

Docket Item #13

SUBDIVISION #2007-0003

Planning Commission Meeting
September 6, 2007

ISSUE: Consideration of a request for re-subdivision of the subject property.

APPLICANTS: Rodney Waller
Arthur Johnson Jr.
Mark James

STAFF: Richard W. Bray
Richard.bray@alexandriava.gov

LOCATION: 2708 & 2712 Mosby Street

ZONE: R-8/Residential

STAFF RECOMMENDATION: Staff recommends approval subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



I. DISCUSSION

Request

The applicants, Rodney Waller, Arthur Johnson and Mark James, request approval for a re-subdivision of the properties located at 2708 & 2712 Mosby Street.

Site Description & Surrounding Uses

The subject properties are two lots of record; one with 120 feet of frontage at 2708 Mosby Street, 100 feet of depth and a total lot area of 12,000 square feet. The other lot has 80 feet of frontage at 2712 Mosby Street, 100 feet of depth and a total lot area of 8,000 square feet. The surrounding area consists of single-family dwellings.

The subject lots are currently developed with single-family detached houses.

Applicant's Proposal

The applicants propose to re-subdivide the subject property. The parcel at 2712 Mosby Street will obtain an additional 2,000 square feet of property from the property at 2708 Mosby Street. The re-subdivision will result in two equal sized lots with 10,000 square feet of lot area each. The area to be re-subdivided functions as a large side yard at 2708 Mosby Street.

Zoning Regulations

The properties at 2708 and 2712 Mosby Street are zoned R-8. The proposed subdivision as it relates to the R-8 zoning requirements is as follows:

R-8 Zoning Regulations	Lot 516 (2708 Mosby)	Lot 514 (2712 Mosby)
Required Lot Area	8,000 sq. ft.	8,000 sq. ft.
Proposed Lot Area	10,000 sq. ft.	10,000 sq. ft.
Required Lot Width	65 feet	65 feet
Proposed Lot Width	100 feet	100 feet
Required Lot Frontage	40 feet	40 feet
Proposed Lot Frontage	100 feet	100 feet

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 and structures, lot areas, orientation, 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. In determining whether a proposed lot is of substantially the same character for purposes of complying with this provision, the Commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by (1) subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and (2) land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.

Master Plan Designation

The subject property is located in the Potomac West Small Area Plan chapter of the Master Plan. The proposed re-subdivision is consistent with the Master Plan.

II. STAFF ANALYSIS

Staff supports the application for subdivision. The average lot size on this block of Mosby Street is 6,505 square feet. The proposed subdivision will create two lots that are closer to this average lot size. The subdivision meets all standards for subdivision and will result in two lots in full compliance with the R-8 zone regulations.

Address	Lot Area	Lot Frontage
<i>2708 Mosby Street (Subject parcel)</i>	<i>12,000 Square Feet</i>	<i>120 Feet</i>
<i>2712 Mosby Street (Subject parcel)</i>	<i>8,000 Square Feet</i>	<i>80 Feet</i>
2706A Mosby Street	4,000 Square Feet	40 Feet
2706 Mosby Street	4,000 Square Feet	40 Feet

2704 Mosby Street	6,728 Square Feet	67 Feet
2702 Mosby Street	8,000 Square Feet	100 Feet
2715 Mosby Street	4,000 Square Feet	40 Feet
2713 Mosby Street	4,000 Square Feet	40 Feet
2711 Mosby Street	8,600 Square Feet	78 Feet
2709 Mosby Street	5,000 Square Feet	50 Feet
2707 Mosby Street	7,000 Square Feet	70 Feet
2705 Mosby Street	6,728 Square Feet	67 Feet

Comparison of Lots in The 2700 Block of Mosby Street

III. 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)
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. The portion of 2708 Mosby Street being conveyed shall be consolidated on the plat of 2712 Mosby Street. (P&Z)
4. The final plat shall include the Surveyors Certification and plat title to indicate re-subdivision of the existing lots. (P&Z)
5. Should any trees be removed on these proposed lots, appropriate landscaping shall be installed to replace the lost crown coverage. (RP&CA)
6. Any future development plans shall include a landscape plan for each lot to be submitted to Recreation Parks & Cultural Activities for review. (RP&CA)

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 & Environmental Services:

F-1 No comments received.

Code Enforcement:

F-1 No comment.

Police Department:

F-1 The Police Department has no objections to the re-subdivision for the purposes of relocation of property boundary.

Recreation, Parks & Cultural Activities (Arborist):

F-1 No specimen trees are found on the subject site.

R-1 Should any trees be removed on these proposed lots, appropriate landscaping shall be installed to replace the lost crown coverage.

R-2 Any future development plans shall include a landscape plan for each lot to be submitted to RP&CA for review.

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**REPORT ATTACHMENTS
AVAILABLE IN PLANNING AND ZONING**