

City of Alexandria, Virginia

MEMORANDUM

DATE: June 28, 2005

TO: Chairman and Members of the Planning Commission

FROM: Rich Josephson, Deputy Director, Department of Planning and Zoning

RE: Revised staff report for SUB2005-0003, 5079 Polk Ave. and 1325 N. Pegram St.;
Docket Item #5

Attached is a revised staff report for docket item #5, SUB2005-0003. References to Lot 1, Lot 2, and Lot 3 have been changed to Lot 501, Lot 502, and Lot 503, respectively. Also, two recommended conditions have been added, condition #25 and condition #27, and the language of recommended conditions #18 and #19 have been revised.

If you have any questions regarding the staff report, feel free to contact me or Katrina Newton at 703-838-4666 x305.

Docket Item #5
SUBDIVISION #2005-0003

Planning Commission Meeting
July 5, 2005

This subdivision would have been automatically approved if not acted on by April 8, 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: Darrell Trent
by Duncan Blair

LOCATION: 5079 Polk Avenue and 1325 N. Pegram Street

ZONE: R-20/Residential

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, Darrell M. Trent, requests approval for a subdivision of two lots at 5079 Polk Avenue and 1325 N. Pegasus Street into three lots.

SITE DESCRIPTION

The subject property is two lots of record with 442 feet of frontage on N. Pegasus St. and 354 feet of frontage on Polk Avenue and a total lot area of 3.4 acres. The property is currently occupied by two homes, a split level single-family residence and a one-story residence. Additionally, there is a tennis court and a swimming pool on the property. The existing driveway on the property is L-shaped and has access onto both N. Pegasus Street and Polk Avenue with the two residences sharing access to Polk Avenue. The property is located within a Resource Protection Area (RPA) with a perennial stream located in the center of the property.



SURROUNDING USES

The subject property is surrounded by single-family residences to the north, east and west with Polk Elementary School to the south of the property across Polk Avenue.



PROJECT DESCRIPTION

The applicant is proposing to subdivide the existing two lots into three separate lots with a house on each lot. The existing split level house would remain, while the one-story house would be demolished and replaced with a new house. Additionally, the existing tennis court would be removed and a new house would be constructed in the same location facing N. Pegasus Street. The driveway will remain L-shaped and the houses will share the driveway with easements to ensure access.



A large portion of the property is located within a RPA. The applicant has proposed no further encroachment into the RPA with the proposed dwellings. The tennis court on Lot 503 currently encroaches into the 100 foot RPA buffer, and the applicant proposes to remove the tennis court and locate a house in its place, which will lessen the area of impervious cover. The proposed dwelling on Lot 501 will not encroach into the RPA.

COMPLIANCE WITH R-20 ZONING REGULATIONS

The three proposed lots comply with R-20 zoning regulations with respect to lot size, lot frontage, lot width, and yard requirements. The proposed lots will be 43,895 square feet, 43,774 square feet, and 61,108 square feet in area, exceeding the minimum lot area of 20,000 square feet; however, due to a private covenant, the lots are required to be at least one acre in area. The lots will exceed the lot width requirement of 100 feet and 120 feet for the corner lot. Lot 501 has a lot width of 188 feet and a lot frontage of 173 feet, Lot 502 has a lot width of 100 feet and a lot frontage of 96 feet and Lot 503 has a lot width of 239 feet and a lot frontage of 242 feet. The two new houses will both need to be constructed with front yards of at least 40 feet and side yards of at least 12 feet and a setback ratio of 1:2. The house on Lot 503 will need a rear yard of at least 12 feet and a setback ratio of at least 1:1. Lot 501 is considered a corner lot; therefore, it has two front yards and two side yards. The houses will be limited to a floor area ratio of 0.25.

R-20 MINIMUM LOT STANDARDS				
	Required	Lot 501(Corner)	Lot 502	Lot 503
Lot Size	20,000 sq. ft.	61,108 sq.ft.	43,895 sq.ft.	43,774 sq. ft.
Lot Width	100/120* feet	188 feet	100 feet	239 feet
Lot Frontage	75 feet	173 feet	96 feet	242 feet

*corner lot

SUBDIVISION STANDARDS

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 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 DESIGNATION

The subject property is located in the Seminary Hill/Strawberry Hill Small Area Plan chapter of the Master Plan and is designated as residential low, with a maximum building height of 35 feet.

In addition to ensuring minimal disturbance of the RPA, staff wanted to enhance the RPA. The applicant has attempted to reduce disturbance on the property, limit the increase in impervious surface, and enhance the buffer. The proposal includes removing invasive species, all debris and trash from the buffer area, and planting species that will help improve water quality in the stream. Staff has included conditions requiring a detailed landscape plan that outlines more specifically the buffer remediation, which will be submitted as part of the plot plan review process.

Staff presented the subdivision proposal to board members of the Brookville- Seminary Valley Civic Association on April 26, 2005. The board members expressed little concern regarding the proposal and felt that the recommended conditions addressed their concerns.

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)
2. Locations of all easements shall be depicted on the final subdivision plan. (P&Z)
3. Each garage shall be set behind the main facade of the house. (P&Z)
4. Materials used for the exterior of the homes shall be quality materials that are consistent with the character of the neighborhood. (P&Z)
5. The final plat shall include the Surveyors Certification and plat title to indicate resubdivision of the existing lots. (P&Z)
6. The proposed new dwellings must be generally located within the footprints represented on the preliminary plat as to ensure no further encroachment into the Resource Protection Area. (P&Z)
7. No building is allowed within the existing sanitary sewer easement that crosses Lot 503. Applicant must relocate the existing 10" sanitary sewer and easement to accommodate proposed house. (T&ES)
8. Provide locations and alignments of proposed driveways and walkways. (T&ES)
9. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
10. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)

11. If construction of the residential units result in land disturbing activity in excess of 2500 square feet. The applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)
12. City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (T&ES)
13. A plot plan showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. The footprint, elevations, and proposed parking on the plot plan shall be consistent with what is proposed in this application. (T&ES)
14. The subdivision request was accompanied by a water quality impact assessment that included information showing the location of houses on the proposed lots and their relationship to the RPA. The impact assessment also outlined the removal of several existing impervious surfaces presently existing within the RPA. Approval of this subdivision is contingent to this impact assessment and the subsequent placement of houses, removal of impervious surfaces, and RPA improvements upon the lots as shown. (T&ES)
15. The City of Alexandria agrees with the approach that RPA buffer enhancement, as well as a reduction in impervious area within the 100' RPA buffer will satisfy the requirements for stormwater quality management performance, contingent upon the approval of the buffer enhancement (landscape) plan. Applicant shall demonstrate through a landscaping plan the existing plant material along with the quantity, quality, and location of plants to be planted. Plants selected shall be native in nature, vary in age and size. The final landscape plan shall be provided with the final plot plan to the satisfaction of the Directors of P&Z, RP&CA and T&ES Departments. (T&ES)
16. All references to a RPA exception should be removed from the plans. See Sheet 1 in "Proposed Development", and "Mitigation Measures". (T&ES)
17. The plan states (sheet 2) that "A detailed landscape plan which is in accordance with the City of Alexandria landscape guidelines shall be prepared and submitted with the final plans for this development." The majority of the remediation within the RPA associated with the creation of Lot 503 would physically occur on Lot 501. Applicant shall provide a landscape plan for this off-site area with the plot plan for Lot 503. A letter of agreement from the landowner of Lot 501 granting permission of entry and approval in concept of land disturbing activities within the RPA on 501 shall be submitted for approval of the subdivision plat. (T&ES)

18. The applicant shall revise Sheet 3 and use Worksheet A. Under “Proposed Development” on Sheet 1, revise the language to reflect use of Worksheet A in instead of Worksheet B. (T&ES)
19. On Sheet 3, under the “Buffer Area Remediation Note”, C, D, and E; replace the word “should” with “shall”. (T&ES)
20. The plot plan shall outline and specify the “Low Disturbance Methods” that will be employed to remove invasive species in the areas specified on the plan (otherwise it might be considered a disturbance in a RPA). (T&ES)
21. Prior to release of the performance bond, the applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that the existing storm water management facility adjacent to the project and associated conveyance systems were not adversely affected by the construction and that they are functioning as designed and are in a condition similar to prior to construction began. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance performed. (T&ES)
22. On submission of the plot plan, if fireplaces are to be included in the houses, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screen must be installed on chimney. (T&ES)
23. A “Certified Land Disturber” must be named on the Erosion & Sedimentation Control sheets at the pre-construction meeting prior to commencement of activity in accordance with the Virginia Department of Conservation and Recreation guidelines. (T&ES)
24. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner’s other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES)
25. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
26. Provide access easements for Lots 501 and 502 to ensure continued access to properties and to ensure fire access to the existing dwelling on Lot 502 on final subdivision plat. (Code)(P&Z)

27. The proposed driveway on Lot 502 shall meet the width of the existing driveway or fire access conditions and improvements will be required to maintain a suitable level of fire access to Lot 502. If an access easement is required on Lot 501, the easement will be shown on the final subdivision plat. (Code)
28. Provide a landscape plan that includes protection and preservation of existing vegetation, specification of plant material, crown coverage, bioretention plantings and maintenance to the satisfaction of the Directors of P&Z and RP&CA Departments and site plan checklist. The plan shall meet all requirements of Landscape Guidelines.(P&Z)(RP&CA)
29. All trees and vegetation to be removed shall be verified in-field prior to removal by the City Arborist. (RP&CA)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Rich Josephson, Deputy Director;
Katrina Newton, Urban Planner.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 No building is allowed within the existing sanitary sewer easement that crosses Lot 503. Applicant must relocate the existing 10" sanitary sewer and easement to accommodate proposed house.
- R-2 Provide locations and alignments of proposed driveways and walkways.
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.
- R-4 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet.
- R-5 If construction of the residential units result in land disturbing activity in excess of 2500 square feet. The applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control.
- R-6 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services.
- R-7 A plot plan showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. The footprint, elevations, and proposed parking on the plot plan shall be consistent with what is proposed in this application.
- R-8 The subdivision request was accompanied by a water quality impact assessment that included information showing the location of houses on the proposed lots and their relationship to the RPA. The impact assessment also outlined the removal of several existing impervious surfaces presently existing within the RPA. Approval of this subdivision is contingent to this impact assessment and the subsequent placement of houses, removal of impervious surfaces, and RPA improvements upon the lots as shown.

- R-9 The City of Alexandria agrees with the approach that RPA buffer enhancement, as well as a reduction in impervious area within the 100' RPA buffer will satisfy the requirements for stormwater quality management performance, contingent upon the approval of the buffer enhancement (landscape) plan. Applicant shall demonstrate through a landscaping plan the existing plant material along with the quantity, quality, and location of plants to be planted. Plants selected shall be native in nature, vary in age and size. The final landscape plan shall be provided with the final plot plan to the satisfaction of the Directors of P&Z, RP&CA and T&ES Departments.
- R-10 All references to a RPA exception should be removed from the plans. See Sheet 1 in “Proposed Development”, and “Mitigation Measures”.
- R-11 The plan states (sheet 2) that “A detailed landscape plan which is in accordance with the City of Alexandria landscape guidelines shall be prepared and submitted with the final plans for this development.” The majority of the remediation within the RPA associated with the creation of Lot 503 would physically occur on Lot 501. Applicant shall provide a landscape plan for this off-site area with the plot plan for Lot 503. A letter of agreement from the landowner of Lot 501 granting permission of entry and approval in concept of land disturbing activities within the RPA on 501 shall be submitted for approval of the subdivision plat.
- R-12 The applicant shall revise Sheet 3 and use Worksheet A. Under “Proposed Development” on Sheet 1, revise the language to reflect use of Worksheet A in instead of Worksheet B.
- R-13 On Sheet 3, under the “Buffer Area Remediation Note”, C, D, and E; replace the word “should” with “shall”.
- R-14 The plot plan shall outline and specify the “Low Disturbance Methods” that will be employed to remove invasive species in the areas specified on the plan (otherwise it might be considered a disturbance in a RPA).
- R-15 Prior to release of the performance bond, the applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that the existing storm water management facility adjacent to the project and associated conveyance systems were not adversely affected by the construction and that they are functioning as designed and are in a condition similar to prior to construction began. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance performed.

- R-16 On submission of the plot plan, if fireplaces are to be included in the houses, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screen must be installed on chimney.
- R-17 A “Certified Land Disturber” must be named on the Erosion & Sedimentation Control sheets at the pre-construction meeting prior to commencement of activity in accordance with the Virginia Department of Conservation and Recreation guidelines.
- R-18 During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner’s other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws.
- R-19 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.
- F-1 Subdivisions do not generally require the use of BMP worksheet computations. However, the applicant is using these computations to justify the subdivision and the type of subsequent development of these lots.
- C-1 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-2 Pay sanitary sewer tap fee prior to issuance of a building permit. (Sec. 5-6-25)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-4 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-5 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

- C-6 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for storm water pollutant load reductions, treatment of the water quality volume default, and storm water quantity management.
- C-7 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-8 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.
- C-9 Lots must be numbered in the 500 series. Zoning Ordinance Section 11-1710 (J) requirement.
- C-10 No bearings and distances are shown for interior lot lines. Zoning Ordinance Section 11-1706 (D)(8) requirement.
- S-1 The City of Alexandria encourages the use of green building technology. Provide specific examples where this development will incorporate this technology, including low impact development, green roofs, and energy efficient materials, into its design.

Code Enforcement:

- R-1 The proposed driveway on Lot 502 shall meet the width of the existing driveway or fire access conditions and improvements will be required to maintain a suitable level of fire access to Lot 502. If an access easement is required on Lot 501, the easement will be shown on the final subdivision plat.
- F-1 Provide information on how the existing driveway on Lot 503 which serves the existing dwelling on Lot 501 will be preserved. If no easement or other preservation measures will be taken to maintain this access point, the driveway off Polk Avenue will require redesign to meet current fire access requirements.
- F-2 The revised plan shows a new driveway on Lot 501 which will replace the existing 20 foot wide driveway to the existing home on Lot 503. The new driveway is narrower than the existing driveway and reduces fire access.

- 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. **Acknowledged.**
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Acknowledged.**
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Acknowledged.**
- C-4 A soils report must be submitted with the building permit application. **Acknowledged.**
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Acknowledged.**
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. **Acknowledged.**
- C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. **Acknowledged.**
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection. **Acknowledged.**

Police Department:

No objections.

Historic Alexandria Commission (Archaeology):

No comments

Recreation, Parks & Cultural Activities (Arborist):

- R-1 Provide a landscape plan that includes protection and preservation of existing vegetation, specification of plant material, crown coverage, bioretention plantings and maintenance to the satisfaction of the Directors of P&Z and RP&CA Departments and site plan checklist. The plan shall meet all requirements of Landscape Guidelines.

- R-2 All trees and vegetation to be removed shall be verified in-field prior to removal by the City Arborist.

SUB#2005-0003

5079 Polk Avenue and 1325 North Pegram Avenue

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