

Docket Item #6
SUBDIVISION #2006-0009

Planning Commission Meeting
April 3, 2007

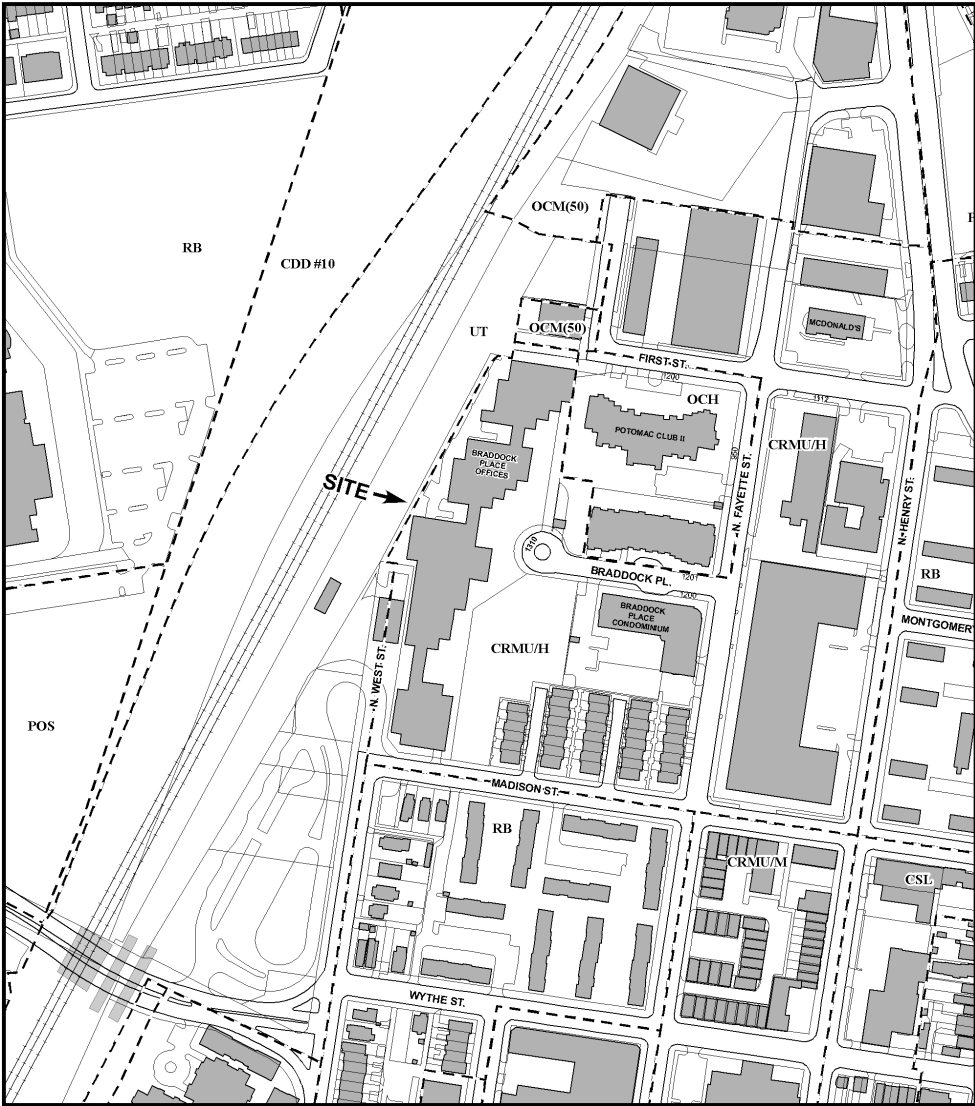
ISSUE: Consideration of a request to subdivide the subject property into four lots.

APPLICANT: ING Clarion Realty Services, LLC
By Catharine Puskar, attorney

STAFF: Richard W. Bray
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LOCATION: 1310 Braddock Place

ZONE: CRMU-H/Commercial Residential Mixed-Use High



SUB#2006-0009

04/03/07



I. DISCUSSION:

REQUEST

The applicant, ING Clarion Realty Services, LLC is requesting approval of a subdivision of lot 501 at 1310 Braddock Place.

SITE DESCRIPTION

The subject property is bounded on the west by land owned by the Washington Metropolitan Area Transit Authority, on the south by Madison Street, on the north by First Street and on the east by multi story residential buildings. The site currently contains 155,275 square feet of lot area with 3 office buildings of 7 stories and one office building of 4 stories. The subject property is zoned CRMU-H, and is located in the Braddock Road Metro Small Area Plan.



PROPOSAL

The applicant seeks approval to subdivide the subject parcel into 4 individual lots for the facilitation of individual ownership of the 4 office buildings. The applicant has prepared a Declaration of Covenants to enable the individual parcels to share the underground parking and common utilities and fire protection systems. The Declaration of Covenants also allows the individual properties to be viewed as one for the application of the City’s Zoning Ordinance.



BACKGROUND

The subject parcel was re-zoned from RB, residence to CO, commercial office, with proffers on May 16, 1981, by ordinance number 2573. On November 12, 1983 the property was re-zoned from CO, Commercial Office to M-2, Metro-Braddock Road station area, by ordinance number 2883. The Alexandria Master Plan, enacted in 1992, rezoned the property from M-2 to CRMU-H, Commercial Residential

Mixed Use (High). The subject property was approved and developed under the CO zoning regulations. The FAR was set at 3.0 and the maximum height at 77 feet. The site contains 4 multi story office buildings on one parcel with a shared parking garage, utilities and fire protection systems which cross the proposed subdivision lines.

Section 11-1710(B) of the Zoning Ordinance requires a subdivision to meet the following standard:

No lot shall be resubdivided in such a manner as to detract from the value of the adjacent property. Lots covered by a resubdivision shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land within the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision. In determining whether a proposed lot is of substantially the same character for purposes of complying with this provision, the commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by:

- (1) Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and
- (2) Land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned CRMU-H, and is located in the Braddock Road Metro Small Area Plan.

II. STAFF ANALYSIS

The applicant is requesting approval of a four lot subdivision. The purpose of the subdivision is to facilitate the individual ownership of the four existing office buildings. The southern lot, lot 701 will be 20,613 square feet and contains a four story office building. Lot 702 will be 47,804 square feet and contains a seven story office building. Lot 703 will be 57,900 square feet and contains a seven story office building. The northern lot, lot 704 will be 28,958 square feet and contains a seven story office building. Staff analyzed this case to determine whether a single parcel, developed with four separate buildings with shared parking and utilities, could subsequently be subdivided into individual lots. The City has made the determination that the Declaration of Covenants will enable the parking and utilities to be shared among the four individual lots.

An underground parking structure services the majority of the site and will cross the proposed new property lines. Other infrastructure, such as fire suppression systems, will also cross the property lines. The applicant has prepared a Deed of Subdivision and a Declaration of Covenants which allow the property to be subdivided for ownership purposes while allowing the City to view the four lots as one. The Declaration of Covenants stipulates a public access easement that follows the current Emergency Vehicle Easement around the northern boundary of the subject property. Fifteen foot wide public access easements are to be provided between each of the proposed lots as well as linkage to the future northern extension of the Linear Trail per the Declaration of Covenants. The Deed of Subdivision and Declaration of Covenants have been reviewed and accepted by the City Attorney.

III. RECOMMENDED CONDITIONS

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

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)
2. Locations of all easements and reservations such as the ingress/egress easement for the alley and all other easements and reservations shall be depicted on the final subdivision plan. (P&Z)
3. The final plat shall include the Surveyors Certification and plat title to indicate resubdivision of the existing lots. (P&Z)
4. The subject property shall be considered as one contiguous parcel for current zoning compliance. Any future redevelopment must conform to the zoning codes in effect at the time of redevelopment. (P&Z)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;
Richard Bray, Urban Planner.

Staff Note: This plat will expire 18 months from the date of approval, or on October 3, 2008, unless recorded sooner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1 Final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance.

Code Enforcement:

F-1 The proposed lot subdivision impacts the underground parking structure as well as the fire protection and life safety systems. Resolution of these conflicts with the USBC shall be done to the satisfaction of the Director of Code Enforcement.

Police Department:

F-1 The Police Department has no comments or objections to the subdivision of the Subject Property from one lot into four lots in order to facilitate the division of ownership of the office buildings.

Historic Alexandria Commission (Archaeology):

F-1 No Comment

Recreation, Parks & Cultural Activities (Arborist):

F-1 The turnaround area is identified on the submitted plat as private property. This area is public property and the plans should be revised accordingly.

F-2 This site is a key location within the Braddock Metro Small Area and Open Space Master Plans and the proposed subdivision has potential implications related to open space preservation and long range planning initiatives. The subdivision proposal provides an opportunity to increase open space, open space linkages, and trail options in the area.

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**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**