

Docket Item #8

SUBDIVISION #2006-0007

Planning Commission Meeting
January 4, 2007

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

APPLICANT: 403 West Masonic, LLC
By Duncan W. Blair, Attorney

LOCATION: 407 West Masonic View Avenue

ZONE: R-5/Residential

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

I. DISCUSSION

Request

The applicant, 403 W. Masonic LLC, request approval for a subdivision of one lot of record, located at 407 W. Masonic View Avenue (Lot 9).

Site Description & Surrounding Uses

The subject property is one lot of record (Lot 9) with approximately 126 feet of frontage at 403 W. Masonic View Avenue, 114 feet of depth and a total lot area of approximately 8,570 square feet. The surrounding area consists of residential uses. Lot 9 is currently improved with an existing garage, used by the property owner at 407 W. Masonic View Avenue.

Applicant's Proposal

The applicant proposes to subdivide Lot 9 into two lots. Proposed Lot 9B will have 40.27 feet of frontage, approximately 32.01 feet of depth, and a total area of 643 square feet. Proposed Lot 9A will have 39.19 feet of frontage along W. Masonic View Avenue, 89.99 feet of depth, and a total area of 2,006 square feet. The applicant proposes to purchase Lot 9B and consolidate it with their property. The applicant is not proposing any additional development or removal of trees as a part of this application, and proposes to use the additional square to enhance the entrance to 403 W. Masonic View Avenue.

Zoning Regulations

Proposed Lot 9B is zoned R-5 residential. Although the lot does not meet the minimum requirements for lot area, width, and frontage, the applicant is proposing to consolidate the proposed lot with Lot 500, creating a complying 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 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 properties are located in the Northridge-Rosemont Small Area Plan chapter of the Master Plan and are designated as RL/Residential Low use. The proposed subdivision is consistent with the Master Plan.

II. STAFF ANALYSIS

Staff has no objection to the proposed subdivision request. The applicant is proposing a subdivision as well as a consolidation that will create a complying lot. The applicant has indicated to staff that the proposed lot (Lot 9B) will be consolidated with Lot 500 and staff has included a condition to this effect.

The applicant is not proposing any removal any trees. Also, there is an existing curb cut on Lot 500 therefore, no new curb cut will be requested.

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

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 final plat shall include the Surveyors Certification and plat title to indicate resubdivision of the existing lots. (P&Z)
4. The applicant shall consolidate Lots 9A and Lot 10. (P&Z)
5. Final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)

6. At the time of recordation of this subdivision, Lot 9B shall be consolidated with the adjacent Lot 500. A note to this effect shall be placed on the plat. (P&Z)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;
James Hunt, 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 No Comment

Historic Alexandria Commission (Archaeology):

F-1 Low potential, no Archaeology action

Recreation, Parks & Cultural Activities (Arborist):

F-1 RP&CA has no comments on this subdivision as proposed. Any future subdivision/consolidation related to this parcel of land will require additional review by RP&CA in relation to loss of trees and open space.

Police:

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