

Docket Items #18 & 19
SUBDIVISION # 2004-0004 (18)
SUBDIVISION # 2004-0006 (19)

Planning Commission Meeting
June 1, 2004

ISSUE: Consideration of a request for approval of subdivisions in the Carlyle Development.

APPLICANT: Carlyle Development Corporation
by Jonathan P. Rak, attorney

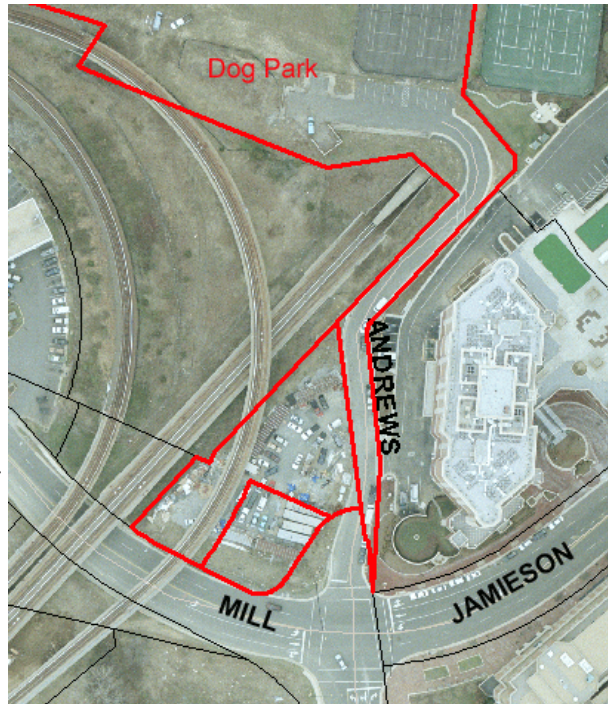
LOCATION: 2345-2347 Mill Road
2365 Mill Road

ZONE: CDD #1/Coordinated Development District
UT / Utilities and Transportation (2365 Mill Road)

DISCUSSION:

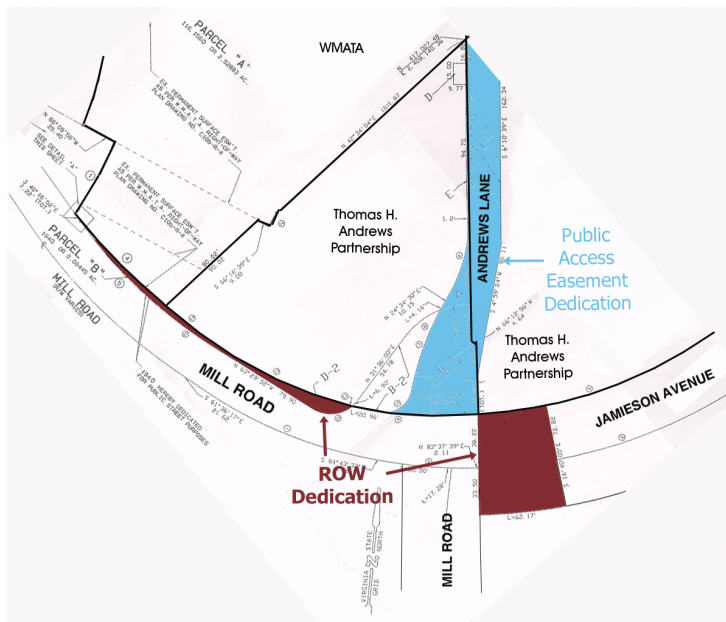
The applicant, Carlyle Development Corporation, requests approval of two subdivisions, with street dedication, for the property located at the western edge of the Carlyle Development. The properties are owned by the Thomas H. Andrews Partnership and the Washington Metropolitan Area Metro Authority (WMATA), and are located in the vicinity of Mill Road and Jamieson Avenue.

The proposed subdivisions were previously approved but were not recorded by the applicant and have expired. The subdivisions adjust property boundaries and dedicate land for the realignment of Mill Road and the existing Jamieson Avenue, as constructed. The subdivisions also record public access easements for the purpose of providing public access via Andrews Lane to the Carlyle tennis courts and dog park.



Aerial, Highlighting Area of Subdivision

The proposed subdivisions are consistent with the plans for the Carlyle Development and with the City's realignment of Mill Road. The subdivisions were previously approved by the City, and staff recommends approval.



Proposed Subdivisions

STAFF: Eileen P. Fogarty, P&Z Director
Jeff Farner, Development Division Chief
David Sundland, Urban Planner III

STAFF RECOMMENDATION:

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

1. Areas A, B-1,C and E as depicted on the subdivision plat dated April 20, 2000 shall be dedicated as a perpetual public access easement. (P&Z)
2. Parcel D-2 as depicted on the plat dated April 20, 2000 and Parcel B on the plat dated May 10, 1999 shall be dedicated for public street purposes. (P&Z)
3. The final subdivision plat shall comply with Section 11-1709 of the Zoning Ordinance. (P&Z)

Staff Note: This plat will expire 18 months from the date of approval, or on December 1, 2005, unless recorded sooner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

No comments.

Code Enforcement:

No comments.

Police Department:

No comments.

Archaeology

F-1 Previous archaeological work has demonstrated that a historical living surface was buried under the fill near this development parcel. Artifacts recovered from this area suggested the presence of a nineteenth- through early twentieth-century domestic trash midden. It is possible that additional archaeological resources remain buried in the area of proposed development.

R-1 The following recommendation is pursuant to a 1993 Memorandum of Agreement between Alexandria-Southern properties and the City of Alexandria:

Developer will notify Alexandria Archaeology if significant archaeological resources (including old foundations, wells, privies, or concentrations of artifacts) are discovered during excavation, remediation, or other construction activities. If such resources are discovered, Developer will cooperate with Alexandria Archaeology toward the preservation of these resources; provided, however, that Developer shall not be responsible for carrying out or for the cost of carrying out any such actions; and provided, further, that such actions will not cause any delay in or interference with construction activities that is not acceptable to Developer.

R-2 It is recommended that the statement in R-1 above be included in the General Notes of the Preliminary and Final Site Plans so that on-site contractors are aware of the requirement.

Human Services:

No comments.

SUB# 2004-004 and 2004-006
2345-2365 Mill Road

REPORT ATTACHMENTS AVAILABLE IN THE PLANNING AND ZONING OFFICE