

Docket Item #3
SUBDIVISION #2005-0006

Planning Commission Meeting
July 5, 2005

This subdivision would have been automatically approved if not acted on by June 20, 2005 except that the applicant has waived the right to automatic approval.

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

APPLICANT: Hamlet East Limited Partnership
by The Mark Winkler Company

LOCATION: 5501 Sanger Avenue

ZONE: CDD-4/Coordinated Development District

SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE

I. DISCUSSION:

The applicant, Mark Winkler Company on behalf of the Hamlet East Limited Partnership, requests approval of a subdivision of an approximately 61 acre parcel into two lots. The parcel is currently known as Parcel B of the Hamlet East Subdivision and bounded by to the north by Beauregard Street and on the south by the Shirley Memorial Highway (I-395). Sanger Avenue runs north to south through approximately the center of Parcel B.

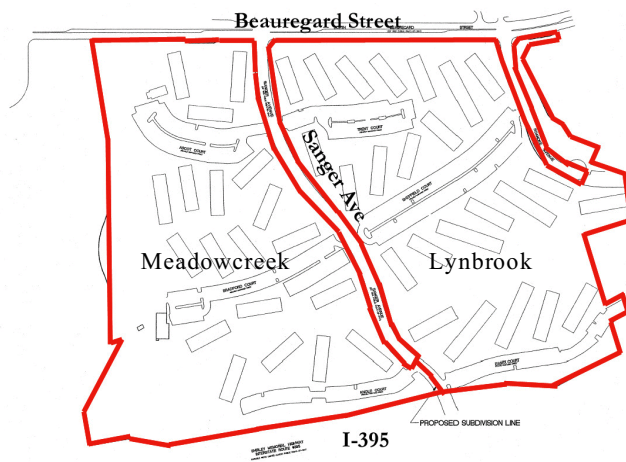
The property is part of the Winkler Coordinated Development District. The overall Conceptual Design Plan was approved for all the Winkler CDD property, including the property to be subdivided, in 1995 and again in 1999. As part of the approved Conceptual Design Plan, the property may be subdivided into separate lots of record. The CDD also stipulates that areas containing existing development may be redeveloped but existing uses and density shall generally be maintained.

Currently, the property is developed and two separate apartment communities, Lynbrook and Meadowcreek, occupy the parcel. Lynbrook contains 578 units and Meadowcreek contains 418 units with both apartment communities taking primary access from Sanger Avenue.

The applicant is requesting a two lot subdivision. The intention of the subdivision is to create a approximately 29.5 acre parcel for the Lynbrook apartments and an approximately 31.1 acre parcel for the Meadowcreek apartment community. The separate parcels for each apartment community are requested so the property lines will reflect the individual operations of each community and allow Lynbrook and Meadowcreek to function as separate entities.



Site Aerial



Proposed Subdivision Line in Red

Staff recommends **approval** of the subdivision.

II. STAFF RECOMMENDATION:

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. The location of all easements and reservations such as the ingress/egress easement for the private driveway and all other easements and reservations shall be depicted on the final subdivision plan. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffrey Farner, Chief, Development;
Dru Siley, Urban Planner.

Staff Note: This plat will expire 18 months from the date of approval.

CITY DEPARTMENT COMMENTS

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

Transportation and Environmental Services:

- R-1 The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance.
- F-1 There are significant RPA designations on this property associated with Holmes Run and an unnamed tributary to Holmes Run. Applicant should familiarize himself with the restrictions within this overlay district (CBPA, Chapter 1 of Alexandria Supplement To The Northern Virginia BMP Handbook).
- F-2 Portions of this site are described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for this.
- F-3 The City of Alexandria encourages the use of green building technology. Any future redevelopment of the subject properties will be subject to compliance by providing specific examples incorporating this technology, including low impact development, green roofs, and energy efficient materials, into its design.
- F-4 Although no redevelopment is scheduled at this time, any future redevelopment proposed 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.

Code Enforcement:

- F-1 No Comments

Historic Alexandria Commission (Archaeology):

F-1 No Comments

Police Department:

F-1 No objections

SUB #2005-0006
Hamlet East/Mark Winkler Company

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