

Docket Item #19
SUBDIVISION #2005-0004

Planning Commission Meeting
June 7, 2005

This subdivision would have been automatically approved if not acted on by April 11, 2005, except that the applicant has waived the right to automatic approval.

ISSUE: Consideration of a request for subdivision.

APPLICANT: Mary Jane Gardner

LOCATION: 211 S. West Street and 308 Commerce Street

ZONE: RM/Residential and CD/Commercial Downtown

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended conditions found in Section III of this report.

SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE

I. DISCUSSION:

REQUEST

The applicant, Mary Jane Gardner, requests approval for a subdivision to adjust the property line between two lots at 211 South West Street and 308 Commerce Street.

SITE DESCRIPTION

There are two properties that are the subject of the requested subdivision. The first lot at 308 Commerce Street, has a frontage of 16 feet on Commerce, a lot depth of 79 feet, and a total lot area of 2,135 feet. The second lot at 211 South West Street has a lot frontage of 22 feet, a lot depth of 75 feet, and a total lot area of 1,745 square feet. The properties are generally perpendicular to each other, and share rear property lines. Both lots are occupied by residential townhouse dwellings. The surrounding area is occupied by residential townhome dwellings.



PROJECT DESCRIPTION

The applicant proposes to adjust the property line between two properties. The property at 308 Commerce has a small shed located at the back of the property, limiting access to a triangular area of 42 square feet behind it facing the rear of the property at 211 South West Street. According to the applicant, the owners at 308 Commerce are unable to utilize the land because of the placement of the shed. The proposed subdivision would adjust the property line so that this triangular piece would become part of the property at 211 South West Street. The applicant proposes to cultivate the area with a small flower garden and flowering tree. No other changes are proposed.



COMPLIANCE WITH RM/CD ZONE REGULATIONS

The property at 308 Commerce Street is located in the CD/Commercial downtown zone, and the property at 211 South West Street is located in the RM/Residential multi-family zone. Both

properties will comply with the zoning regulations in their respective zones if the subdivision is approved. The RM and CD standards and the corresponding information for the subject properties are as follows:

RM STANDARDS (Applies to 211 South West Street)			
Standard	RM Requirement	211 S West Existing	211 S West Proposed
Lot Area	1,452 s.f.	1,745 s.f.	1,787 s.f.
Lot Width - Townhouse	18'	22.33'	22.33'
Front Yard	0	20.9'	20.9'
Side Yard	5'	6'	6'
Rear Yard	16'	15.2'	21.3'
Open Space	35% (625 s.f.)	688 s.f.	730 s.f.
FAR	1.50	.85	.85

CD STANDARDS (Applies to 308 Commerce Street)			
Standard	RM Requirement	211 S West Existing	211 S West Proposed
Lot Area	1,452 s.f.	2,135 s.f.	2,093 s.f.
Lot Width - Townhouse	18'	23.31'	23.31'
Front Yard	0	5.9'	5.9'
Side Yard	5'	10.8'	10.8'
Rear Yard	16'	27.7'	27.7'
Open Space	40% (837 s.f.)	1,361 s.f.	1,319 s.f.
FAR	1.50	.52	.52

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, areas, 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.

MASTER PLAN

The properties are located in the King Street Metro/Eisenhower Avenue Small Area Plan chapter of the Master Plan.

II. STAFF ANALYSIS:

Staff does not object to the subdivision of the properties at 308 Commerce Street and 211 South West Street. It is a small area of only 42 square feet and does not create a significant change in the shape or character of the lots.

Staff recommends approval subject to the following condition.

III. STAFF RECOMMENDATION:

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

1. Final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES) (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Valerie Peterson, Urban Planner.

Staff Note: This plat will expire 18 months from the date of approval, or on December 7, 2006, unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 T&ES has no objections to the proposed subdivision.
- 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 change in the property line will affect the shed at the rear of 308 Commerce Street. The rear shed will be located within 5 feet of an interior lot line and will be required to meet C-1 below.
- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance.

Police Department:

- F-1 The Police Department has no objections to the re-subdivision of the land for the purpose of squaring off applicant's back property and then using it as a small flower garden.

Historic Alexandria Commission (Archaeology):

- F-1 No comments.

SUB #2005-0004
211 S. West Street and 308 Commerce Street

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