Route 9.

6. **Tourism and Inherent Values:** We understand that there is little in the current Zoning Ordinance to prevent cluster developments that may degrade scenic vistas and other rural characteristics of value to neighboring residents, businesses, and the general public. However, we wish to register our concern that this subdivision will have a significant impact on the public's view of the Hillsboro gap driving west along our "Scenic Byway" (Route 9). In the future, we will be advocating for design standards that mitigate as much as possible the potentially significant damage to Loudoun's rural treasures.

We would appreciate it if staff could provide a short response to these concerns, including identification of any errors or misunderstandings we may have about the application.

Thank you for your attention.

John Ellis  
Chair, Board of Directors

 **Save Rural Loudoun**