

Docket Item #2
SUBDIVISION # 2005-0005

Planning Commission Meeting
July 5, 2005

This subdivision would have been automatically approved if not acted on by June 12, 2005, except that the applicant has waived the right to automatic approval.

ISSUE: Consideration of a request to subdivide the subject properties into three lots.

APPLICANT: 110 South Pitt, LLC
by R.C. Fields, Jr

LOCATION: 115 and 119 South Royal Street

ZONE: 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

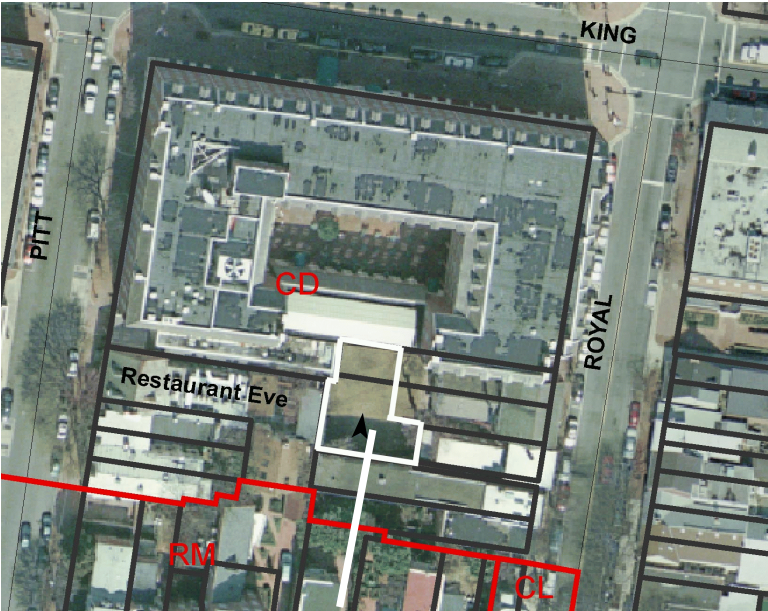
The applicant, 110 South Pitt, LLC, requests approval for a subdivision of two lots into three lots at 115 and 119 South Royal Street.

SITE DESCRIPTION

There are two properties that are the subject of the requested subdivision. The first lot at 115 South Royal Street has a frontage of 22 feet, a lot depth of 123 feet, and a total lot area of 2,679 square feet. The second lot at 119 South Royal Street has a lot frontage of 22 feet, a lot depth of 127 feet, and a total lot area of 4,001 square feet. The lot at 115 South Royal is rectangular, while the lot at 119 South Royal is a pipestem lot. Each lot is occupied by a semi-detached three-story brick building in the front with a two-story rear addition. The ground floor of each building is occupied by retail uses, with three accessory apartments above.

PROJECT DESCRIPTION

The applicant proposes to adjust the property lines to provide two equally sized lots along Royal Street (one lot for each existing building) and retain the rear portion of the original two lots as a third separate, landscaped lot, Lot 700. The applicant, who also owns the adjacent Restaurant Eve at 110 South Pitt Street, has requested this subdivision in order to retain the landscaped area adjacent to Restaurant Eve while allowing sale of the properties along Royal Street. The applicant has indicated that a possible future use of the new rear lot may be supplemental outdoor dining for Restaurant Eve should a future special use permit be requested and approved.



Proposed Lot 700

COMPLIANCE WITH CD ZONE REGULATIONS

The newly created lots each meet the requirements of the Zoning Ordinance, including providing a proposed 1.49 FAR, within the 1.50 FAR maximum, for the two existing buildings. As the site is considered non-residential due to the accessory nature of the apartments, there are no lot size, frontage, yard, or open space requirements, although more than 460 square feet of open space is provided in each of Lots 701 and 702.

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.

This type of subdivision of the rear portion of lots is in character with earlier subdivisions within Old Town. The adjacent lot at 121 South Royal Street was subdivided in a similar manner in 1976, with the rear portion of the yard being consolidated with the lot at 119 South Royal Street.

MASTER PLAN

The subject properties are located in the Old Town Small Area Plan chapter of the Master Plan.

II. STAFF ANALYSIS

Staff does not object to the subdivision of the properties at 115 and 119 South Royal Street. The resulting lots meet the requirements of the Zoning Ordinance and retain an interior landscaped area. Initially staff was concerned about the creation of a lot without street frontage and the potential for its future development. To address this concern, staff has added a condition requiring consolidation of Lot 700 with the lot at 110 South Pitt Street.

Staff recommends approval subject to the following conditions.

III. STAFF RECOMMENDATIONS

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) (T&ES)

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. At the time of recordation of this subdivision, Lot 700 shall be consolidated with the adjacent lot at 110 South Pitt Street. A note to this effect shall be placed on the plat. (P&Z)
4. The existing 26" maple tree shall be retained. (P&Z)
5. In the event of future ground disturbance on this subdivision, all requirements of the City's Archaeological Protection Code will be satisfied prior to the initiation of ground-disturbing activities. (Archaeology)

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

Staff Note: This plat will expire 18 months from the date of approval, or on January 5, 2006, unless recorded sooner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 Although lot 700 is scheduled to remain vacant at this time, after consolidation with an adjoining lot, any future development/redevelopment will be required to comply with Article XIII of the City's Zoning Ordinance. Article XIII indicates that the storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. Any deviation from these requirements must be addressed by the submission of a formal exception letter to the City of Alexandria as described in Memorandum to Industry #2002-0001.
- R-1 Final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance.

Code Enforcement:

- F-1 While the Fire Department does not oppose the proposed lot subdivision, the proposed new lot will have no available fire access. Consequently, in the mind of the Fire Department, this new lot (Lot 700) is an unbuildable lot.

Police Department:

- F-1 The Police Department has no objections.

Historic Alexandria Commission (Archaeology):

- F-1 This property has high potential to yield significant archaeological resources which could provide insight into various aspects of Alexandria's history. Mutual Assurance documents indicate that several dwellings (belonging to Diedrick Shekle, Jacob Resler and John Harper) were present on this street face in 1798, and that in 1805

Shekle's dry goods/grocery store, dwelling and kitchen were located on the block between a tailor's shop and a dwelling/grocery store. Tax records from 1810, 1830 and 1850 denote that there were also free African American households on the street face, and other historical records place a soup house on the block during the Civil War. However, as is the case with the late 18th and earlier 19th-century residences and businesses, the exact addresses are unknown. According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, Benjamin Barton, an early Alexandria silversmith and clockmaker purchased 115 and 119 S. Royal Street in 1864 and 1866. In the late 19th century, a printer and a dentist occupied the buildings, and by 1907, they served as an annex to the Hotel Feischmann. The lot to be subdivided thus could yield information about Alexandria in the 18th century, commercial/industrial activities in the 19th century, the daily lives of free blacks prior to the Civil War, and the activities of the Union Army.

- R-1 In the event of future ground disturbance on this subdivision, all requirements of the City's Archaeological Protection Code will be satisfied prior to the initiation of ground-disturbing activities.

Recreation, Parks & Cultural Activities (Arborist):

No comments received.

SUB #2005-0005
115 & 119 S. Royal Street

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