

Docket Item #4
SUBDIVISION #2006-0002

Planning Commission Meeting
July 6, 2006

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

APPLICANT: Post Carlyle II, LLC
By Catharine Puskar, attorney

LOCATION: 601 Holland Lane

ZONE: CDD #1/Coordinated Development District

I. BACKGROUND:

The applicant, is requesting approval of a subdivision for Lot 621 of the Carlyle Development. Lot 621 presently constitutes the Block O, which is bounded by John Carlyle and Emerson Streets, Holland Lane, and Eisenhower Avenue.



The applicant is in the process of obtaining final site plan approval to develop Block O within Carlyle. Block O will be developed with four buildings containing a total of approximately 331,091 sq.ft. with 302 units and 4,800 sq. feet of ground floor retail on John Carlyle Street. A fourteen-story tower is proposed along Holland Lane, a four-story is proposed adjacent to the rotary, an eight-story building is proposed at the corner of Eisenhower Avenue and John Carlyle Street and a four-story, L-shaped building is proposed to front on to John Carlyle Street and Emerson Avenue.



Site Plan for Block O

II. STAFF ANALYSIS:

The applicant is requesting approval of a two-lot subdivision. The intention of the subdivision is to allow the two buildings to be developed separately to facilitate the division of ownership. The subdivision will create a 78,267 sq.ft lot for the two four story and the eight story buildings, and a 27,936 sq.ft. lot is proposed for the fourteen-story building.

An underground parking structure will be constructed under the entirety of the block and will cross the proposed new property line. Other infrastructure, such as fire suppression systems, will also cross the property line. The applicant has prepared a Deed of Subdivision and a Declaration of Covenants which allow the property to be subdivided while allowing the City to view the two lots as one. The documents have been reviewed and accepted by the City Attorney.



**Block O South Elevation
(View from Eisenhower Avenue)**

As part of this process elements such as shared parking, utilities and other elements can be addressed. This approach is similar to the subdivision (SUB#04-14) approved for the adjoining Block L, which subdivided the block into two parcels for purposes of ownership.

The proposed subdivision will not affect the development or the design of the block, and the development as approved is consistent with the plans for the development of Carlyle. Staff recommends approval of the proposed subdivision.

III CONCLUSION:

The proposed subdivision will not affect the development or the design of the block, and the development as approved is consistent with the plans for the development of Carlyle. Staff recommends **approval** of the proposed subdivision.

IV. STAFF RECOMMENDATION:

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

1. The subdivision shall be subject to the provisions of a Deed of Subdivision and a Declaration of Covenants. The Deed of Subdivision and Declaration of Covenants shall be reviewed and approved by the City Attorney and shall be recorded immediately subsequent to the recording of the plat of subdivision. (P&Z)
2. The final subdivision plat shall comply with Section 11-1700, including Section 11-1709, of the Zoning Ordinance. (P&Z) (T&ES)
3. Developer will notify Alexandria Archaeology if significant archaeological resources (including old foundations, wells, privies, or concentrations of artifacts) are discovered during excavation, remediation, or other construction activities. If such resources are discovered, Developer will cooperate with Alexandria Archaeology toward the preservation of these resources; provided, however, that Developer shall not be responsible for carrying out or for the cost of carrying out any such actions; and provided, further, that such actions will not cause any delay in or interference with construction activities that is not acceptable to Developer. (Archaeology)
4. The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement. (Archaeology)

5. Final plat shall show Curve table, north arrow, and 3 VCS '83 coordinates on property curves. (T&ES)

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Jeffrey Farner, Division Chief , Development; and
Valerie Peterson, 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 Final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance.

Code Enforcement:

- F-1 The proposed lot subdivision impacts the common underground parking structure as well as the design of fire protection and life safety systems. Resolution of potential conflicts with the USBC shall be done to the satisfaction of the Director of Code Enforcement at the time of building permit application.

Police Department:

- F-1 No comments.

Historic Alexandria Commission (Archaeology):

- F -1 Previous archaeological work has demonstrated that possible living surfaces are present on terraces under the fill in Block O. It is therefore possible that archaeological resources remain buried in the area of proposed development. When development occurs, the following recommendations will help to insure that significant information about Alexandria's history is not lost as a result of construction activities.

- R - 1 The following recommendation is pursuant to a 1993 Memorandum of Agreement between Alexandria-Southern properties and the City of Alexandria:

Developer will notify Alexandria Archaeology if significant archaeological resources (including old foundations, wells, privies, or concentrations of artifacts) are discovered during excavation, remediation, or other construction activities. If such resources are discovered, Developer will cooperate with Alexandria Archaeology toward the preservation of these resources;

provided, however, that Developer shall not be responsible for carrying out or for the cost of carrying out any such actions; and provided, further, that such actions will not cause any delay in or interference with construction activities that is not acceptable to Developer.

- R-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.