

Docket Item #8
SUBDIVISION #2005-0011

Planning Commission Meeting
March 9, 2006

This subdivision would have been automatically approved if not acted on by February 13, 2006, except that the applicant has waived the right to automatic approval.

ISSUE: Consideration of a request for subdivision.

APPLICANT: William and James Cafritz, L.P. & AIP Associates L.P.
by Harry Hart, attorney

LOCATION: 6000 Edsall Road and 515 S. Van Dorn Street

ZONE: RA/ Multifamily Zone

STAFF RECOMMENDATION: Staff recommends **approval** subject to the 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, William and James Cafritz, L.P. & AIP Associates L.P., requests approval for a subdivision of the property located at 6000 Edsall Road to 515 South Van Dorn Street.

SITE DESCRIPTION

The subject property is two lots of record, one with 247.9 feet of frontage at 515 S. Van Dorn Street, 518.9 feet of depth and a total lot area of approximately 3 acres, and the other at 6000 Edsall Road which has 918.9 feet of frontage on Edsall Road, 533 feet of depth and a total lot area of 22.3 acres. The site located at 515 South Van Dorn Street is developed with a Penske Truck Rental Facility. Access to the property is from South Van Dorn Street. The site located at 6000 Edsall Road, is developed with the South Port Apartments. Access to the property is from Edsall Road.



SURROUNDING USES

The surrounding area is occupied by a mix of residential, commercial, industrial, and retail uses. Immediately to the north is a National Tire and Battery facility as well as a Koon's Select Preowned Cars dealership. To the south is a Red Lobster restaurant. To the east is the Van Dorn Shopping Center and west is another garden apartment complex.



APPLICANT'S PROPOSAL

The applicant proposes to transfer by subdivision an area of 9,121 square feet from the property at 6000 Edsall Road to the property at 515 S. Van Dorn Street.

The applicants are not proposing any development on the subject area. The subdivision is requested so that the property can be in compliance with the deeds to both properties of 6000 Edsall Road (Lot 500) and 515 S. Van Dorn Street (Lot 501). The proposed subdivision will increase Lot 501 from its current size of 111,454 square feet to 120,575 square feet.

ZONING REGULATIONS

The property located at 6000 Edsall Road is zoned RA/ Multi-family and is in compliance with the RA/Multi-family zoning regulations. The property located at 515 S. Van Dorn Street is zoned CG/ Commercial General and is in compliance with the CG zoning regulations. With the proposed

subdivision, the property at 515 S. Van Dorn Street will have a split zoning, with the newly added 9,121 square feet zoned RA and the remainder of the property zoned CG. The applicant is not proposing any zoning changes for the proposed subdivided area zoned RA of Lot 501.

The RA zone regulations can only apply to the area of the lot that is zoned RA. The CG zone regulations can only apply to the area of the lot that is zoned CG. Therefore the development potential for the CG zoned portion of the lot is not increased with the proposed subdivision.

OPEN SPACE REGULATIONS

The property located at 6000 Edsall Road, developed with the South Port Apartments, is required to have 337,600 square feet of open space. The current amount of open space for the property is 462,808 square feet. With the proposed subdivision, the total amount of open space for the property will be 453,687 square feet. Therefore, the property will continue to be in compliance with the required amount of open space. The subdivided area of lot 500 is currently designated as RPA (Resource Protection Area).

MASTER PLAN DESIGNATION

The proposed use is consistent with the Landmark/Van Dorn Small Area Plan of the Master Plan which designates the property as a RA/Multifamily use.

II. STAFF ANALYSIS

Staff recommends approval of the proposed subdivision. Subdivision of the property will not diminish the required amount of open space for the apartments at 6000 Edsall Road. Since the property will be split zoned, the lot area, density, FAR, and any other development regulations pertaining to the RA zoned portion of the lot cannot be transferred or utilized for development on the CG portion of the lot. Therefore, this subdivision does not increase the development potential of the existing lot.

Staff's primary concern is that the existing open space on the proposed newly added portion of Lot 501, including the trees, be preserved. The subject property is designated as a Resource Protection Area (RPA) by the Division of Environmental Quality. The subdivided area acts as a buffer between the residential and commercial uses. Therefore, staff has included a condition that this area remain open and undeveloped.

With the preservation of the open space and compliance with the below conditions, staff agrees that the proposed subdivision will not negatively impact the community and recommends approval of the subdivision.

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 shall be depicted on the final subdivision plan. (P&Z)
3. The final plat shall include the Surveyors Certification and plat title to indicate re-subdivision of the existing lots. (P&Z)
4. The proposed property line at the northeast corner of lot 501 should be parallel to the existing 10' storm easement. (T&ES)
5. The area of Lot 500 zoned RA and totaling 9,121 square feet shall remain wooded and open to comply with its RPA designation and can not be re-zoned. (P&Z) (RP&CA)

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

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- R-2 The proposed property line at the northeast corner of lot 501 should be parallel to the existing 10' storm easement. (T&ES)

Code Enforcement:

- F-1 No Comment

Police Department:

- F-1 The Police Department has no objections to the subdivision of properties.

Historic Alexandria Commission (Archaeology):

- F-1 No Comment

Recreation, Parks & Cultural Activities (Arborist):

- R-1 The area of lot 500 zoned RA and totaling 9,121 square feet can not be re-zoned and shall remain as open-space to comply with its RPA designation.
- F-1 The proposed subdivision is located in existing RPA. Any future land disturbing activity in the RPA will require VA-DEQ approval.

SUB#2005-0011
6000 Edsall Road & 515 S. Van Dorn Street

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