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Docket Item #11
DEVELOPMENT SPECIAL USE PERMIT #2003-0036
PICKETT'S RIDGE

Planning Commission Meeting
February 3, 2004

ISSUE: Consideration of a request for a development special use permit amendment, with site plan and subdivision, for construction of two single family dwellings.

APPLICANT: Sutton Building Corp.
by Duncan W. Blair, attorney

LOCATION: 3 Buzzard's Gap

ZONE: R-20/Residential

PLANNING COMMISSION ACTION, FEBRUARY 3, 2004: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend **approval** of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, with amendments to conditions #9 and #29. The motion carried on a vote of 4 to 3 with Mr. Wagner, Mr. Komoroske and Mr. Leibach voting against the motion to delete the 15 foot public access easement.

A prior motion was made by Mr. Komoroske and seconded by Mr. Robinson, to amend staff condition #9 to provide a public access easement on lot 502 to enable a future pedestrian connection to the existing public right-of-way on the western portion of the site, rather than the easement on the western portion of lot 502 and lot 503 as recommended by staff. Mr. Leibach expressed the desire to retain the larger easement area as recommended by staff. The motion failed on a vote of 3 to 4, with Ms. Fossum, Mr. Dunn, Mr. Jennings and Mr. Leibach voting against the motion.

Reason: The Planning Commission generally agreed with the staff analysis.

Speakers:

Duncan W. Blair, attorney represented the applicant.

Reverend Douglas Cross, of Alexandria Free Methodist Church at 4901 Polk Avenue, expressed concern about the fairness of the 15' public access easement condition. He believes that the city right-of-way adjacent to the church should be vacated as they have maintained it for over 40 years or back to the original owners. The church supports the area being preserved as green space, but not for use as a trail.

Ellen Pickering, of 103 Robert's Lane, expressed support of the project with its low density and for the staff conditions for open space with the public access easement requirement.

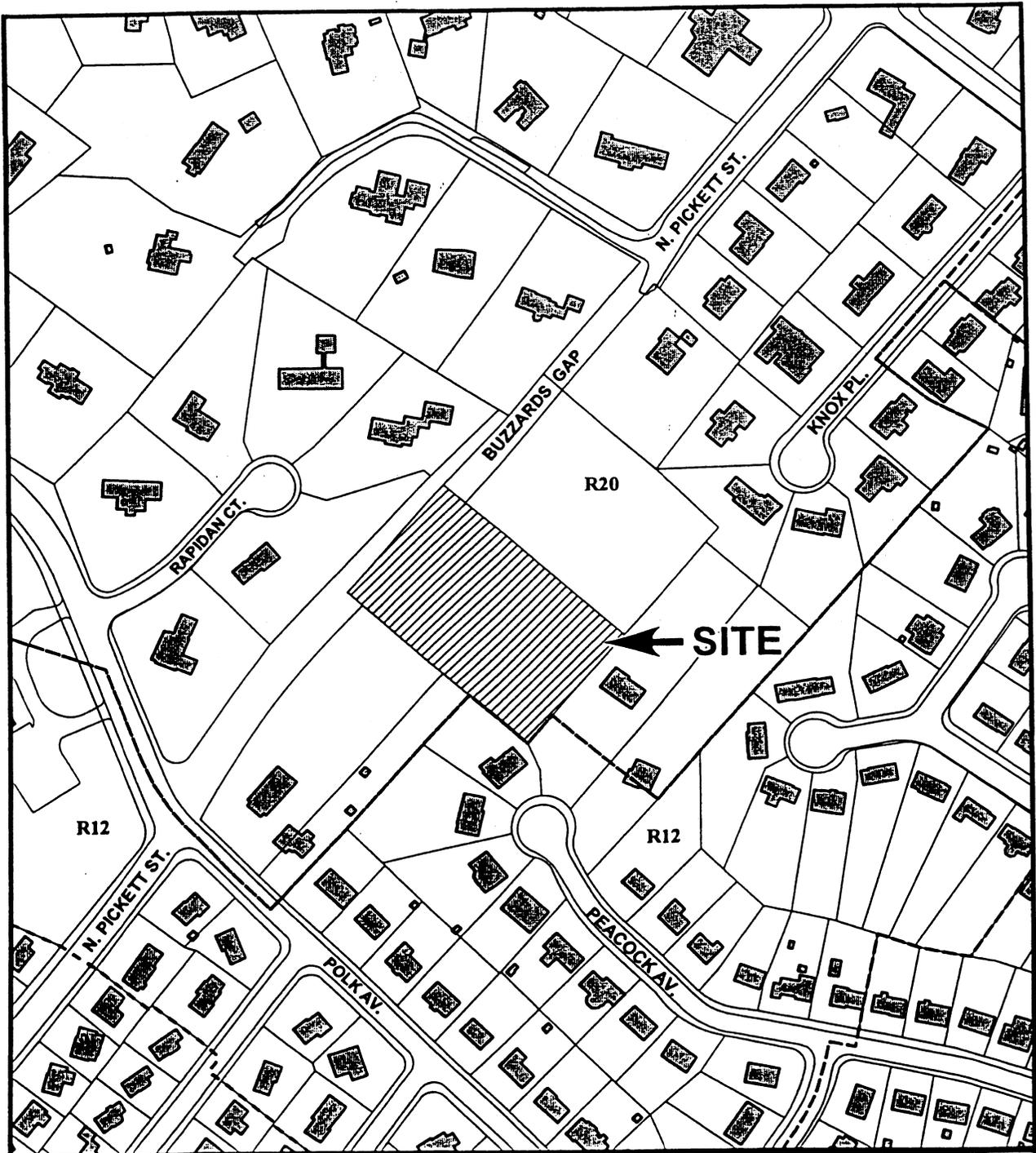
Bill Dickerson, of 805 Quaker Lane and member of the City of Alexandria Open Space Steering Committee, expressed overall support of the project with concern about the staff condition requiring a 15' public access easement. He recommended leaving the area open currently with the option on the table for a future trail connection.

Ann Bedell Hunt, of 829 Queen Street and member of the Alexandria Bicycle Committee, spoke in support of the project and for the possibility of an easement for a future trail connection. She believes the city should look further into this option in the future.

Jack Sharkey, of 815 Rapidan Court, spoke about the history of the site and the easement and in opposition to any required easement. He stated that no one has stated the current easement in 15 years and with concern for the steep topography and safety issues regarding that area. He also noted concern for future development problems with the area if the church were ever to sell its property.

Jane Picot, of 825 Rapidan Court, expressed agreement with Mr. Sharkey with particular concerns about the proposed trail and that kids would likely misbehave in the area.

Kenyon Larson, of 107 West Howell Avenue and a member of the Alexandria Environmental Policy Commission and the Alexandria Open Space Steering Committee, spoke in support of the project and of the proposed public access easement as it is called out for in the Open Space Plan and there are no trail connections in that part of the city. He stated that the Planning Commission should not close the door on the discussion, but keep the possibility open for the future.



DSUP #2003-0036

02/03/04

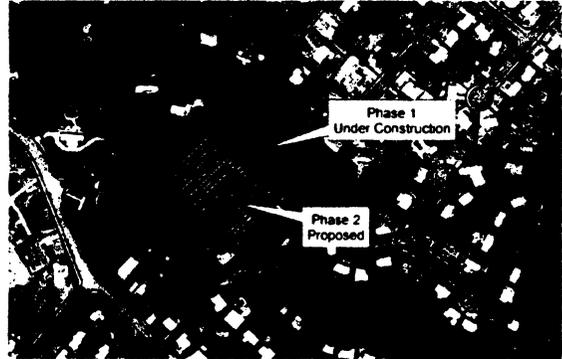


I. EXECUTIVE SUMMARY:

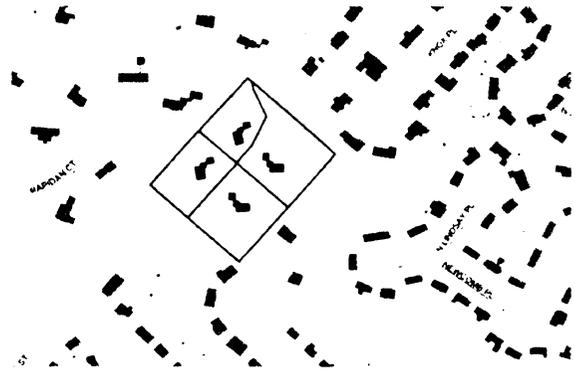
Staff recommends approval of the development special use permit to construct two single-family homes on this two-acre wooded site. The special use permit is required because the proposed lots are outlots (lots with no frontage on a public street). Staff recommends approval of the proposal due to the following:

- The two proposed homes are the second phase of a development (DSUP # 2002-0049) that was recently approved in March 2003.
- The homes and streets are located to minimize the loss of trees and site grading.
- The proposal retains a significant amount (50%) of the site area in its natural state and retains a significant amount of the mature trees and tree canopy.
- The open space and wooded areas will be protected through a conservation covenant.
- Additional right-of-way on the western portion of the site will be dedicated for a future pedestrian or open space connection.
- Existing wooded areas will be augmented with a significant amount of additional native trees.
- The applicant is proposing two fewer units than are permitted by the R-20 zoning.

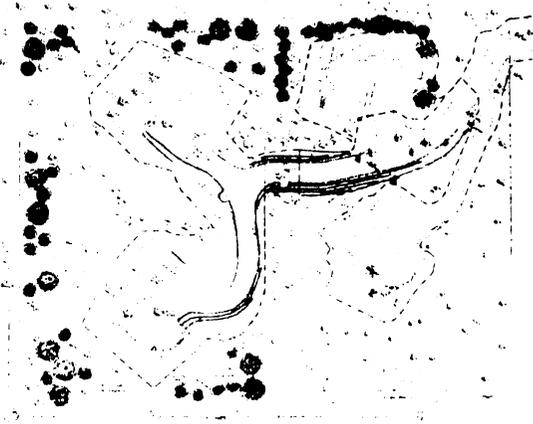
The two proposed homes are the second phase of four homes that were conceptually planned for the site. The primary area of concern is the retention of the significant trees and understory vegetation on the site. Staff has worked with the applicant in locating the homes and street to minimize grading and tree loss and retain a significant portion of the site (50%) in its natural state. In addition, a recommendation of approval is to relocate both of the homes to retain several large trees and provide an additional setback from the existing adjoining single-family homes. To ensure that the open space and wooded areas remain in



Aerial



Site Context



Site Plan

their natural state, staff recommends the provision of a conservation covenant for the undisturbed portion of the site. The individual homeowners would retain ownership of the areas but the land would be retained in perpetuity as open space in its existing natural woodland condition.



Existing Trees

The Open Space Plan encourages the connection of trails and open space to promote and expand recreational opportunities and also recommends “working on a site-by-site basis with private property owners.” Therefore, a recommendation of approval is the provision of a public access easement on the western portion of the site that would permit a possible future trail connection. In the previous application case for Pickett’s Ridge I DSUP#2002-0049, the adjoining residents opposed a staff condition regarding the possibility of a trail connection at this location. It should be noted that both Planning Commission and City Council supported the community and did not require that a pedestrian easement be provided on the Phase I site. However, while the City does not have immediate plans for a pedestrian trail, the easement would at least allow the possibility of a trail connection and visual accessibility of the wooded area in the future. Any future trail or path connection would require a public process. The public access easement as recommended by staff allows the possibility of a future trail connection. (See Section IV- Staff Analysis)

A. Site Description:

The two-acre vacant site to be developed in Phase II contains steep slopes covered by numerous mature trees and is located adjacent to the Phase I site (also two acres) which is currently under construction. (See Section II- Background)

B. Issues Addressed By the Staff Recommendations:

- Relocate the proposed homes and roadway to minimize the loss of trees and site grading;
- Minimize the clearing, grading and disturbance of the natural areas by providing small natural retaining wall systems, revising underground utility locations, revising grading around the homes;

- Minimize the disturbance of steep slopes, by aligning the internal street to follow the natural contours of the land;
- Provide long-term protection for the trees that are saved by requiring a tree conservation covenant;
- Enhance and augment the existing landscaping and natural areas with significant additional tree plantings; and
- Limit the number of homes permitted from four units to two units for each phase to minimize the site disturbance. *(See Section VI- Staff Recommendations)*

C. Community:

Neighboring residents have expressed their support for the proposal, with the primary concerns related to tree retention and stormwater runoff.
(See Section IV-E-Community)

D. Staff Recommendation:

Staff recommends **approval** based on the conditions of approval as outlined in the staff report.

II. BACKGROUND:

The applicant proposes to redevelop the site with two single-family homes while retaining a significant portion of the site in its natural wooded condition. The site is vacant and contains a number of large, mature trees. The subject site is zoned R-20/Single Family Residential, is situated among other existing single-family residences located along North Pickett Street north of Polk Avenue. The project is the second phase of a development that will consist of two



Aerial View

homes with a total site area of approximately 2 acres of land. Approximately 47,244 sq.ft. or 50% of the site will be retained in its natural wooded state.

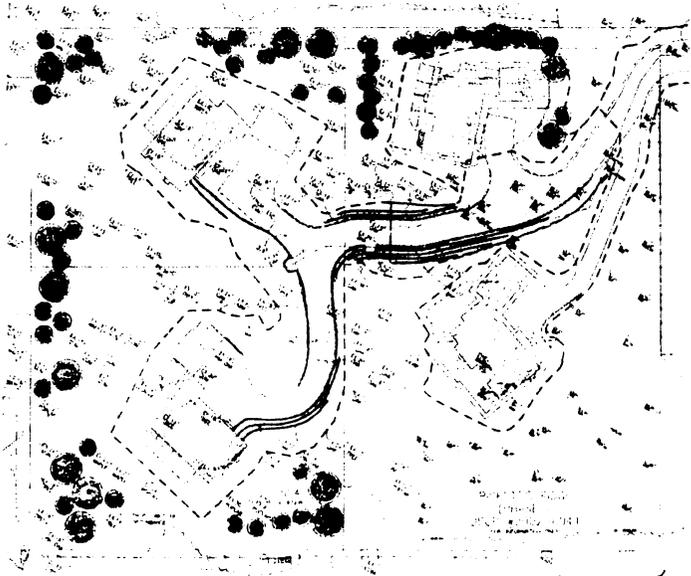
The first phase, DSUP #2002-0049, was approved for two single-family homes on March 15, 2003, with nearly identical site characteristics and architectural details as the proposed Phase II. The possibility of two additional homes was discussed in the previous staff report (Phase I) where it was stated, "a recommendation of staff has been that the proposed internal private streets are designed in a way that will provide a connection to the southern parcel if the property redevelops in the future. This proposed connection, as requested by staff, will minimize the loss of trees from a new street for the southern portion of the site . . . although this portion will likely be developed in the near future."

A. SITE AND PROJECT DESCRIPTION:

The site is located at the end section of North Pickett Street north of Polk Avenue. The two-acre site to be developed in Phase II contains steep slopes covered by numerous mature trees and is immediately adjacent to the Phase I site (also two acres) currently under construction. The change in topography is considerable for the site with nearly a 30 ft. change in elevation from the northern to the southern portion of the site.

Located south and southeast of the site are R-12 zoned parcels containing minimum lot sizes of 12,000 sq.ft. Located west and northwest of the site are R-20 zoned parcels containing minimum lot sizes of 20,000 sq.ft. The proposed development layout and subdivision are compatible with other R-20 lots located to north and northwest. The subject site in Phase II, similar to Phase I, will consist of two lots averaging approximately one acre each in size.

The property is landlocked on three sides, with the Pickett Street right-of-way on the western portion of the site. The width of the right-of-way on this area varies from 16 ft. to 30 ft. wide. The proposed internal street is an extension of the street from Phase I and will be accessed from the North Pickett Street right-of-way. The proposed driveway access has a total area of 3,707 square feet. A portion of the emergency vehicle easement (EVE) shown on Lot 502 (Phase I) will be removed as the new turnaround proposed on Lots 503 and 504 will provide an adequate turnaround. Approximately two years ago, the City agreed with the neighborhood not to allow vehicular access from the south into the vacant development sites from along Polk Avenue.



Proposed Site Plan

The two housing types shown by the applicant are large single-family homes, 2-2½ stories in height, with footprints ranging from 5,000-7,000 sq.ft. Each home includes a two-car garage with at least two additional parking spaces in the driveway. The style, character and configuration proposed for the homes is somewhat typical of the current trend of large traditional homes.

III. ZONING:

The applicant is requesting a special use permit for outlot development because both lots do not have frontage on a public street. Except for the frontage requirement, the project meets all other zoning requirements for the R-20 zoning

PICKETT'S RIDGE			
Property Address:	3 Buzzard's Gap (Phase II)		
Total Site Area:	87,120 square feet (2.0 acres)		
Zone:	R-20 Residential single-family		
Current Use:	Vacant		
Proposed Use:	Single-family detached homes		
	<u>Permitted/Required</u>	<u>Proposed</u>	
Floor Area	9,870 sq.ft. Lot 503 <u>11,003 sq.ft. Lot 504</u> 20,873 sq.ft. overall	9,800 sq.ft. <u>9,800 sq.ft.</u> 19,600 sq.ft. overall	
FAR	0.25	0.25 / Lot 503 0.21 / Lot 504	
Yards	Lots 503 & 504	Lot 503	Lot 504
Front	40'	61'	98'
Side	12' minimum, 1:2: (17'-6")	13'	25'
Rear	12' minimum, 1:1: (35')	65'	60'
Height	35'	35'	
Open Space	N/A	N/A	
Parking	2 spaces/unit = 4 spaces	2 spaces/unit in each garages Minimum of 2 spaces in driveway Total of 8 spaces	

IV. STAFF ANALYSIS:

Of the issues identified for this project, the primary area of focus has been the retention of the mature trees to the greatest extent possible and locating the homes and streets to minimize the amount of grading and the loss of trees. In order to assure that the trees and natural areas within the proposed development are preserved, staff is recommending that a conservation covenant be placed over the areas outside of the limits of clearing and grading. This requirement has been placed on other recent developments, including the Phase I portion of this development to preserve natural or scenic characteristics of a site.

Under the conditions of the covenant, the individual homeowner retains ownership of the tree conservation areas, but the covenants require that the land will be retained in perpetuity in its existing natural open-space condition. The conservation covenant will ensure that the remaining natural features and woodlands are protected against activities that would be detrimental to preserving the natural and woodland character of the site. While the open space and habitat will be visually accessible from areas around the site, the conservation covenant areas will not be publically accessible.

To maintain a significant amount of the natural features and trees on the site, staff has worked with the applicant to:

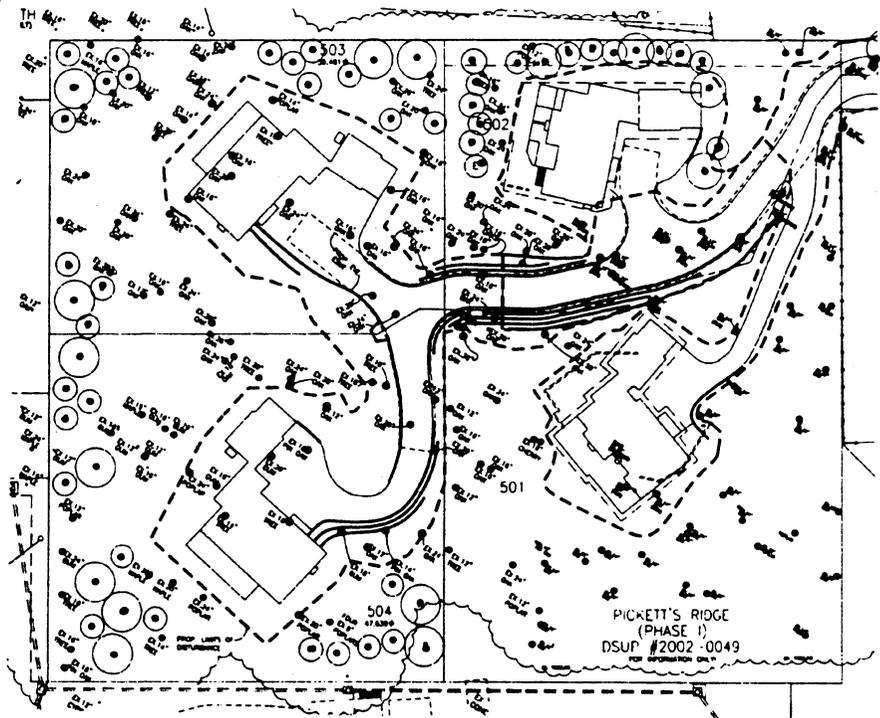
- Locate the homes and private street to minimize the loss of trees and site grading;
- Minimize the clearing, grading and disturbance of the natural areas by providing small natural retaining wall systems, revising underground utility locations, revising grading around the homes; and minimize trenching for the utilities and specially configure the homes;
- Minimize the disturbance of steep slopes, by aligning the internal street to follow the natural contours of the land;
- Provide long-term protection for the trees that are saved by requiring a tree conservation covenant;
- Enhance and augment the existing landscaping and natural areas with significant additional tree plantings in the area adjacent to the church; and
- Reduce the maximum number of permitted homes from four to two units for each phase to minimize site disturbance.

The proposed development plan has adequately addressed redevelopment of this site given the significant constraints of steep grades and large trees. The site has limited vehicular access, steep slopes and numerous large mature trees. The applicant has responded positively in addressing these various issues that were identified by staff during the conceptual review process. The plan conserves a significant portion of the site by positioning the building footprints and the access road in areas that require minimal grading and tree removal. Although a number of large mature trees will be removed and/or impacted, the site is being developed with fewer units than what is permitted under R-20 zoning thereby reducing the need for severe regrading and tree loss.

A. Tree Preservation

Although a substantial portion of the site is to be preserved, staff believes that it is important to assure long-term protection of these natural areas. However, one particular issue involving the necessary emergency vehicle access and turnaround for Phase II redevelopment has resulted in a significant impact or potential loss of a 36" Oak tree that had been designated for saving on the Phase I site. The road grades for an emergency vehicle turnaround have to be relatively flat to insure that emergency vehicles can safely ingress and egress from the Phase II site. To flatten the grades requires that road be lowered to a lower elevation than had been proposed. This results in additional stepped retaining walls which now encroaches on the 36" Oak that had been designated to be saved. Staff believes the applicant should provide compensation for the loss of the tree by either paying \$10,000 to the City or by providing for additional trees with a total caliper equal to the diameter of the tree being removed.

With regard to other areas of the site that are designated for preservation staff is recommending that they be placed in a conservation covenant as was done on Phase I. Staff is also recommending conditions restricting the use of the conservation area, including a prohibition for the future erection of fencing. The recommendations also include a provision that the applicant is required to notify prospective purchasers of the covenant stipulations.



*Trees Saved or Planted in Green
Trees to be Removed in Red*

B. Storm Water Management Requirements

A storm water detention waiver has been approved by the Department of Transportation and Environmental Services for this site. Therefore, it will comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance Water Quality Standard associated with the Chesapeake Bay Preservation Ordinance. The applicant will pay a "fee in lieu of" constructing on-site BMPs. The waiver for treatment was granted because a detention pond or filter would result in a significant loss of additional trees and vegetation that serve as an effective natural filter. However, staff is recommending that the applicant clearly demonstrate that at a minimum, the post development water runoff be no greater than pre-development runoff, which is a standard requirement for developments and should address the concerns raised by several of the adjoining residents.

C. Parking:

At a recent community meeting, a number of residents expressed concerns for potential parking problems by future residents of Pickett's Ridge should they not be able to negotiate the steep road grades in bad weather. The concern is that residents will attempt to park on existing neighborhood streets which might impact snow removal efforts and/or impact access to properties within the neighborhood. Staff believes the staff recommendation for asphalt paving instead of porous paving should alleviate this problem. In addition, the four units will be under a Home Owner Association which will allow for contracted snow removal services. Due to the topography of the site the proposed road grades of up to 10%, which is greater than most typical developments, are sufficient for snow removal and access during inclement weather including emergency vehicles.

D. Building Envelope:

The applicant, at the request of staff, was asked to identify a maximum building envelope for each home which will be used to reflect the various building options, including exterior decks. In addition, the build-to zones identify areas where further restrictions are needed to save additional trees. Establishing these restrictions allows the applicant to make final adjustments to architectural and final site plans to reflect final designs of the homes and/or decks without encroaching into areas that are protected to save additional trees. Staff supports allowing the applicant the design flexibility to modify the building foot print and design options available to prospective purchasers. Staff has recommended conditions governing the limits on changes to the approved plans both during pre-development and sales to perspective homeowners and any future changes that might be requested by homeowners.

E. Community Response to Proposed Project:

Throughout Phases I and II, City staff and the applicant have worked with the surrounding community to discuss and address their concerns. Issues specifically noted in the Phase II community discussions included:

- Existing soil and groundwater conditions, especially related to runoff and drainage;
- Water runoff calculations - are they being done properly and accurately;
- Tie-ins to existing storm and sanitary sewers;
- Impacts to runoff from tree removal;
- Concern for existing underground springs;
- Impacts from runoff where if there is Marine Clay located on the site;
- Tree conservation and enforcement of the conservation covenant;
- Tree replacement;
- At the intersection of Pegram and North Pickett there appears to be non-resident parking on the street (especially overnight taxi cab parking);
- Concern for future Pickett's Hill residents parking on neighborhood streets during bad weather;
- Need to provide variation in home styles and types;
- Construction phasing and time line; and
- Vacation of Pickett Street at the South end at Polk Avenue.

The most immediate concern expressed by neighborhood residents concerned storm water runoff and drainage problems in the areas generally located to the south and northwest of the Phase II site and in areas along Polk Avenue. The residents expressed a belief that the current drainage problems in the area could be exacerbated with redevelopment of this site. The community generally supports redevelopment of this site but desires to see the City to be more proactive with regard to examining and mitigating existing drainage problems regardless of whether they are directly related to redevelopment of this site. As discussed above and through the numerous staff recommendations of approval regarding drainage, staff believes the issue of stormwater runoff and drainage have been adequately addressed.

V. RECOMMENDATION:

Staff believes that the proposed development plan has addressed the most significant issues of limiting tree removal and site grading. The applicant has been successful in proposing a plan that minimizes density and will not compromise or significantly alter the sites' natural features. Although the removal of a number of large trees is necessary to accommodate both phases of the development, the proposed number of units and site layout are a reasonable approach to retain as much of the site's natural characteristics while maintaining compatibility with the adjoining neighborhood.

Staff recommends approval.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Jeffery Farnier, Chief, Development;
Gregory Tate, Urban Planner III;
Laura Durham, Urban Planner.

VI. STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

Tree Preservation:

1. **(NEW CONDITION):** The home for lot 504 shall be realigned as generally depicted in Attachment No.1 to provide an additional setback from the adjacent single-family home on the eastern portion of the site to the satisfaction of the Director of P&Z. (P&Z)
2. **(CONDITION REVISED BY STAFF):** The area of limits of disturbance and clearing for the site shall be limited to the areas of disturbance and clearing as generally depicted on the revised site plan dated February 24, 2003 site plan dated November 13, 2003. (P&Z) (DSUP#2002-0049)
3. The applicant shall impose restrictions in the form of recorded conservation covenants ("Covenants") on all areas that are outside the limits of disturbance as generally depicted on the preliminary plan (hereby referred to as the "Conservation Area"). The Covenants shall impose restrictions on the use of the Conservation Area to protect and preserve existing trees and limit any tree removal and active uses within the designated conservation area. The Covenants shall prohibit construction or placement of accessory structures, as defined in the Alexandria Zoning Ordinance, including but not limited to, buildings, structures, fencing and restrict the removal of mature trees (except to the extent as authorized by the City Arborist for routine maintenance purposes). A plat delineating the Conservation Area shall be prepared and approved by the Directors of P&Z and PR&CA and the City Attorney prior to release of the final site plan. The final approved plat and restriction language shall be recorded among the land records. The following shall also be established as restrictions in the Conservation Area: (DSUP#2002-0049)
 - a. Except as may be necessary for the prevention or treatment of disease, the removal of dead or damaged trees or other good husbandry practices and after consultation with the City of Alexandria Arborist, no mature trees shall be removed from the Conservation Area. Supplemental tree plantings may be provided within the Conservation Area Easement, but shall consist of native species as identified by the City Arborist.
 - b. A variety of native trees (evergreen and deciduous) shall be planted within the Conservation Area on the western portion of lot # 502 in order to minimize the visibility of the house from the adjoining residences. The location, size and quantity of the trees shall be approved to the satisfaction of the City Arborist. (P&Z) (RP&CA) (PC)

4. The applicant shall contract with a professional tree save/preservation company and/or contractor for the purpose of establishing a tree protection plan. A tree protection plan shall be provided for the existing trees shown in areas as outside the "limits of disturbance" (conservation area) to the satisfaction of the Director of P&Z and the City Arborist. A plan for tree protection shall be approved by the City Arborist and included in the final approved site plan and at a minimum shall include the following:
 - a. The applicant shall follow recommended Horticultural practices to insure the health and vitality of the trees designated for protection prior to, during and after construction of the proposed houses. In the event trees which are to be protected, are damaged or die, other than as the result of disease or acts of God, replacement trees measuring a minimum of 2½" in caliper shall be planted for each inch of caliper that is lost.
 - b. No construction materials or equipment shall be stored or staged within the drip lines of trees designated for protection. Any required construction activity occurring within the drip line of trees designated for saving shall follow recommended guidelines as established by the "Care of Trees".
 - c. A note identifying these restrictions shall be provided on the Site Plan Cover, Erosion Sediment Control and Landscape Plan sheets. (P&Z) (RP&CA) (PC) (DSUP#2002-0049)
5. Provide an increased buffer for the southwestern portion of 1233 Pickett Street by relocating the fire hydrant and proposed private roadway. (P&Z) (DSUP#2002-0049)
6. **(CONDITION REVISED BY STAFF):** The applicant shall use "trenchless" lateral construction for the ~~two proposed~~ sanitary laterals to preserve tree root systems. (RP&CA) The proposed water lines and fire lines for lot 503 and lot 504 shall be located under the proposed driveways to minimize tree disturbance and grading. (DSUP#2002-0049)
7. **(NEW CONDITION):** Show tree canopies for all trees within the limits of disturbance and those trees outside of the limits of disturbance that have canopies that encroach into the disturbed area. (T&ES)
8. **(CONDITION DELETED BY STAFF):** ~~Any trees that shall be removed due to the possible future extension of the internal private street shall be labeled "possible future street extension" on the final site plan. The area of tree removal shall be the minimum necessary for the extension of the street. The trees shall only be permitted to be removed in future construction of the access road to adjoining property. The road should be shown as a dashed line illustrating that the tree save area will not remain in the future.~~ (P&Z) (DSUP#2002-0049)

Streets - Utility and Infrastructure:

9. **(CONDITION REVISED BY PLANNING COMMISSION):** A perpetual public access easement and vehicle ingress/egress easement shall be recorded by the applicant for the entire portion of the internal private street including a connection to the southern lot. the easement shall provide public vehicular and pedestrian access. The applicant shall provide a 15 ft. public access easement on the western portion of lot 503 and lot 502, the easement shall provide public pedestrian access. Show all existing and proposed easements, both public and private. A plat showing the easements and all required documentation shall be submitted to the City Attorney, Department of P&Z and T&ES with the final site plan submission. The easement shall approved by the City Attorney and recorded among the land records prior to the release of the final site plan to the satisfaction of the City Attorney. (P&Z) (T&ES) (RP&CA) (DSUP#2002-0049) (PC)
10. **(NEW CONDITION):** Asphalt paving shall be required for the internal streets in both Phase II and Phase I. Label the widths of the existing and proposed driveways and Emergency Vehicle Easement. Provide City standard pavement detail on the plan for emergency vehicle easements.(T&ES)
11. **(CONDITION REVISED BY STAFF):** The driveways (excluding the internal street and emergency vehicle turn-around) roadway material for the southern portion of the internal street and driveways shall be constructed of pavers, gravel or decorative pavers to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (DSUP#2002-0049)
12. **(CONDITION REVISED BY STAFF):** Private access easement roadway and driveway on lot 502 and lot 503 and lot 504 as generally depicted on the preliminary site plan shall be designed for H-20 loading. (P&Z) (Code Enforcement) (DSUP#2002-0049)

Landscaping:

13. **(CONDITION REVISED BY STAFF):** A landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the plan shall provide:
 - a. A significant amount of additional evergreen and deciduous plantings on the eastern and western portion of the entrance road to the satisfaction of the Directors of P&Z, T&ES and RP&CA.
 - b. A minimum of between 15 and 20 additional Virginia native species deciduous and evergreen trees shall be provided on proposed Lots 503 and 504, including seven deciduous near the street.
 - c. Additional evergreen plantings shall be provided along proposed landscape - retaining walls that exceed a height of 4'.

- d. All proposed tree protection details shall be depicted on the final site plan and be provided throughout the construction process to the satisfaction of the City Arborist and Director of P&Z. If any of the larger caliper trees (>12") are damaged or destroyed during the construction process the applicant shall replace the tree(s) with the largest caliper trees(s) of comparable species that are available or can be transplanted to the satisfaction of the City Arborist and Director of P&Z; the remaining tree caliper shall be planted on-site or adjacent to the site. In addition, a fine will be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit.
- e. Place underground utilities and utility structures under proposed streets or away from proposed landscaped areas to the extent feasible, to minimize any impact on the root systems of the proposed landscaping, to the satisfaction of the Director of T&ES and the City Arborist.
- f. All landscaping shall be maintained in good condition and replaced as needed.
- g. All plant materials and specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C. (P&Z) (DSUP#2002-0049)

Building - Design:

- 14. All fences visible from the internal street or adjacent residential properties shall be designed and treated to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049)
- 15. Each facade of each of the units shall be a high quality material such as masonry or similar material to the satisfaction of the Director of P&Z. The facades that are visible from the internal street shall be designed with a level of architectural detail and with finishes consistent with the front facade treatment. (P&Z) (DSUP#2002-0049)
- 16. **(CONDITION REVISED BY STAFF):** All retaining walls shall be constructed with a natural stone appearance. Any protective fencing or railing atop retaining walls shall be visually unobtrusive and of a decorative metal material, to the satisfaction of the Directors of P&Z and Code Enforcement Additional retaining walls other than those shown on the preliminary site plan shall be permitted so long as they are required to protect existing trees or to prevent any extensive grading, or additional tree loss or to prevent slopes greater than 3:1. (P&Z) (DSUP#2002-0049)

17. Basement and decks, including those different and/or larger than those shown on the site plan, shall be permitted provided that they:
 - a. Meet all zoning requirements;
 - b. Do not encroach into the conservation area; and
 - c. Are within the building envelope as depicted on the approved site plan.
 - d. No decks are provided above the first floor. (P&Z) (DSUP#2002-0049)
18. All dwellings shall be equipped with a residential fire sprinkler system conforming to NFPA 13D based on remote fire access issues to the site. (Code Enforcement) (DSUP#2002-0049)

Legal/Procedural:

19. **(CONDITION REVISED BY STAFF):** The developer shall provide a signed disclosure statement from each purchaser prior to the release of a certificate of occupancy permit for that unit. The prospective purchasers shall be informed of the restrictions imposed on the landowners by the elements of this proposed site plan, including:
 - a. Conservation Area Covenants;
 - b. Public ingress/egress easement and emergency vehicle easement restrictions;
 - c. Sanitary sewer easements;
 - d. Public access easement/path through the site extending from Polk Avenue to North Pickett Street at Maury L and;
 - e. ~~Possible future extension of the internal private street, and~~
 - f. Zoning limitations on the construction of future building additions and/or decks larger than what is shown on the site plan. (P&Z) (PC) (DSUP#2002-0049)
20. The applicant shall submit a homeowner's agreement (HOA) for approval by the City Attorney, prior to applying for the first certificate of occupancy permit. Such HOA shall include the conditions listed below, which shall be clearly expressed in a separate section of the HOA. Also, such section within the HOA shall include language which makes clear that the SUP conditions listed shall not be amended without the approval of City Council.
 - a. The Conservation Area Covenants (as set forth in Condition No. 3).
 - b. Exterior building improvements by future residents, including above ground decks not included on the approved plans or different from the approved plans, shall require the approval of the Director of Planning and Zoning and must be consistent with the special use permit conditions.
 - c. Building additions, including decks are limited to the building envelope depicted on the approved site plan.
 - d. All required landscaping and screening, including trees and landscaping in the conservation area, shall be maintained in good condition.
 - e. No ground disturbing activity shall occur within the "limits of disturbance" areas or drip-line areas of trees preserved as a condition of this special use permit.

- f. The principal use of the individual garages shall be for passenger vehicle storage only. (P&Z) (PC) (DSUP#2002-0049)
21. The final subdivision plan shall be consistent with the final site plan, and shall be approved and recorded prior to the release of the final site plan. The subdivision plan and all easements shall be submitted as part of the final site plan submission. (P&Z) (DSUP#2002-0049)
22. **(CONDITION REVISED BY STAFF):** The subject site shall not be resubdivided beyond the ~~two~~ four lots being created under this development site plan. (City Council) (DSUP#2002-0049)
23. **(NEW CONDITION):** Prior to approval of the final site plan, the applicant shall execute and submit a maintenance agreement with the City for the stormwater quality Best Management Practices (BMPs). (T&ES)

Environmental:

24. Solid waste services shall be provided by the City. Solid-waste pick-up will be collected from the existing pavement at N. Pickett Street and Maury Lane. The developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. (T&ES) (DSUP#2002-0049)
25. **(NEW CONDITION):** The surface appurtenances associated with the on-site structural stormwater Best Management Practices (BMPs) shall be marked to the satisfaction of the Director of T&ES to identify them as part of a structural BMP system. (T&ES)
26. **(NEW CONDITION):** The applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until sale to an owner. Prior to transferring responsibility for the BMPs to the owner, the applicant shall execute a maintenance service contract with a private contractor for a minimum of three years and transfer the contract to the owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the contract shall be submitted to the City. (T&ES)
27. **(NEW CONDITION):** The applicant shall furnish the owner(s) with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the

BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES)

28. **(CONDITION REVISED BY STAFF):** Due to the extensive alteration of the driveway on the adjacent Phase I property, the entire shared roadway for both the Phase I and 2 projects must be paved with asphalt to the satisfaction of the Directors of T&ES, P&Z and Code Enforcement. The private driveways on individual lots (not encumbered by emergency vehicles easements) may be paved with gravel or decorative paving materials. A stormwater fee must be paid based on all new impervious areas (including areas that were previously compacted gravel on the Phase I site) at a rate set by the Director of T&ES. (T&ES) (P&Z)
29. **(CONDITION AMENDED BY PLANNING COMMISSION):** The Phase II driveway and retaining wall area impacts an 36" Oak tree that was identified to be saved on the Phase I project. All trees on the Phase I property that were identified to be saved, must continue to be saved or a mitigation fee of up to \$10,000 or ~~or~~ Replace such tree with additional trees of significant caliper equal, cumulatively, to the tree being removed **prior to issuance of a certificate of occupancy permit.** (T&ES) (RP&CA) (P&Z) (PC)
30. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES) (DSUP#2002-0049)
31. **(CONDITION REVISED BY STAFF):** Plan must demonstrate to the satisfaction of the Director of T&ES that the storm water management is controlled in non-erosive manner. Identify how runoff from the driveways will be handled. Insure appropriate drainage measures are implemented to prevent flooding. Provide a storm water management narrative explaining measures taken. (T&ES) (DSUP#2002-0049)
32. The applicant shall incorporate in its site plan design, the Low Impact Development techniques including but not limited to Roof Downspout System, Gravel/porous material driveways, Gravel/porous material path, Vegetated Filter Strip or their combination to the satisfaction of Director of T&ES. (T&ES) (DSUP#2002-0049)
33. **(NEW CONDITION):** The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the

design professional shall submit a written certification to the Director of T&ES that the BMPs are:

- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)
34. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP#2002-0049)
35. All stormwater inlets shall be duly marked with the name of watershed it drains into to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2002-0049)
36. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES) (DSUP#2002-0049)
37. **(CONDITION REVISED BY STAFF):** If the units will sold as individual units and a home owner's association established the following two conditions shall apply:
- a. The Developer shall furnish the Homeowner Association with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMP's) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s), drawings and diagrams of the BMP(s) and any supporting utilities, catalog cuts on maintenance requirements and a copy of the Maintenance Agreement with the City.
 - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES)
38. The site is located on marine clay area as delineated on City map of marine clay areas. Prior to the release of the final site plan, provide geotechnical report, sealed by a professional engineer registered in the Commonwealth of Virginia, with recommendations for proposed cut slopes, embankments, pavement and retaining wall designs. (T&ES)

39. Due to the existing steep slopes and vegetation, maintenance and access for the proposed 10" sanitary sewer main extending along the southern property line of Lot 501 will be extremely difficult. Since this sewer main serves a single lot, revise proposed 10" sewer main to an adequately sized sanitary lateral to serve Lot 501 and remove proposed City sanitary sewer easement. (T&ES)
40. Roof drains discharging on the surface shall be designed to be non-erosive along the entire surface flow path. (T&ES)
41. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
42. All stormwater inlets shall be duly marked with the name of watershed it drains into to the satisfaction of the Director of T&ES. (T&ES)
43. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES)
44. (NEW CONDITION): During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES)

Miscellaneous:

45. The building footprints for each unit shall be limited to the building envelope depicted on the preliminary plan unless otherwise necessary to retain additional trees to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049)
46. Freestanding subdivision or development sign(s) that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z) (DSUP#2002-0049)

47. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (DSUP#2002-0049)
48. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z) (DSUP#2002-0049)
49. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or private street. When such a location is not feasible, such structures shall be located and screened to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049)
50. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#2002-0049)
51. The final site plan shall include a zoning tabulation that clearly depicts the permitted and proposed net/gross floor areas, height, yard setbacks, and all other applicable zoning requirements for each individual lot. This information sheet shall also be attached to all building permits. (P&Z) (DSUP#2002-0049)
52. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (DSUP#2002-0049)
53. Submit a building location survey to Planning staff prior to applying for a certificate of occupancy permit for each unit. The location survey shall show all improvements on the lot including easements, restrictions and limits of the Conservation Area as shown on the final development plan. The applicant shall submit the final "as-built" site plan for the entire project prior to applying for a certificate of occupancy permit for the last dwelling unit. (P&Z) (PC) (DSUP#2002-0049)

54. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. Temporary structures for sales personnel, as well as sales/marketing signs, shall be permitted, with the size and site design for such temporary structures, including signs, subject to approval by the Director of Planning and Zoning. (P&Z) (PC) (DSUP#2002-0049)
55. Provide a lighting plan with the final site plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall:
 - a. show existing and proposed street lights and site lights;
 - b. indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts;
 - c. provide manufacturer's specifications for the fixtures; and
 - d. provide lighting calculations to verify that lighting meets City Standards. (T&ES)(Police) (DSUP#2002-0049)
56. Prior to the release of the final site plan, provide written verification for construction easement and grading on adjacent properties. (T&ES) (DSUP#2002-0049)
57. (NEW CONDITION): Provide proposed elevation (contours and spot elevations) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
58. (NEW CONDITION): The site is located on marine clay area as delineated on City map of marine clay areas. Prior to the release of the final site plan, provide geotechnical report, sealed by a professional engineer registered in the Commonwealth of Virginia, with recommendations for proposed cut slopes, embankments, pavement and retaining wall designs. (T&ES)
59. (NEW CONDITION): Prior to the release of the final site plan, provide written verification for construction easement and grading on adjacent properties. (T&ES)
60. (NEW CONDITION): Roof drains discharging on the surface shall be designed to be non-erosive along the entire surface flow path. (T&ES)
61. (NEW CONDITION): The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding locking hardware and alarms for the new homes. This is to be completed prior to the commencement of construction. (Police)
62. All archaeological work will be carried out in accordance with the *City of Alexandria Archeological Standards* and is subject to the approval of the City Archaeologist. (Archaeology)

63. If determined to be appropriate by the City Archaeologist, a plaque will be erected on this property summarizing its historical and archaeological significance. The wording on the plaque will be approved by Alexandria Archaeology. (Archaeology)
64. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)

Special use permits and modifications requested by the applicant and recommended by staff:

1. Special use permit for outlot development.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation and Environmental Services

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 The sewer tap fee must be paid prior to release of the plan.
- C-3 All easements and/or dedications must be recorded prior to release of the plan.
- C-4 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-5 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-6 All utilities serving this site to be underground.
- C-7 Provide site lighting plan to meet minimum city standards.
- C-8 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-9 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for stormwater pollutant load reductions, treatment of the water quality volume default, and stormwater quantity management.
- C-10 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-11 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

- F-1 Provide the reference to the source of meridian on all north arrows.(T&ES)
- F-2 Clarify the limits of disturbance for this project. The line types used to represent the limits of disturbance for the Phase I and 2 projects should be different. (T&ES)

Code Enforcement

- C-1 All dwellings shall be equipped with a residential fire sprinkler system conforming to NFPA 13D based on remote fire access issues to the site. **Condition met, agreed to by applicant.**
- C-2 Proposed road grade shall not exceed 10% in order to facilitate adequate fire and ambulance access. Angles of approach and departure shall not exceed 6%. Grade and transitions shall be noted on plans. **Condition met. Grade profile indicates grades within specified limits.**
- C-3 Minimum access roadway width shall be 22 feet. Roadway shall be dedicated as Emergency Vehicle Easement. Extent of emergency vehicle easement in designated turn around shall be shown on plans. **EVEs shown at 18 foot, consistent with Phase I. Extent of EVEs shown on plans.**
- C-4 Roadway shall have vehicular turnaround which complies with City standards for emergency vehicles. Turnaround radii shall be noted on plans. Turnaround area shall be level grade 60 feet prior to centerline of turn around area. Wings of turn around shall be level for a minimum of 60 feet from center line of turn around area. The current proposed turnaround is unacceptable as it promotes the use of 5% grades to be included for turn around purposes. Turn around area must be level. **Revised turnaround is acceptable with 0% grade as shown on plans.**
- C-5 Proposed hydrant at "T" intersection is acceptable.
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Condition Met. Shown as Note 11 on Sheet 1.**
- C-7 A soils report must be submitted with the building permit application. **Condition met, shown as Note 19 on Sheet 1.**
- C-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. **Condition Met. Shown as Note 21 on Sheet 1.**

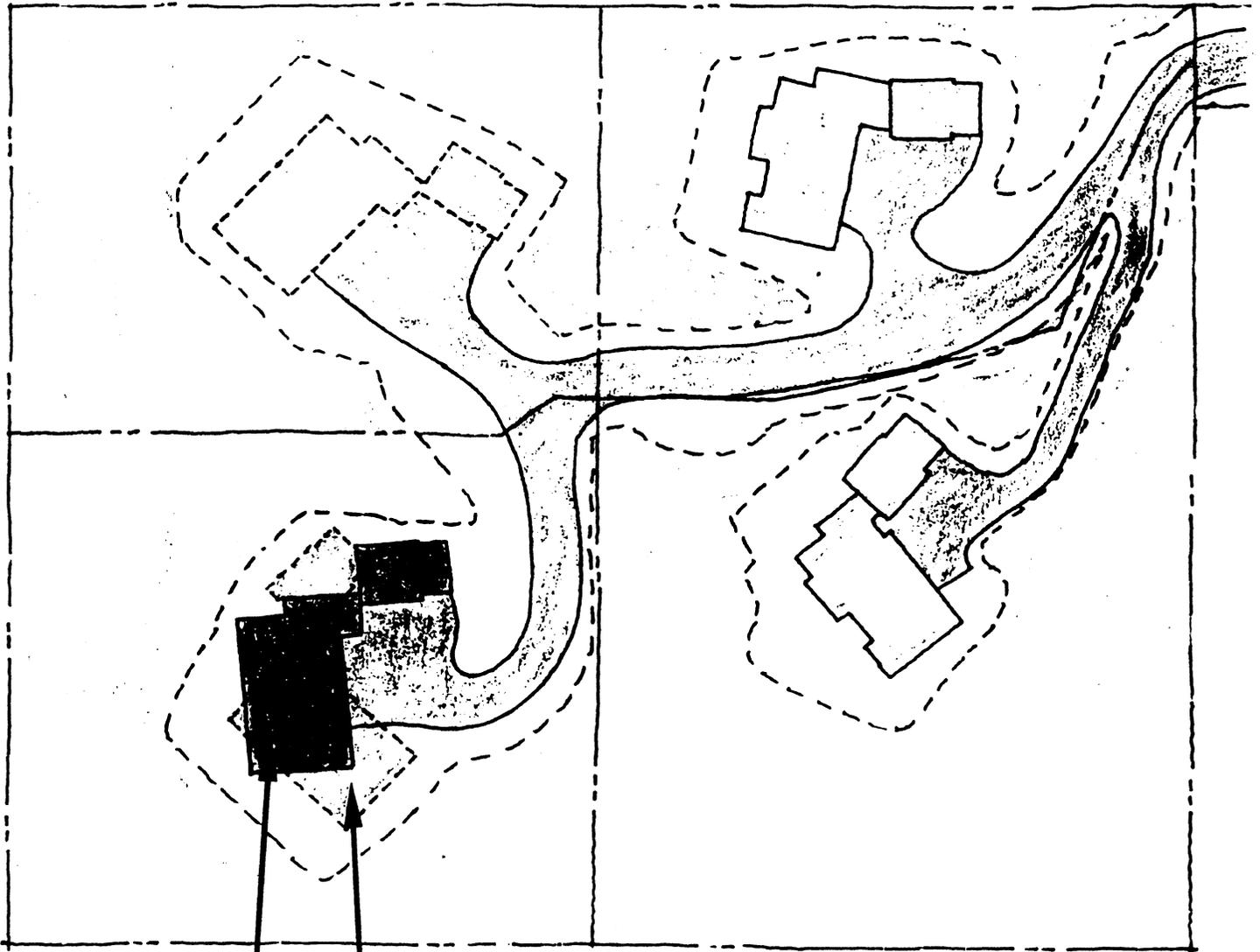
- C-9 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Condition met. Shown as Note on Sheet 2.**
- C-10 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Condition met, Shown as Note on Sheet 2.**
- F-1 Replace General Note 11 with the following:
New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Condition Met. Revised wording completed.**
- F-2 Emergency Vehicle turn around limits are not identified on plan. **Condition met. EVE limits shown on plan.**
- F-3 Size of water mains are not shown. **Condition Met - Water Main Size Shown on Plans.**
- F-4 Plan should note if structures are to be equipped with an automatic fire suppression system. **Condition met. Shown as Note 34 on Sheet 1.**
- F-5 North Arrow is not shown on all sheets of plan. **Condition met.**
- F-6 The use of gravel roadways is not supported by Code Enforcement as a means for emergency vehicles to access the proposed dwelling units. **Condition met. Applicant agrees to pave roadways.**

Alexandria Archeology:

- F-1 The archaeological fieldwork on this project was completed by John Milner Associates (703/354-9737), Joe Balicki field director, in June of 2003, but no report has been received.
- C-1 For the archaeological requirements of this project to be satisfied, Alexandria Archaeology must receive a site report on this project.

Health Department:

No comments



Unit Orientation Proposed by Applicant
Alternative Unit Orientation Proposed by Staff

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2003-0036

PROJECT NAME: **Pickett's Ridge - Phase II**
PROPERTY LOCATION: **3 Buzzard's Gap**

TAX MAP REFERENCE: **39.01 02 05**

ZONE: **R-20 Residence**

APPLICANT Name: **Sutton Building Corporation**
Address: **502 Lloyd Lane, Alexandria, VA 22302**

PROPERTY OWNER Name: **Elsie V. Mason**
Address: **2815 S. Arlington Ridge Road
Arlington, VA 22202**

SUMMARY OF PROPOSAL: **Development Special Use Permit with Site Plan to resubdivide the property the property into two (2) outlots and to construct two (2) single family dwellings on outlots.**

MODIFICATIONS REQUESTED: **None**

SUP's REQUESTED: **Section 7 -1007 - Special Use Permit to construct single family dwellings on outlot subdivision.**

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

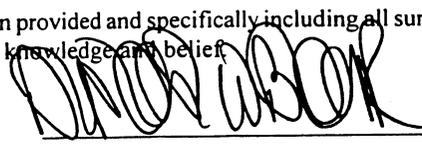
THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Land, Clark, Carroll, Mendelson & Blair, P.C.

By Duncan W. Blair, Esquire

Print Name of Applicant or Agent

Signature



524 King Street

Mailing/Street Address

Telephone #

Fax #

(703) 836-1000

(703) 549-3335

Alexandria, VA

City and State

22314

Zip Code

November 14, 2003

Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: _____

Received Plans for Completeness: _____

Fee Paid & Date: \$ _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development Special Use Permit with Site Plan (DSUP) # 2003-0036

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the *(check one)*:

Owner Contract Purchaser

Lessee Other:

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Sutton Building Corporation is a Virginia corporation. The people owning in excess of ten percent (10%) in Sutton Building Corporation are Gregory Lloyd Sutton and Ann G. Sutton. Their mailing address is 502 Lloyd Lane, Alexandria, Virginia 22302

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.
(Attach additional sheets if necessary)

Sutton Building Corporation, a Virginia corporation (the "Applicant") is requesting a Special Use Permit to resubdivide the 2.0 acre tract of land, more or less, located at 3 Buzzard's Gap (the "Property") into two (2) outlots and to develop the Property with two (2) new single family dwellings.

In order to develop the Property in accordance with the Development Plan, the Applicant is requesting the following special use permit.

Special Use Permit

Development Special Use Permit with Site Plan to resubdivide the property the property into two (2) outlots and to construct two (2) single family dwellings on outlots.

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Not applicable.
4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).
Not applicable.
5. Describe the proposed hours and days of operation of the proposed use:
- | Day | Hours | Day | Hours |
|------------------------|-------|-----|-------|
| Not applicable. | | | |
6. Describe any potential noise emanating from the proposed use:
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Not applicable.
- B. How will the noise from patrons be controlled?
Not applicable.
7. Describe any potential odors emanating from the proposed use and plans to control them:
Not applicable.

Development Special Use Permit with Site Plan (DSUP) # 2003-0036

8. Provide information regarding trash and litter generated by the use:
- A. What type of trash and garbage will be generated by the use?
The type of trash and garbage will be generally associated with residential use.
- B. How much trash and garbage will be generated by the use?
The volume of trash and garbage will be that generally associated with residential use.
- C. How often will trash be collected?
Trash, garbage, and recyclables will be collected in accordance with the City of Alexandria's weekly pick-up schedule for this area of the City.
- D. How will you prevent littering on the property, streets and nearby properties?
Not applicable.
9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?
 Yes. No.
If yes, provide the name, monthly quantity, and specific disposal method below:
10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?
 Yes. No.
If yes, provide the name, monthly quantity, and specific disposal method below:
11. What methods are proposed to ensure the safety of residents, employees and patrons?
Not applicable.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?
 Yes. No.
If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Two (2) parking spaces per single family dwelling unit.

B. How many parking spaces of each type are provided for the proposed use:

4 Standard spaces
 Compact spaces
 Handicapped accessible spaces.
4 Other, Driveway
8 Total

C. Where is required parking located? (*check one*) on-site off-site.

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? **None**

B. How many loading spaces are available for the use? **Not applicable.**

C. Where are off-street loading facilities located? **Not applicable.**

D. During what hours of the day do you expect loading/unloading operations to occur?
Not applicable.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? **Not applicable.**

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow? **Yes**

REVISED	BY	DATE

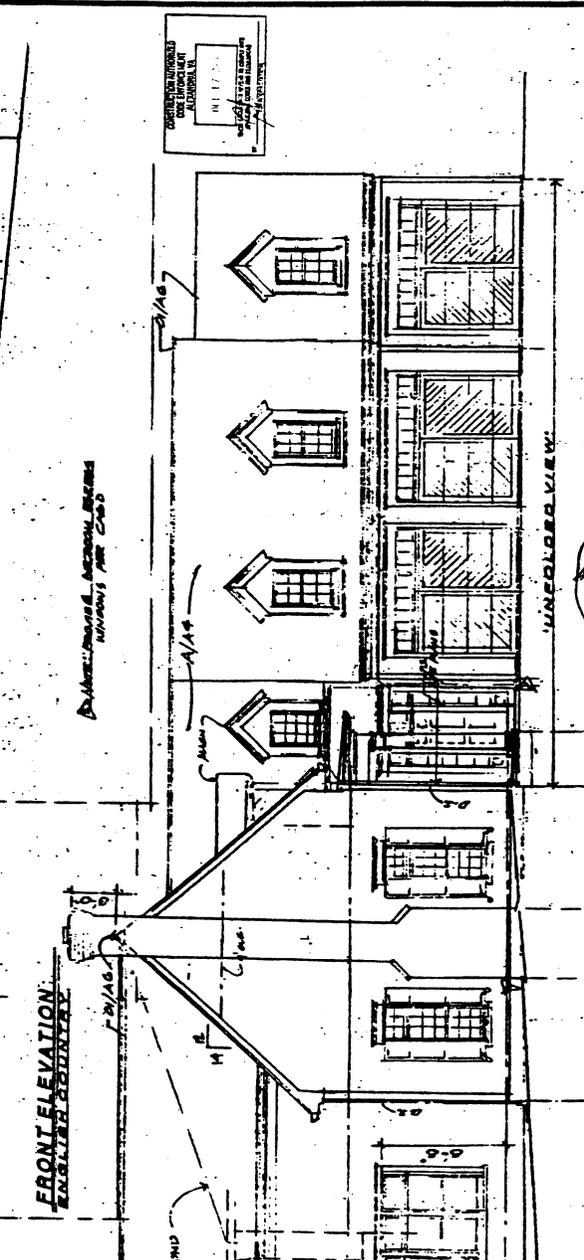
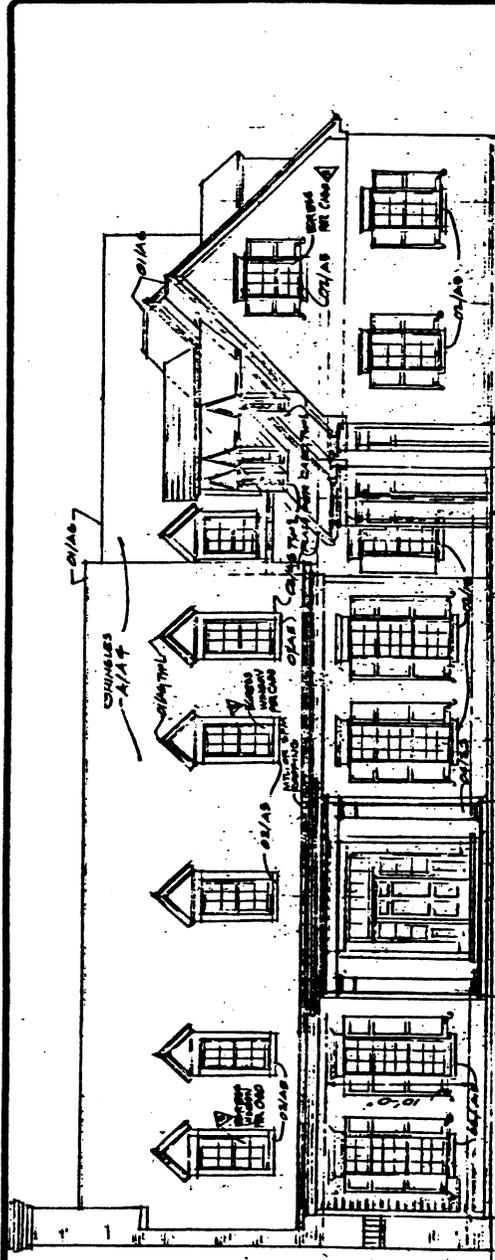
Picketts Ridge
ALEXANDRIA, VIRGINIA
SUTTON



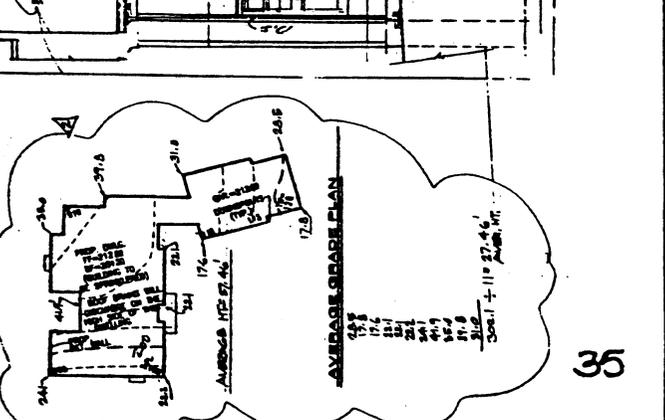
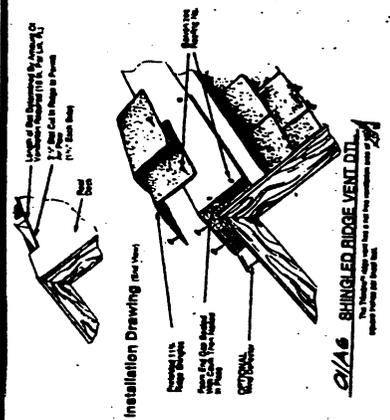
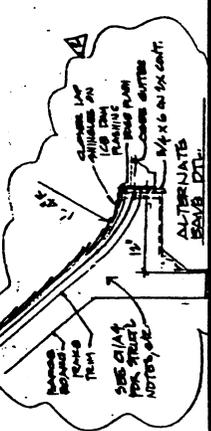
ENGINEER
ALEXANDRIA, VA
PICKETTS RIDGE

DATE	BY
7/18/03	AS

A-8



Roof Notes
NOTE: All vent stacks to terminate behind roof ridge and/or not on front roof plane.
Ice Dam @ all Valleys



DWELLING A

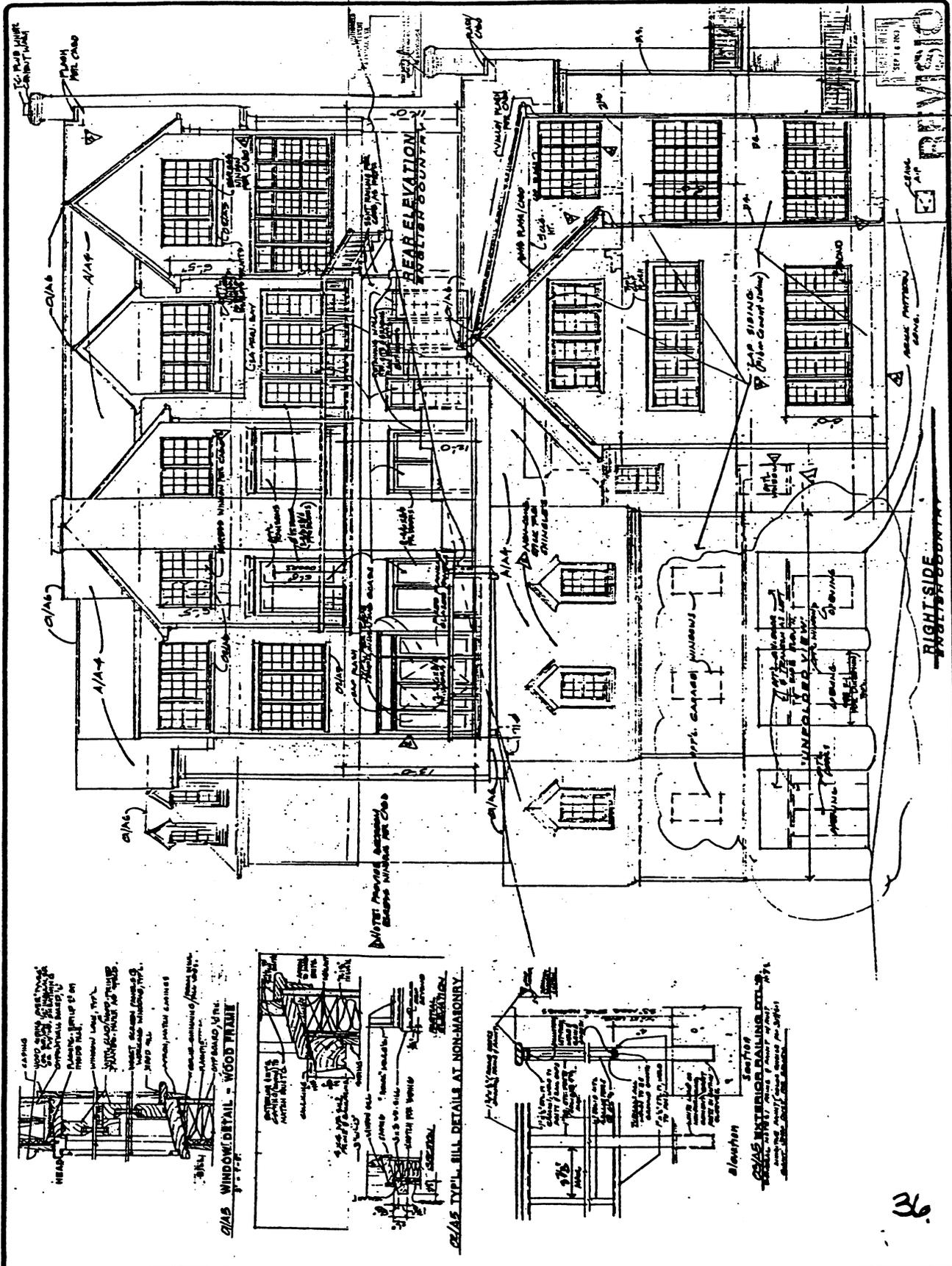
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12/15/19	W.A.

Picketts Ridge
ALEXANDRIA, VIRGINIA
SUTTON

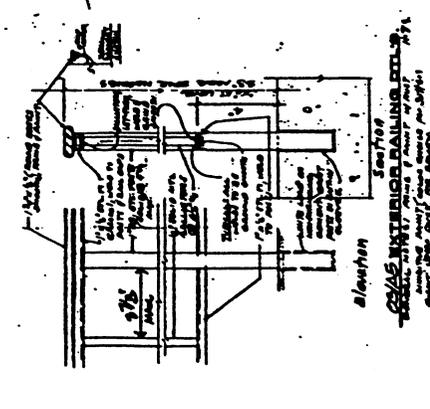
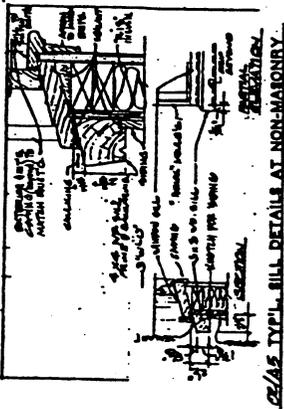
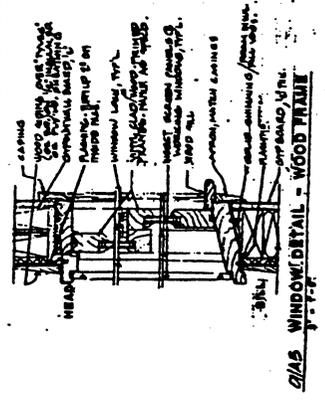


Architect
The following is a true and correct copy of the original drawing as filed in the office of the Registrar of Professions and Occupations, State of Virginia, on 12/15/19.

DATE	BY
12/15/19	W.A.



DWELLING A



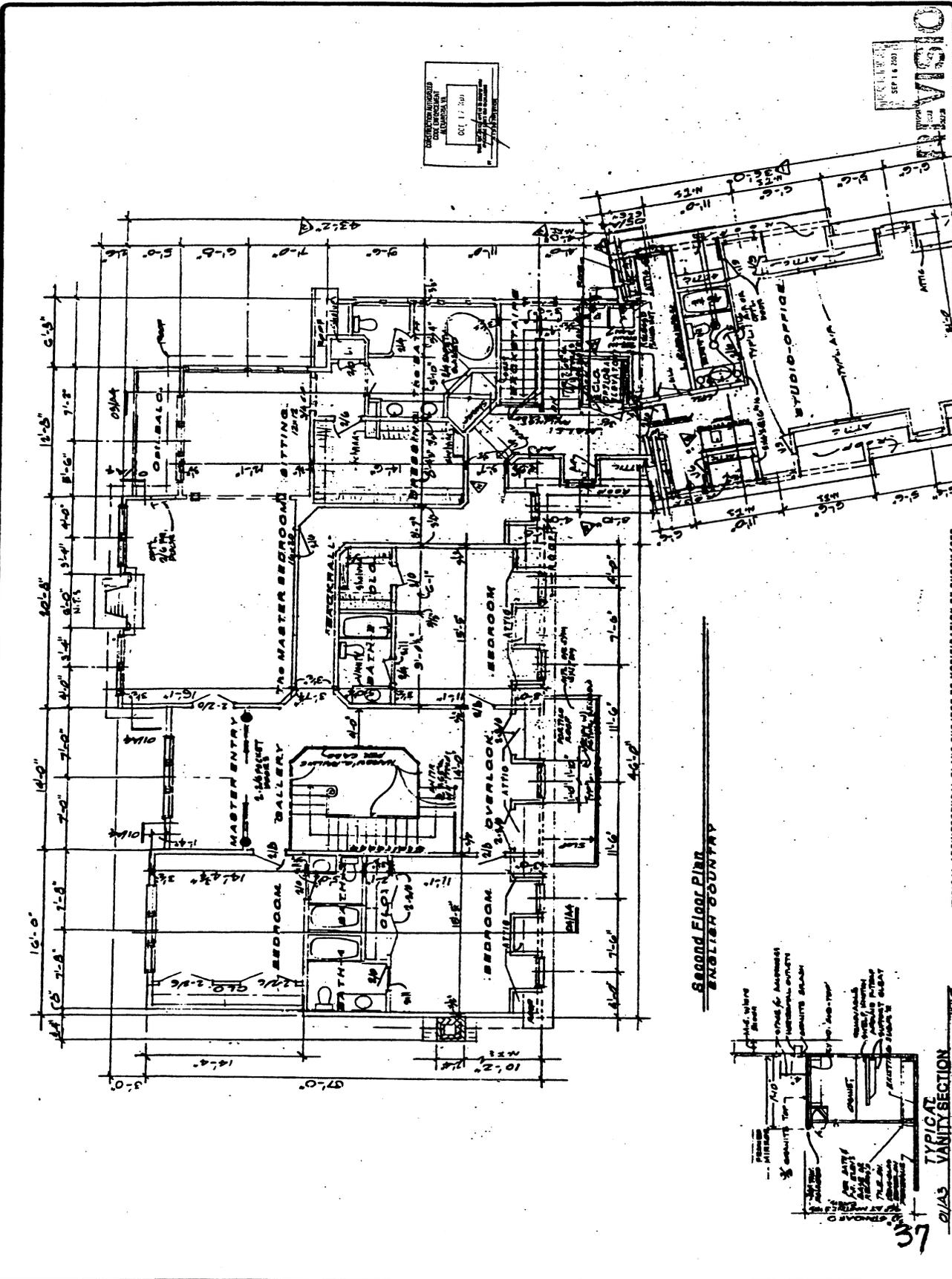
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1	7/18/63	SW	
2	7/18/63	SW	
3			
4			
5			

Picketts Ridge
ALEXANDRIA, VIRGINIA
SUTTON



Architect
1111 North Washington Street
Alexandria, Virginia 22304
Telephone: 461-1111

DATE	7/18/63
SCALE	1/4" = 1'-0"
PROJECT	A-3
NO.	37



VISION
SEP 18 1963

DWELLING A

Second Floor Plan
ENGLISH COUNTRY

THIS ARCHITECTURAL PLAN IS SUBJECT TO MODIFICATION BY PURCHASER

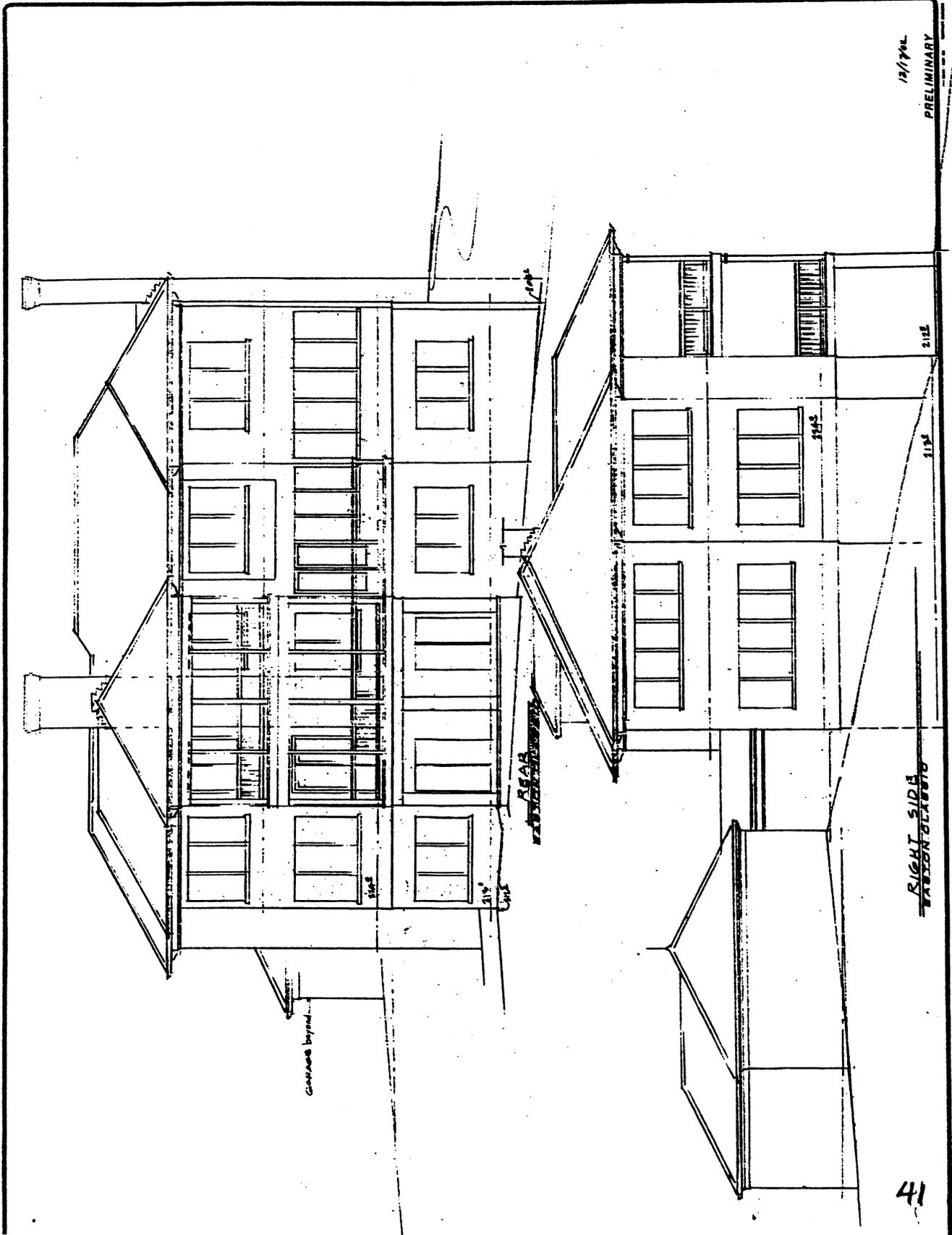
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Picketts Ridge
ALEXANDRIA, VIRGINIA
SUTTON

Architect
1111 ...
ALEXANDRIA, VIRGINIA

11/15/73
1/21/74
A-5
PRELIMINARY



DWELLING B

12/7/74
PRELIMINARY

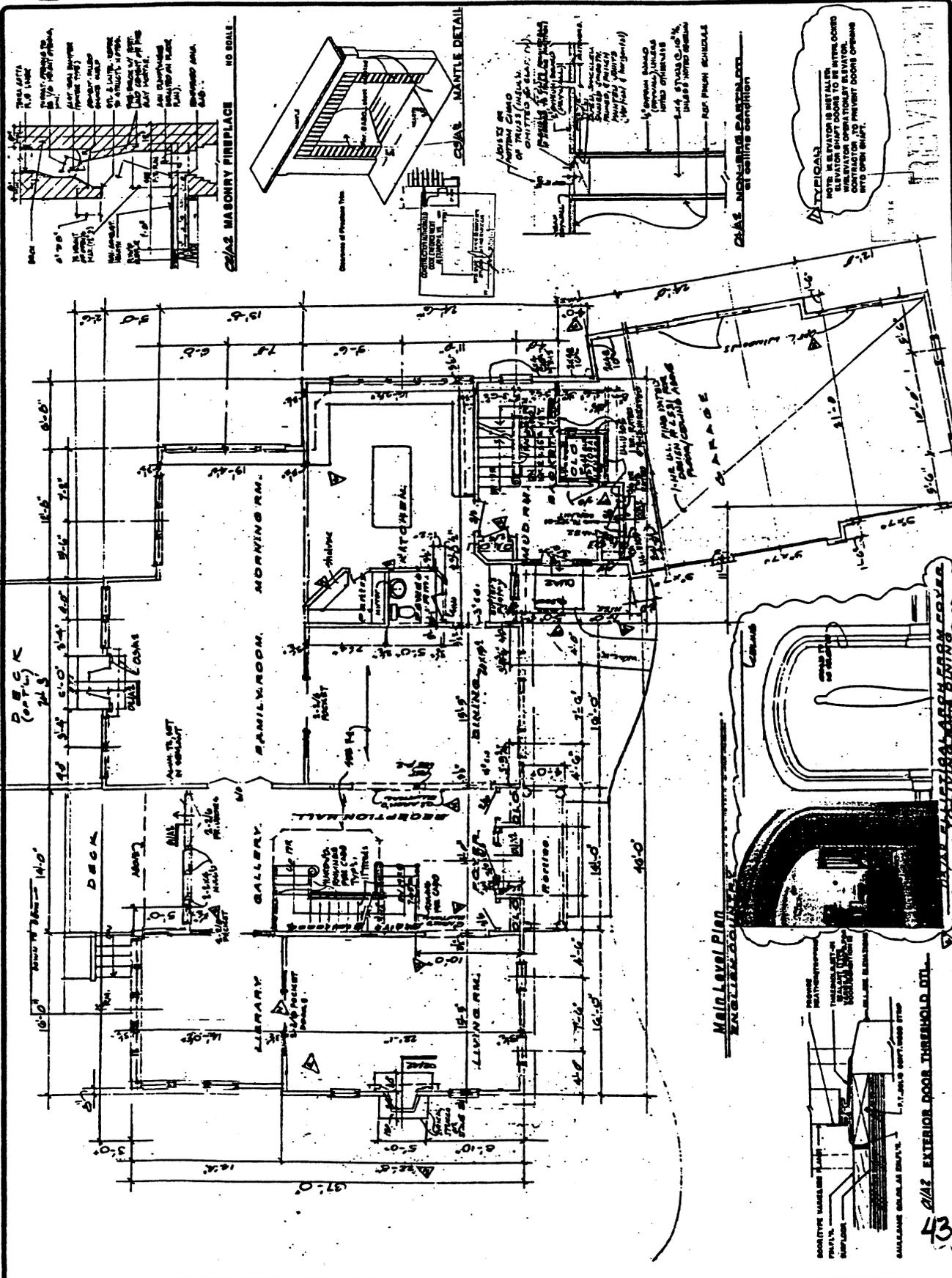
REVISIONS BY	DATE
1/10/18	1/10/18
2/13/18	2/13/18

SUTTON
Picketts Ridge
ALEXANDRIA, VIRGINIA



Architects
1000 ...
ALEXANDRIA, VA

PROJECT	NO.
DATE	NO.
SCALE	NO.
A-2	



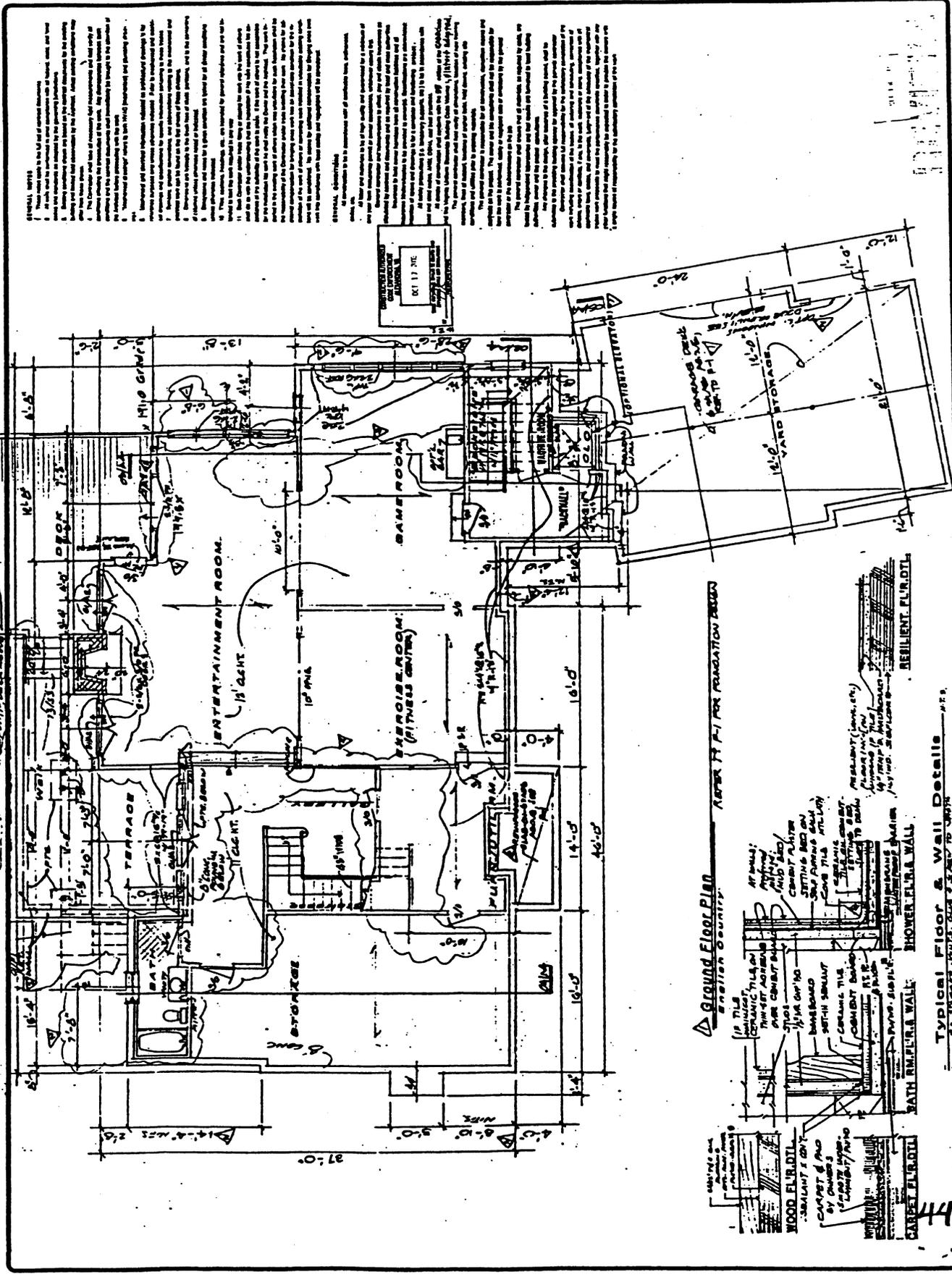
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ARCHITECT

877 1/2 ...

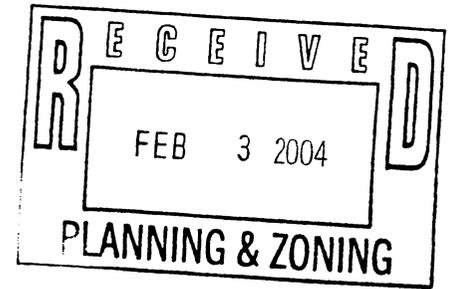
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5/10/78	9
5/10/78	10



DWELLING B

FAXED 1/29/04 4:50 PM

*Mr. and Mrs. Neil S. Newhouse
801 Rapidan Court
Alexandria, Virginia 22304*



January 29, 2004

Planning Commission
Alexandria City Hall
301 King Street
Alexandria, Virginia 22314

RE: Pickett's Ridge (DSUP#2003-0036)

Dear Planning Commission Members:

Earlier this month I attended a community meeting convened to discuss the application for the special use permit mentioned above. This meeting was attended by many local residents, representatives of local associations, the builder and a city representative. I was impressed both by the builder's commitment to the area and the City's expressed concern for neighborhood comments. I agree with the Planning Commission staff's recommendation to approve the application and allow Mr. Sutton to build the two homes proposed.

However, in reading the staff report prepared for the Commission's February 3, 2004, meeting I was upset to note discussion of a potential pedestrian path to the north from Polk Avenue. This path would be installed on an easement that runs at the rear of my property as well as that of my neighbors at 815 and 825 Rapidan Court and the church at 4915 Polk Ave. I strongly disagree with any plan to use that land for a pedestrian walkway.

There is no expressed desire that I know of from any of the local residents to have such a walkway and, quite to the contrary, the idea is strongly opposed by all. This opposition has been expressed to the City several times in discussions concerning Mr. Sutton's first development of Pickett's Gap last February and again at our neighborhood meeting earlier this month. Mr. Sutton has provided for access to the property under consideration from the north and has not expressed any desire for access from the property to Polk Avenue.

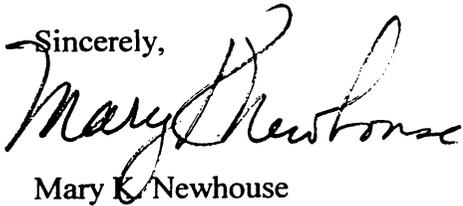
North Pegram Street runs the same direction as this proposed walkway, is lit and has safe sidewalks. A pedestrian walkway through a residential area, heavily wooded and poorly lit, is an invitation to potential criminal activity and vandalism. There has been no public request for a walkway and no case made for the need for any such walkway.

This easement that would be used was given to the City in anticipation of extending N. Pickett Street south to Polk Avenue. With the property now being developed by Mr. Sutton there is no longer any possibility of extending N. Pickett Street south to Polk Avenue and therefore the original intent of the easement is moot. The City was granted the easement for a specific purpose and that purpose is no longer in existence. With the original purpose of the easement no

longer viable, I would ask the City to officially vacate the land and return it to the original property owners. I look forward to hearing from the Commission or its staff how this could be accomplished.

I am unable to attend Tuesday night's meeting but would like to reiterate to the members of the Commission my strong disapproval of any plan for a pedestrian walkway. My neighbors will be at the meeting and have also expressed their opposition in writing. I know that public input is an important part of this process and thank you for your consideration. Please feel to contact me by phone (703-461-7512), email (nmtcnew@erols.com) or return mail. I look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script that reads "Mary K. Newhouse". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Mary K. Newhouse

cc: Mr. Gregory Sutton
Mr. Duncan Blair

Mayor William D. Euille and Council Members
301 King Street
Alexandria, Virginia
Room 2300

PC Docket Item #11
DSUP 2003-0036

February 2, 2004

Planning and Zoning Committee
301 King Street, Room 2100
Alexandria, Virginia

RE: Application of Sutton Building Corp, DSUP#2003 0036
Special Use Permit

Dear Mayor Euille and Council Members and Planning and Zoning Committee Members:

Enclosed is a copy of a petition signed by 115 area residents, which I have obtained in approximately four hours of my spare time. There are many more area residents who are very concerned and upset about this additional permit request but unfortunately I was not able to reach them during my spare time. The permit request is for a special use permit with site plan and subdivision into two (2) single family dwellings. After talking to Gregory Tate, Urban Planner several times on the telephone, I was told that Sutton Building Corp. is buying a lot of land in the area and can build eight (8) houses with this permit if it is granted. When Sutton Building Corp. asked for a permit #2002-0049 to build two houses in the Buzzard's Gap wooded area, and was granted the permit, I knew they would not be satisfied and would return again and ask for an additional permit, which it is now in process of doing.

Sutton Building Corp. will never be satisfied and will continue to return requesting additional permits until it has torn down every old towing oak tree it needs to destroy so it can have room to build. Buzzard's Gap is not building land. It's soil was tested sometime in 1990/1991 by another developer who found it was not building land and rescinded it's contract. Furthermore, the land here contains steep slopes which causes an erosion problem. Tearing down the trees and vegetation will only create a further serious problem for the area residents, along with other related problems, and will destroy the natural beauty of the land and wild life in vain,

Sutton Building Corp. has violated it's SUPs on it's first Development Special Use Permit #2002-0049 as follows:

1. Page 22 C-9 states: "The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4" Sutton Building Corp. has caused an erosion problem to the property 4812 Maury Lane by creating a steep slope alongside said property and failing to put a retainer wall there to hold the soil. It merely just planted grass which has not slightly rooted, which is much less expensive way to handle the problem. My neighbors are complaining to me saying "look what they have done; they put a fancy Sutton Sign there but have caused an erosion problem"
2. Again, the soil in the area was tested by another developer sometime in 1990/1991 and had to rescind it's contract with the land owners because it found the soil and land was not building land. What kind of soil report has Sutton Building Corporation submitted to the city, as per page 23 C-6 states "A soil report must be submitted with the building permit application."
3. Page 23 C-2 states: "Due to the steepness of the drop off from the roadway, a guardrail shall be installed and designed to the approval of the Director of Transportation and Environmental Services" Sutton Corp. has installed an inadequate wooden guardrail at both ends of the Sherling property line at our northwest corner. The slope there is very steep and dangerous that is why the pioneers called it Buzzard's Gap. It also shows it is only a temporary guardrail and that Sutton Corp. had future plans to continue downward into the wooded area to build more houses. How could the Department of Transportation and Environmental Services have approved this guardrail!
4. Page 14 - 32 "The storm water Best Management Practices required for this project shall be constructed and installed under the direct supervision of the design engineer. To the best of my knowledge, after speaking with the Commonwealth of Virginia, Department of Professional and Occupational Regulations, Sutton Corp.'s design engineer listed Paul Wilder in their papers requesting permit #2002-0049 who does not have a design engineer license, nor does he have a survey license, although R.C. Fields, Jr., his employer, does have a survey license.
5. That Sutton Corp.'s building supply trucks are constantly blocking the Sherling driveway at 1233 North Pickett Street and our neighbor's driveway because they are afraid of getting stuck by driving down the steep roadway to get to the building site. The lumber is being picked up by a small tractor parked at our driveways and hauled down to the site. This concerns all of us here. How is the emergency trucks and building trucks going to be able to drive down

even further into the wooded area and will have to traverse across the steep gap to get to the lower area and roadway if Sutton Corp. is give this additional permit to build more houses into the lower wooded area? Does Sutton Corp. and the Director of Transportation and Environmental Services know what they are doing?

6. Page 12 - 19 "The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents whose property abuts the site....." Such name and address was never submitted to the Sherlings at 1233 North Pickett Street, and they have recently learned of a meeting held at the Free Methodist Church on Polk Avenue wherein the Sherlings were not informed.

7. Page 5. paragraph 4 - "The applicant is proposing development of the northern parcel of the two vacant sites; the southern parcel will continue to be vacant, although this portion will likely be developed in the near future." This clearly verifies our suspicions and fears of the area residents that Sutton Building Corporation will return at a later time and request a further permit, and a further permit, and a further permit, until it has torn down every tree and killed off any vegetation and wildlife needed to accomplish it's goal.

8. A conservation survey should have been and should be conducted now to see what, if any, endangered wildlife, plaqnts and/or animals exists in the wooded area. Example: The U.S. Department of the Interior, U.S. Geological Survey has informed me that the small whorled Pogonia (Isotria medeoloides) a wild orchard, is an endangered species in the City of Alexandria, and grows in the forest, as we have here in Buzzard's Gap, and the soils at most sites are highly acidic, n̄utrient poor, with moderately high soil moisture values. Actions needed: 1. Protect known Isotria medeoloides populations and essential habitat. 2. Surrey for new populations, etc. If the small whorled pogonia is in Alexandria, it has to be in Buzzard's Gap!

9. I can go on-and-on but I will end here as my last but not less of Sutton Building Corporation's SUP's violations. Page 17 states: "The subject site is located at the dead end section of North Pickett Street at Maury Lane. The property is relatively land locked on four sides with a narrow point of access by way of an unimproved 40' wide public right-of-way from North Pickett Street at Maury Lane..." The City of Alexandria obtained a forty-foot right-of-way on the Sherling property by a quiet deed sometime in May, 2000. However, when the parcel was surveyed by Paul Wilder he marked off the Sherling property, giving Sutton Corporation the alleged right to take and occupy not forty (40) but approximately fifty-five (55) foot frontage of the Sherling's private property. This is adverse possession and in violation of the City's quiet deed to the Sherling's land which specifically states only a forty (40) foot frontage of the Sherling's land. That Sutton Building Corp., by its' workmen operating bulldozers, knocked down and broke large portions of the old wooden fence in front of the Sherling land, which to the best of my knowledge, is not on the Sherling property line, and has damaged and broken several flowering tree limbs, and broken and killed azalea plants. Their workmen, on bulldozers, have also knocked down and killed a large tree inside the wooden fence on the Sherling land, by destroying it's root system causing it to fall down and die. This is also an encroachment problem.

In conclusion, the area residents respectfully request that Sutton Building Corporation's application for Special Use Permit #DSUP2003 0036 be denied.

Sincerely,



Camille Margaret Sherling

n
CC: Zoing and Planning Committee
Patrick Eddington

(21)

[Handwritten scribble]

VIRGINIA IS FOR NATURE LOVERS - Say NO to the request of the builder to get another permit to build more houses in the wooded area above the Methodist Church on Polk Avenue across the street from Polk Elementary School. Save the remaining beautiful old towering oak trees, hundreds of years old, from being destroyed and the elimination of the rare wild life there in the wooded area. The wild life will have no place else to go! You may never hear the cry of the owl at night again or the cries of the beautiful foxes, the sound of the large and small variety of redheaded woodpeckers drilling on the bark of the old towering oak trees looking for insects, the variety of hawks, including the rare white hawk with brown specks on it's wings and head, the southern flying squarrels, the raccoons, the opossums, the rabbits, turtles, snakes, the beautiful variety of butterflies, and a variety of birds gilore. The soil in this wooded area was tested sometime in 1990/1991 by another builder who brought large machinery into the area and found it was not building land and broke his contract to build here. Don't let profit conscience builders cause a serious erosion problem in the area; keep the air in Alexandria clean and clear and preserve the remaining nature beauty which can never be replaced again in anyone's lifetime. SAY NO TO THE BUILDER'S REQUEST FOR AN ADDITIONAL PERMIT #2003-0036 AND TELL THE PLANNING COMMISSION AND THE CITY COUNCIL NO!

25
January 2004

NAME	ADDRESS	Phone Number
Cynthia Shelly	1233 N. Pickens St. Alex	(703) 737-2445
Cynthia Richard	1225 Queen St Alex	(703) 544-3077
John	519 E. Dunbar Ave. Alex. Va.	703-684-0424
Josiah Assisi	4711 KENNEDY AVE # 215	703-461-0793
Paul	200 V. Dorn St Alex	703
Freeman	4701 Kenmore Ave	
EMBERT BATH	5406 Barrister Alex	22304
Robert Lipnick	5308 Pender Ct Alex	22304
Laura Wyszeman	2203 N. Van Dorn St Alex, VA	22304 703-566-0705
Jae Andrea Whistleman	2203 N. Van Dorn St Alex, VA	22304 703 566-0705
Lisa Whistleman	8826 Ridge Hollow Ct Springfield VA	703 569 6881
Jos CASTRO	5340 Holmes Run Pky #411 Alex. VA	22304
Corina Carritos	2215 N. Van Dorn St Alex VA	703-217-8722
Melody Biles	1333 Shuman St. Alex, Va	22304
ABBY MULUGETA	6032 EDCLRD 302 ALEXANDRIA VA	22304
Shelly Witlak	4854 W Braddock Rd Alexandria, VA	22311
Wendy Neidermeyer	4506 Taney Ave # 401 Alexandria, VA	22304
Sharon Schneider	4506 Taney Ave # 401 Alexandria VA	22304
Cholunna d'Allyn	5029 #104 Fillmore Ave Alex VA	22311
Robbie Kendrick	11834 N. VAN DORN ST Alex VA	22304
Kenneth Burgess	1212 St Stephen Alex VA	22304

21

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25,
January 2004

NAME	ADDRESS	Phone Number
Donald Eckelhoff	5500 Van Dorn Apt 912	703 931 8607
John POW	2100 V. Dorn	703 941 6700
Carolyn Coe	5790 Dunster Ct #72	Alex VA 22311 703 671 5692
Carroll Zenger	3963 Ft. Worth Ave	Alex VA 22304 703-956-7323
Ray Keith	3116 Quinn St	Tilley VA 703-751-9201
Daniel Vought	5013 FILLMORE AVE	APT 200 Alex VA 703-751-6346
Steven Thomas	223 N. Jordan St. #404	(703) 370-5134
Carl Stance	G. Bauer 2605 Park Center # C102	(703) 566-9544
Roxy Chitlik	4617 Kirkland Pl. Alex 22311	931-3298
Frances Johnson	4921 Seminary Rd #714	Alex VA (703) 379-67
Hisham Gomes	1551A N. Van Dorn	(703) 567 3984
Shirland Olive	1551A N. Van Dorn	(703) 567 3984
Geoffrey Goodale	493 Naylor Pl	(703) 212-9355
Jerrick Branker	1305 N. Van Dorn Street	703-415-0344
Jill Anne Green	5462 Bradford #242	703-931-7203
William S Murray	5462 Bradford Ct. #242	703-931-7202
Walt Mikes	5023 Remain Pl	703-671-6660
James Byrd	5414 Dickerson Ave	703-824-0472
Ronald Henry	2219 N. Vandorn St. Apt. 204	703. 824-3619
Stane Julia	4901 Seminary Pl #124	703-578-3706
James Mike	4609 Kirkland Place	(703) 820-3333

20

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29,
January 2004

NAME	ADDRESS	Phone Number
To Anne Carpenter	2209 N. Van Dorn	703 751-1918
Paula Mathis	2201 N. Van Dorn	703 823-5715
Chris Banner	5003 Toney Ave	814-22-5500
LEE WOODS	446 ROBERTS RD	703-8242802
KILAB - MIKE	2214 N. Van Dorn Alex V.A	72302 (703) 798-082
Diego Ortiz	4627 Seminary rd Alex VA. APAT #302	22304
Madella Turison	330 S. Whiting St #203	703 751 1698
Kevin J Weistling	4921 Seminary Rd.	703-958-9858
John P. Verdi	1403 Key Dr.	703-386-0908
Christina Yount	803 N. Howard St. #545 Alex.	703/820-2457
Ross Edwards	622 Prospect Pl	703/376-3661
Roko K. MORITH	2946 Toney Place	703-751-5900
Mario T. Roura	3302 N. Casser St	703-933-2894
Loe Timlin	4343-3 W Braddock Rd	443-745-5388
Wendellia Furr	937 N Van Dorn St #200	703-751-6380
Christina Kristin L Warren	4441 Duke St #203	703-823-1229
Clark Edwards	622 Prospect Place	(703) 370-3661
Martha Osborne	803 N Howard St. Alex, VA	(703) 823-4618
Linda J. Graves	4771 West Braddock Rd Alex VA	703-931-1245
Linda Schimid	5101 Marie Ave #301	703-931-4715

19

VIRGINIA IS FOR NATURE LOVERS - Say NO to the request of the builder to get another permit to build more houses in the wooded area above the Methodist Church on Polk Avenue across the street from Polk Elementary School. Save the remaining beautiful old towering oak trees, hundreds of years old, from being destroyed and the elimination of the rare wild life there in the wooded area. The wild life will have no place else to go! You may never hear the cry of the owl at night again or the cries of the beautiful foxes, the sound of the large and small variety of redheaded woodpeckers drilling on the bark of the old towering oak trees looking for insects, the variety of hawks, including the rare white hawk with brown specks on it's wings and head, the southern flying squarrels, the raccoons, the opossums, the rabbits, turtles, snakes, the beautiful variety of butterflies, and a variety of birds gilore. The soil in this wooded area was tested sometime in 1990/1991 by another builder who brought large machinery into the area and found it was not building land and broke his contract to build here. Don't let profit conscience builders cause a serious erosion problem in the area; keep the air in Alexandria clean and clear and preserve the remaining nature beauty which can never be replaced again in anyone's lifetime. SAY NO TO THE BUILDER'S REQUEST FOR AN ADDITIONAL PERMIT #2003-0036 AND TELL THE PLANNING COMMISSION AND THE CITY COUNCIL NO!

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January 2004

NAME	ADDRESS	Phone Number
Ann Jones	2211 N Van Dorn ST	703 566-2669
Kevin Klakner	4701 Kenne. Ave	566-8226
PEUCE MARTO	4878 W. BRADDOCK RD	489-7162
Jessam Spuhler	4847 W Braddock	
Claudia Miller	4901 SEMINARY RD	703-566-4010
Anna Johnson	4701 Kenne. Ave (Alex. Va.)	
Shank Amear	1118 N. Howard St. (Alexandria Va 22304)	703 251-9130
James Schenberg	1142 N. Peogram St	22301 703-628-0285
Hilbert Meind	4775 W. Braddock Rd.	Apt 102 / 703
Anthony	4880 W. Braddock R.	763-768-1159
Teri Curtis	6270 Edsall Rd	7-370-2103
Patrick Wansley	92 Kemper St Alex.	
Mary Miller	5010 Taney Ave	703-823 2378
John P. Duggan	1469C N Van Dorn	703. 599. 6076
Eric Kuski	518 N. Howard St	571-594-0035
S Abdul Rahman	4801 - Kenne. Ave. 907	
Alexandria, VA 22301		
MILTON VARGAS		(703)751-0632
Milton Bowers	5021 Seminary Ln	

20

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29th
January 2004
Feb. 1, 2004

NAME	ADDRESS	Phone Number
Sherry Schroeder	4901 Seminary ⁶¹⁷	933-8607
Fin... ..	643 N. Pickett St	751-2626
Norma J. S.	405 Thomas St.	
Cheryl	6908 Victoria Drive #	822-0224
	612 Pt William	703 757 4535
Tseige chernet	4645 Seminary	703-567-5122
Augusta A Barbar	542d Cary Pl	(703) 998-8576
Walter	5341 TANEY AVE.	(703) 798-1976
James	524 Seminary Rd	
GREG Taylor	4701 KENMORE AVE	(703) 771 7294
Barry	2011 N. Van	703 792 2729
L.	5055 Spring	703 356 61834
Ellie	2201 N.	703 823-0776
Charlotte	1233 N. Pickett St.	703 310-2445
Alice M.	4550 LaSalle Rd	703-370-6746
Ruth	4543 LaSalle Ave	703-823-1420
	4543 LaSalle Ave	703 823-1420
Heal	4525 LaSalle	703-751-2915
... ..	1405	(703) 751-8244
John	1303	(703) 370-2130

(14)

VIRGINIA IS FOR NATURE LOVERS - Say NO to the request of the builder to get another permit to build more houses in the wooded area above the Methodist Church on Polk Avenue across the street from Polk Elementary School. Save the remaining beautiful old towering oak trees, hundreds of years old, from being destroyed and the elimination of the rare wild life there in the wooded area. The wild life will have no place else to go! You may never hear the cry of the owl at night again or the cries of the beautiful foxes, the sound of the large and small variety of redheaded woodpeckers drilling on the bark of the old towering oak trees looking for insects, the variety of hawks, including the rare white hawk with brown specks on its wings and head, the southern flying squarrels, the raccoons, the opossums, the rabbits, turtles, snakes, the beautiful variety of butterflies, and a variety of birds gilore. The soil in this wooded area was tested sometime in 1990/1991 by another builder who brought large machinery into the area and found it was not building land and broke his contract to build here. Don't let profit conscience builders cause a serious erosion problem in the area; keep the air in Alexandria clean and clear and preserve the remaining nature beauty which can never be replaced again in anyone's lifetime. SAY NO TO THE BUILDER'S REQUEST FOR AN ADDITIONAL PERMIT #2003-0036 AND TELL THE PLANNING COMMISSION AND THE CITY COUNCIL NO!

Feb 11
January 2004

NAME	ADDRESS	Phone Number
Mac Olson	1420 KNOX PL.	703-370-9210
Ide Olson	"	"
Walter Leitch	1474 KNOX PL.	(703) 370 5775
Deane Walsh	1425 Knox St.	703-370-6232
Kelene Moore	1409 Knox Pl.	703-751-8869
Marybeth Swett	1409 Knox Pl.	" " "
Teri Gibson	1317 Knox Pl	703-461-0099
Andrew ARATA	1303 Knox Pl.	(703) 461-9298
KULDIP DOSANTH	1301 KNOX PLACE	(703) 370 1848
KIMBERLEY WRIGHT	1221 KNOX PLACE	703) 370 5558
Eugene Schonberger	1300 KNOX PLACE	703/370 6377
Patricia A. Jett	1324 Knox Place Alexandria Va.	703-751-0171
Richard TINT	" " " " " " "	" " " " " "
Richard Carroll	1465 Pegram, Alex Va	

DOCKET ITEM #11
SUP #2003-0036
PICKETT'S RIDGE II



"Bruce&Linda Dwyer"
<ouibike@worldnet.att.net>

02/02/2004 07:50 PM

To: "Larry Robinson" <jlr@cpma.com>, "Eric Wagner" <erwagner@comcast.net>, "Rich Leibach" <richleibach@aol.com>
cc: "Eileen Fogarty" <eileen.fogarty@ci.alexandria.va.us>
Subject: Docket Item 11 Pickett's Ridge

Planning Commissioners on the Open Space Committee,

Re: Docket Item #11 DEVELOPMENT SPECIAL USE PERMIT #2003-0036 PICKETT'S RIDGE

The Alexandria Bicycle Committee recommends that you accept the staff recommendation for an easement for a future pedestrian or open space connection as a condition of this SUP. This is exactly the kind of connection called for in the Open Space Plan adopted by City Council this spring. The Bike Committee has identified Pickett's Ridge/Buzzards Gap as a potential path, along with vacant land behind the Fire House on Seminary Road, as a safe route to schools and recreational facilities. This route would connect the Holmes Run Greenway, Polk School, Patrick Henry School, Hammond Middle School and Fort Ward. Further, in the recently completed Recreation Needs Assessment Study, based on a statistical survey of City residents, multi-use trails ranked first with 63% of the respondents saying multi-use trails were very important for developing and maintaining NEW recreation facilities. Further, the Rails to Trails Conservancy has done studies and surveys that show that trails most frequently lead to reduced crime and increased property values, contrary to the assertions which were made by the neighbors during the spring public hearing on this matter. Please vote to keep this trail linkage available for future use by the children and adults of Alexandria.

Thank you

Bruce Dwyer

Chair, Alexandria Bicycle Committee

703-549-3263

ouibike@att.net

SAMUEL COOPER DAWSON, JR.

January 28, 2004

Chairman Eric West and
Members of the Alexandria Planning Commission
Department of Planning and Zoning
City of Alexandria
320 King Street
Alexandria, VA 22314

RE: Development of Special Use Permit 2003-0007
Subdivision of 206 North Quaker Lane

Dear Members of the Planning Committee:

In 1837, my great-grandfather, Samuel Cooper (who later became a general and the senior ranking officer of the Confederate Army), purchased approximately 22 acres of land from Mr. Janney. He and his wife (the former Sarah Maria Mason, granddaughter of George Mason of Gunston Hall) built an impressive home with numerous outbuildings, and they lived there with their three children until the outbreak of the Civil War. His home was called "Cameron." That is the parcel of land on which now stands my home at 206 North Quaker Lane.

During the War Between the States, the Yankees destroyed General Cooper's home and named the parcel of land "Fort Traitor." General Cooper had served 46 years in the United States Army with his last post being that of Adjutant and Inspector General in Washington so it is no wonder then that his defection to the South--a difficult decision no doubt for him to make--was not well received by his peers in Washington. At the conclusion of the War, General Cooper and his family returned to Cameron where they remodeled the caretakers' quarters and resided there until their deaths. My grandfather Nicholas Dawson, my father Samuel Cooper Dawson, and my Uncle Philip Dawson were born in that dwelling.

My father married in 1900 and built a home on the property now owned by the Hoffers. That was the home of my birth. The Coopers' post-Civil War home fell into disrepair and was torn down in the 1920's. About that time, my Uncle Philip Dawson and his wife Louisa Washington Dawson built a home on the property which is occupied today by Uncle Philip's daughter Louisa Dawson Smucker and her husband John Smucker.

In 1957 my wife Frances Boatwright Dawson and I built our home at 206 North Quaker Lane and moved there with our two children -- son Sam who was 9 at the time and daughter Marion age 2. We resided there until our move to a retirement community in Salisbury,

Maryland in April in order to be near our daughter Marion. When we moved to 206 in 1957, my parents still resided in my family home up on the hill.

To subdivide the property into three lots would in no way compromise the integrity and history of the property. It is consistent with how my land has been divided and developed in the past. The property on which the two lots are proposed are barely visible to Quaker Lane and would therefore not offend any neighbors on Quaker Lane. The neighbors whose homes surround this field are in favor of the proposed construction of the two additional homes. Just ask them! The developer/purchaser, an Old Alexandria boy who I have known since he was a pup, has carefully developed plans to construct two new homes that will complement and enhance the value of the neighborhood without compromising the environmental and over-development concerns you have. Right now this land in back of my house is just an empty field with a lot of grass and weeds to cut and a couple of scrubby, half-dead trees. Furthermore, few homeowners these days want a lot of grass to cut but even with two new homes constructed, there will still be plenty of yard.

I am 94 years old, and I am not a wealthy man. I have worked hard all of my life, I have been active in the community, and I have paid my taxes. I am proud of my Virginia heritage, and I did not want to leave my home and move to Maryland.

Please vote in favor of subdividing 206 North Quaker Lane into three lots. Please do what is right and give an old man peace and financial freedom in his final years. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "S. Cooper Dawson, Jr." The signature is written in dark ink and is positioned above the printed name.

S. Cooper Dawson, Jr.

City of Alexandria, Virginia

MEMORANDUM

19
2-24-04

DATE: FEBRUARY 23, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER *PS*

FROM: EILEEN FOGARTY, DIRECTOR *EF*
PLANNING AND ZONING *VB*

SUBJECT: BUZZARDS GAP DEVELOPMENT CASE
DSUP 2003-0036

A number of questions arose during and after Council's discussion of this case at its public hearing on Saturday. The questions (some of which the manager asked staff to address) and our responses are as follows.

1. Was the Council action on the two northern lots prior to the adoption of the Open Space Plan? If so, what were the two dates.

RESPONSE: Yes, Council approved DSUP #2002-0049, an application for two houses on the northern lots, on March 15, 2003. The Open Space Plan was formally adopted by Council on June 14, 2003.

2. What does the Open Space Master Plan say, specifically, regarding these four lots and the placement of a public open space or other easement on them?

RESPONSE: The Open Space Plan does not say specifically that there should be an easement or open space on these particular lots. It does, as part of a general discussion about the desirability of providing trails and connections throughout the City, include (p. 69) a map showing a generalized location for a trail in this part of the City.

3. How is it that staff were able to "return" to the two northern lots and amend the SUP for them, when that SUP had been decided months ago?

RESPONSE: The current case is a request to amend the prior SUP, to expand the previously development. The four lots are part of a single development, with a single homeowners association, sharing streets and other amenities, and having the same

staff conditions. They have been treated, therefore, as a unified development.

4. What is the minimum width that a pedestrian/bicycle path (not an easement) would need to be in this area, whether it runs largely west of or through these lots?

RESPONSE: A pedestrian pathway should be a minimum of 3-4 feet wide; a bicycle path should be at least 10 feet wide.

5. Will the grade of a path, whether running largely west of or through the lots, be too steep for safe bicycle use?

RESPONSE: A path running through the lots, which uses the driveway, will be too steep for bicycles. A path running largely west of the lots may be too steep for bicycles, but this would have to be looked at more closely.

6. If a decision is made to have a path for pedestrian use only, how can bicycles be effectively kept off the path?

RESPONSE: The steep grade will minimize the attractiveness to cyclists, and signs can be posted if bicycles are not permitted. However, experience tells us that keeping bikes completely off paths is very difficult, if not impossible.

If you need additional information, or wish to discuss this further, please do not hesitate to contact me.

cc: The Honorable Mayor and Members of City Council
Michele Evans, Assistant City Manager

Substitute Condition No. 9:

9. (a) A perpetual public access easement and vehicle ingress/egress easement shall be recorded by the applicant for the entire portion of the internal private street. The easement shall provide public vehicular and pedestrian access.

(b)(1) The applicant shall provide a 15 foot wide perpetual public pedestrian access easement running from the private street, starting generally at the common boundary line between Lots 503 and 504, thence running generally south along such common boundary line and west along the southern boundary line of lot 503, and terminating at the southwest corner of Lot 503 on the unopened right-of-way of North Picket Street .

(2) The retaining wall at the point where such pedestrian easement connects to the private street, and all other site features and improvements, shall be designed and constructed to accommodate such pedestrian easement, to the satisfaction of the Directors of Planning and Zoning, of Transportation and Environmental Services, and of Parks, Recreation and Cultural Activities.

(3) No construction or improvements for public use of the easement area, except for construction necessary to accommodate the pedestrian easement required under Paragraph (b)(2), shall be permitted unless and until approved by City Council, but no amendment to this SUP to authorize such construction or improvements shall be required. Prior to granting any such approval, public hearings on the proposed public use and any construction or improvements therefor shall be conducted by the Park and Recreation Commission, Planning Commission and City Council. Notice as provided in Section 11-301 of the Zoning Ordinance shall be given for such hearings.

(4) Signage, to the satisfaction of the Director of Parks, Recreation and Cultural Activities, shall be provided at the trail heads connecting to the public right-of-way of North Picket Street at the north and at the south of the site, and at the connection to the private street, in the event construction or improvement of the easement for public use is approved by City Council. *and also to include input from EPC.*

(c) A plat showing the easements and all required documentation shall be submitted to the City Attorney, Department of Planning and Zoning and Department of Transportation and Environmental Services with the final site plan submission. The easements shall be approved by the City Attorney and recorded among the land records prior to release of the final site plan to the satisfaction of the City Attorney. Actual notice of the easements shall be provided to the initial purchasers of each lot, and, until such time, if ever, as the signage required by Paragraph (B)(4) is installed, to subsequent purchasers, to the satisfaction of the City Attorney.

New Condition 13(h):

A bond for all existing trees and landscaping designated to be retained, in an amount determined by the Director of Parks, Recreation and Cultural Activities, and for 100% of the cost of trees and landscaping required to be installed, shall be provided and maintained for a period of five years.

19

2-24-04

February 24, 2004

TO: Honorable Mayor and Members of City Council
FROM: Jackie M. Henderson, City Clerk 
SUBJECT: Motions From Buzzards Gap from February 21, 2004

Attached, for your information, is a synopsis of the motions and votes from Saturday's public hearing on docket item #8, Buzzard's Gap.

Attachment

Docket Item #8, February 21, 2004:

Councilwoman Woodson: Move to close the public hearing.

Carried unanimously.

Councilwoman Woodson: Wanted to add a condition that the bond is not 18 months but is extended - maybe five years or whatever is appropriate. The Arborist can define that - it covers existing and new trees.

Vice Mayor Pepper: Moved the Planning Commission's recommendation, adding the condition that Ms. Woodson has mentioned about extending the bond and that would be placed wherever is appropriate in the document .

Councilwoman Woodson: Seconded.

Councilman Macdonald: Moved a substitute motion to deny the application as it stands and is willing to consider the easement/open space issue through the property as long as it has a full and public debate down the line.

Councilman Gaines: Seconded.

Vote on the substitute motion: In favor: Councilmembers Macdonald and Gaines.

Opposed: Mayor Euille, Vice Mayor Pepper and Councilmembers Krupicka, Smedberg and Woodson.

Councilman Krupicka: Moved an amendment to the motion on the floor: Amend condition #9 to include the easement indicated as option #1 in the easement originally discussed by the Planning Commission. (That the amendment include the provision that no trail of any type will be put on this easement until we've had adequate and appropriate public process, which will include a public hearing, to discuss all of the issues and concerns that were raised by residents.) The suggested amendment is to revert back to the original staff proposal on condition #9 with the modification that this easement shall not be used for a trail or path of any kind until there has been adequate public discussion and public comment about the issues discussed today.

Restated the amendment: To modify condition #9 back to the original recommendation by staff prior to the Planning Commission's elimination of the option for the easement. (Not saying that the path needs to be 15 feet or five feet, but want to have ample space to properly evaluate and plan a path if chose to do one.)

Amendment was not accepted by the maker of the motion as a friendly amendment.

Councilman Krupicka: Moved it as an amendment.

Councilman Smedberg: Seconded.

Vote: In favor, Councilmembers Krupicka, Gaines, Macdonald and Smedberg.
Opposed: Mayor Euille, Vice Mayor Pepper and Councilwoman Woodson.
Carried 4-3.

* * * * *

Mayor: Need to rescind the amendment that was approved and then offer a new motion.

City Attorney: Need to do a new amendment to change it from the western boundary of 501 and 502 to the alternative shown on the powerpoint.

Councilman Krupicka: Moved to amend his earlier amendment to do option 2 (the pedestrian path.)

Councilman Smedberg: Seconded.

Vote on amendment to amendment: In favor, Councilmembers Krupicka, Gaines, Macdonald, Smedberg.
Opposed, Mayor Euille, Vice Mayor Pepper and Councilwoman Woodson.
Carried 4-3.

Mayor Euille: Restated motion as follows: To support the action of the Planning Commission, with an amendment to condition #9 that provides for the alternative pedestrian trail and with the condition as proposed by Councilwoman Woodson for the bond for the trees.

Vote on motion, as amended: In favor, Councilmembers Krupicka and Smedberg.
Opposed, Mayor Euille, Vice Mayor Pepper, Councilmembers Gaines, Macdonald, and Woodson.
Failed 2-5.

Councilwoman Woodson: Moved to go back to the original motion she made, which was to accept the Planning Commission's action of February 3, along with her

additional condition for the tree bond to be extended to five years.

Vice Mayor Pepper:

Seconded.

Councilman Macdonald:

I was confused on motion and would like my vote recorded differently.

Councilman Gaines:

I do as well.

Councilman Gaines:

Moved to remove the motion on the floor and defer to the next legislative meeting.

Councilman Macdonald:

Seconded.

Vote:

In favor: Mayor Euille and Councilman Gaines.

Opposed: Vice Mayor Pepper, Councilmembers Krupicka, Macdonald, Smedberg and Woodson.

Defeated 2-5.

Vote on Councilwoman
Woodson's motion:

In favor: Mayor Euille, Vice Mayor Pepper and Councilwoman Woodson.

Opposed: Councilmembers Gaines, Krupicka, Macdonald and Smedberg.

Defeated 3-4.

Councilwoman Woodson:

Moved that the decision be deferred to the next legislative meeting.

Councilman Macdonald:

Seconded.

Vote:

In favor, Mayor Euille and Councilmembers Woodson, Macdonald, and Gaines.

Opposed: Vice Mayor Pepper and Councilmembers Krupicka and Smedberg.

Carried 4-3.

19
2-24-04

DATE: FEBRUARY 24, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: ELLEN PICKERING

Please support the proposed easement on the Buzzards Gap issue. Remembering the Alexandria Vision, principle B, #3 and #5 requesting access walkways and trails. #5 Incorporate into the design urban centers and coordinate with neighborhoods. Integrate and connect neighborhoods. Reserving the easement can make this possible.