

DOCKET ITEM #3

Subdivision #2011-0004

Request for Extension of SUB#2009-0005

521 E. Monroe Avenue – Virginia Electric & Power Company

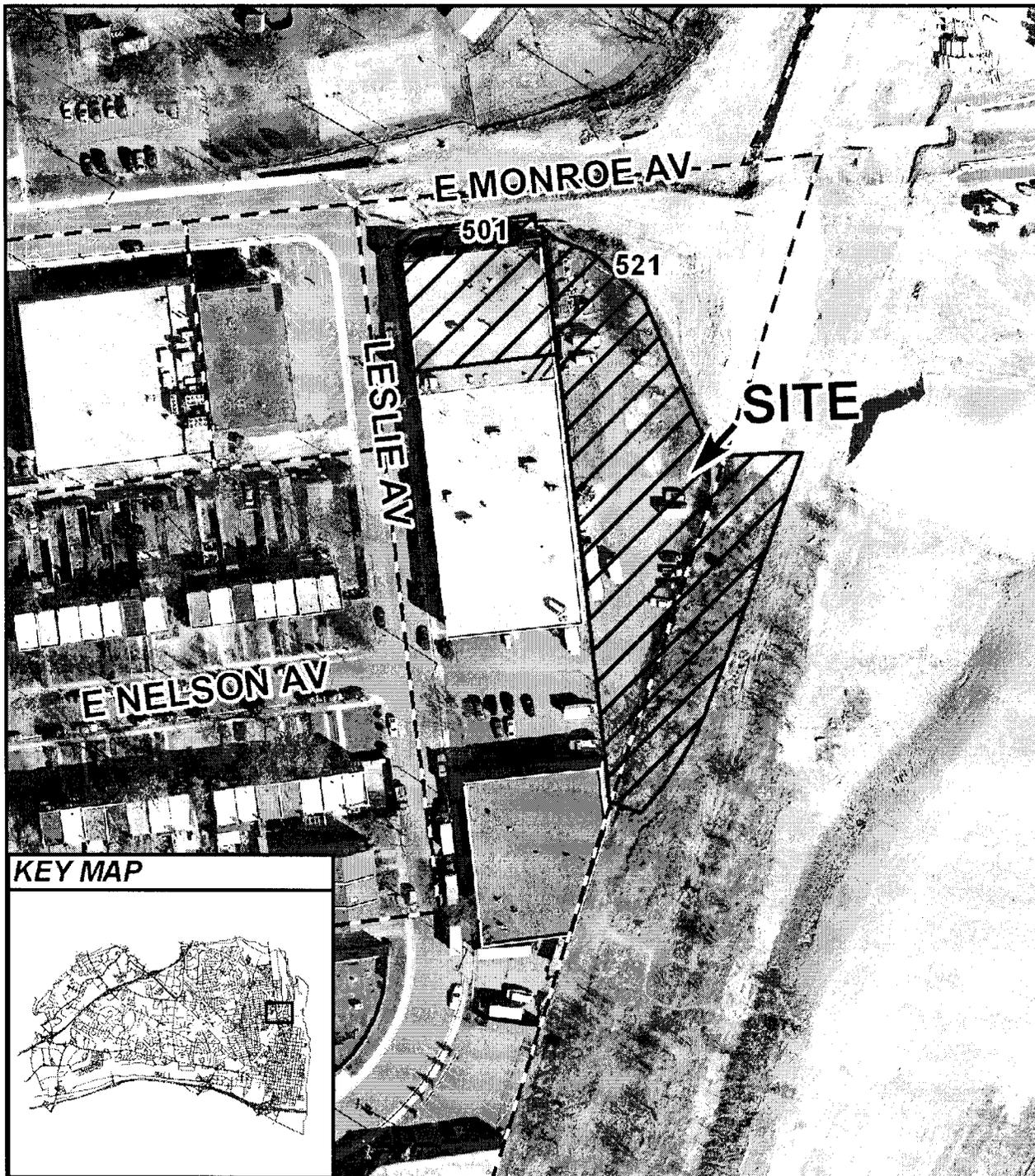
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: An extension to a previously approved subdivision plat.	Planning Commission Hearing:	July 7, 2011
	Approved Plat must be recorded by:	January 7, 2013 (with 18-month extension)
Address: 521 E. Monroe Avenue	Zone:	CSL, Commercial Service Low & CDD #10 (Potomac Yard)
Applicant: Virginia Electric and Power Company (doing business as Dominion Virginia Power)	Small Area Plan:	Potomac West & Potomac Yard/Potomac Greens

Staff Recommendation: APPROVAL of an additional 18-month validity period subject to compliance with all applicable codes and ordinances.

Staff Reviewers: Dirk H. Geratz, AICP, Department of Planning & Zoning



SUB #2011-0004

7/7/2011



I. REQUEST

The applicant, Virginia Electric and Power Company (doing business as Dominion Virginia Power), requests an 18-month extension of a previously approved five lot subdivision as part of the new substation planned on Monroe Avenue. Pursuant to City Code Section 11-1714(b), *an extension of time for recording a final plat may be granted by the [planning] commission if an application is filed with the director during the 18-month period and the application is granted by the commission.*

II. SITE DESCRIPTION

The subject property is located at 521 East Monroe Avenue adjacent to the site of the former Monroe Avenue/Route 1 Bridge that previously spanned the rail lines at Potomac Yard. The Gold Crust Bakery is located immediately to the west, and Landbay-L of Potomac Yard, to the east. Just beyond the industrial uses to the west is a low density residential neighborhood, a city park and George Washington Middle School. Monroe Avenue, where it fronts the subject site, has been completely rebuilt as part of the relocation of the Route 1 Bridge.

III. BACKGROUND

Development Special Use Permit application (DSUP #2007-0009) was approved by City Council on June 13, 2009 to develop a new electric substation to serve the future build-out of Potomac Yard. The Planning Commission approved the associated subdivision plat (SUB #2009-0005) on December 1, 2009 with an expiration date of June 1, 2011. This validity period is 18 months as allowed for under Section 11-1714 of the Alexandria Zoning Code. The applicant met this deadline by submitting their letter requesting the extension on June 1, 2011.

A complex number of land transfers, exchanges and easements were necessary to create the desired lot configuration needed to accommodate the substation equipment. Negotiations between the various property owners took longer than expected. Additionally, Dominion Power determined that another transmission line easement was necessary before the plat could be recorded. Since granting of this easement will occur after the original 18-month validity period expires, the applicant has submitted a subdivision application requesting an extension for an additional 18-month period. This request requires final approval by the Planning Commission.

IV. STAFF RECOMMENDATION

The proposed extension of the validity period for another-18-months is necessary to allow the Dominion Power substation to move forward. The proposed subdivision plat for the Dominion Power Electrical Substation will execute the various land transfers and easements necessary to allow for the substation to be constructed. The new substation is critical in addressing the future electrical load growth that will be triggered by the development of Potomac Yard.

Thus, staff recommends **approval** of the 18-month extension request of the subdivision per Section 11-1714 of the City Code.

STAFF: Gwen Wright, Development Division Chief, Department of Planning & Zoning
Dirk H. Geratz, AICP, Principal Planner, Department of Planning & Zoning



APPLICATION

SUBDIVISION OF PROPERTY

SUB # 2011-0004

PROPERTY LOCATION: 501, 521 E. Monroe Avenue; 1400 Mainline Boulevard; property of the City of Alexandria (not assigned address)

TAX MAP REFERENCE: 044.01-05-01, 02; 044.03-07-01; not assigned **ZONE:** CSL/CDD #10

APPLICANT:

Name: Virginia Electric and Power Company d/b/a Dominion Virginia Power

Address: 120 Tredegar Street, Richmond, VA 23219

PROPERTY OWNER:

Name: Virginia Electric and Power Company d/b/a Dominion Virginia Power

Address: 120 Tredegar Street, Richmond, VA 23219

SUBDIVISION DESCRIPTION Extension of Subdivision 2009-0005 approved by the Planning Commission on December 1, 2009 on the land of Virginia Electric and Power Company, the City of Alexandria, Potomac Yard Development, L.L.C. and Gold Crust Baking Company, Inc. pursuant to DSUP 2007-0009.

[x] **THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 of the Zoning Ordinance of the City of Alexandria, Virginia.

[x] **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.

[x] **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/her knowledge and belief.

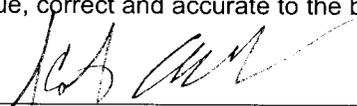
Scott E. Adams, Agent

Print Name of Applicant or Agent
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800

Mailing/Street Address

McLean, VA 22102

City and State Zip Code


Signature

703-712-5362 703-712-5278

Telephone # Fax #

sadams@mcguirewoods.com

Email address

5/23/11

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid and Date: _____

ACTION - PLANNING COMMISSION: _____

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: (check one)

the Owner Contract Purchaser Lessee or Other: Agent for Owner of the subject property.

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.

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.

OWNERSHIP AND DISCLOSURE STATEMENT

SAB 2011-0004

Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Virginia Electric and Power Company d/b/a Dominion Virginia Power	120 Tredegar Street Richmond, VA 23219	No shareholders own 10% or more of any class of stock.
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 521 E. Monroe Avenue _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

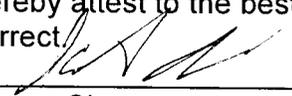
Name	Address	Percent of Ownership
1. Virginia Electric and Power Company d/b/a Dominion Virginia Power	120 Tredegar Street Richmond, VA 23219	No shareholders own 10% or more of any class of stock.
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/23/11 Scott E. Adams 
 Date Printed Name Signature

Alexandria City Council

William Euille
Kerry Donely
Frank Fannon IV
Alicia Hughes
Redella "Del" Pepper
Paul Smedberg
Rob Krupicka

Planning Commission

John Komoroske
H. Stewart Dunn
Jesse Jennings
Mary Lyman
J. Lawrence Robinson
Eric Wagner
Donna Fossum

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

**Board of Architectural Review
Old and Historic District**

Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey
Robert Duffy
Christina Kelley
H. Richard Lloyd, III
Douglas Meick
Philip Moffat
Deborah Rankin

Updated 7/27/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

Subdivision # 2011-0001

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: _____

PROJECT ADDRESS: 521 E. Monroe Avenue, Alexandria, VA 22314

DESCRIPTION OF REQUEST:

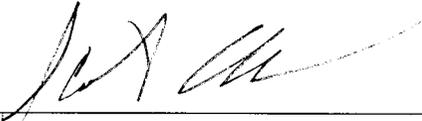
See Attached Plat showing a subdivision of the lands of Virginia Electric and Power Company, the City of Alexandria, Potomac Yard Development, L.L.C., and Gold Crust Baking Company, Inc.

THE UNDERSIGNED hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 6/23/11

Applicant

Agent

Signature: 

Printed Name: Scott E. Adams