

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Docket Item #4
SUBDIVISION # 2008-0003

Planning Commission Meeting
June 3, 2008

ISSUE: Consideration of a request for subdivision to adjust the property lines of three existing lots.

APPLICANT: Cloverdale, LLC

STAFF: Nathan Randall
nathan.randall@alexandriava.gov

LOCATION: 1305, 1307, 1309 King Street

ZONE: KR/King Street Retail

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 applicant, Cloverdale LLC, requests approval for a subdivision to adjust property lines at 1305, 1307, and 1309 King Street.

SITE DESCRIPTIONS

The property at **1305 King Street** has approximately 21 feet of frontage on King Street, 100 feet of depth, and a total lot area of approximately 2,100 square feet. It is currently developed with a commercial building of approximately 2,400 square feet which is occupied by a restoration/antiques store.



The property at **1307 King Street** has approximately 23 feet of frontage on King Street, 100 feet of depth, and a total lot area of approximately 2,300 square feet. It is currently developed with a three-story commercial building of approximately 2,344 square feet which is occupied by an art gallery. There is also a one story brick-frame garage at the rear of the property.

The property at **1309 King Street** has approximately 15 feet of frontage on King Street, 100 feet of depth and a total lot area of approximately 1,500 square feet. It is currently developed with a two-story commercial building of 1,644 square feet which is currently vacant.

Access to each of the three properties is from King Street. None of the three buildings exceeds the maximum FAR allowed for the KR zone.

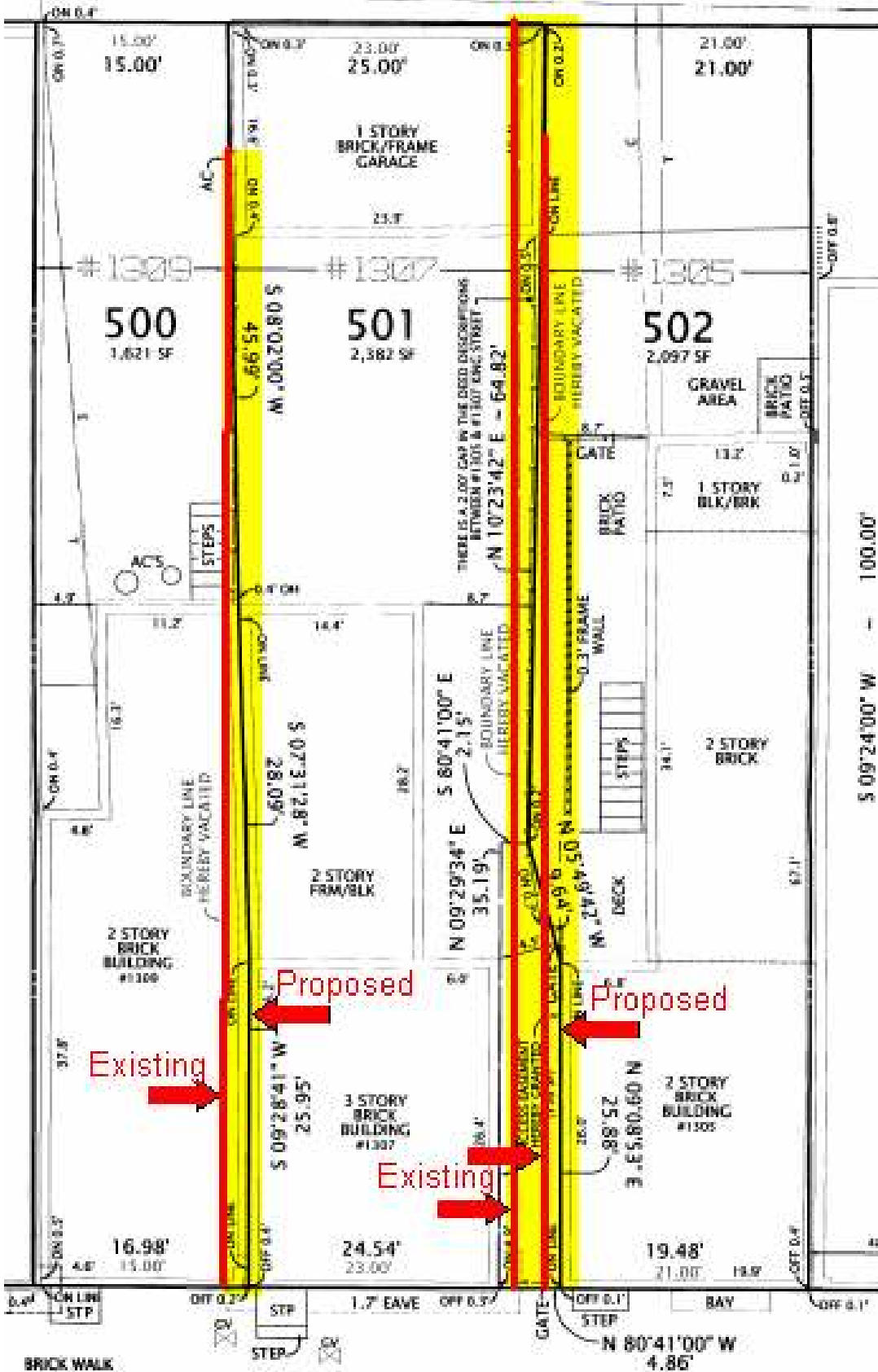
SURROUNDING AREA

The area surrounding 1305, 1307, and 1309 King Street is occupied by a mix of commercial and office uses. Immediately to the north is an office use. To the south are a used automobile dealership, a comic book store, and a restaurant. To the east of 1305 King Street is a home décor business. To the west of 1309 King Street is a clothing/tailoring shop.

PROPOSAL

As shown in the attached plat and illustrated on the following page, the applicant proposes to adjust the eastern and western property lines of the lot located at 1307 King Street, affecting all three subject properties. The apparent reason for this request is to correct two historical inaccuracies which have been discovered while endeavoring to construct the proposed two-story building at 1309 King Street. One of these is the discovery that the existing building at 1309 King encroaches onto the property at 1307 King. The other is that a gap of un-recorded land exists between 1305 and 1307 King Street.

SUB2008-0003: Proposed Subdivision



Existing

Proposed

Proposed

Existing

The lot frontage and lot size measurements will change for all three properties as shown in the table below.

Property Address	Existing Lot Area	Proposed Lot Area	Existing Lot Frontage	Proposed Lot Frontage
1305 King Street	2,100 sq ft.	2,097 sq ft.	21 ft.	19.48 ft.
1307 King Street	2,300 sq ft.	2,382 sq ft.	23 ft.	24.54 ft.
1309 King Street	1,500 sq ft.	1,621 sq ft.	15 ft.	16.98 ft.

The applicant proposes to demolish the existing two-story commercial building at 1309 King Street and construct a new two-story building on the property. The Board of Architectural Review has approved both the demolition (BAR#2008-0039) and new construction (BAR#2008-0040). The proposed building does not exceed the maximum FAR requirement on either the existing or proposed lot configuration at 1309 King Street. The existing buildings at 1305 King Street and 1307 King Street will also remain in compliance regarding FAR requirements under the adjusted lot configurations.

ZONING/MASTER PLAN DESIGNATION

The properties at 1305, 1307 and 1309 King Street are zoned KR and are within the boundaries of the Old & Historic Alexandria Historic District. In this portion of the KR zone, the maximum non-residential FAR is 1.5. There are no frontage or lot requirements in the KR zone, per Section 6-705(A) of the Zoning Ordinance.

The proposed and existing uses at the three properties are consistent with the Old Town Small Area Plan chapter of the Master Plan which has designated the properties for commercial use.

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.

Additional requirements for subdivisions exist in Sections 11-1710(C) through (R) of the Zoning Ordinance.

II. STAFF ANALYSIS

Staff supports the subdivision request at 1305, 1307, and 1309 King Street to adjust property lines. The reason for this request is to correct two historical anomalies which were discovered while planning to construct the proposed two-story building at 1309 King Street. Firstly, an encroachment occurs with the existing building at 1309 King Street going over the property line at 1307 King Street by as much as two feet. Secondly, a discrepancy found in the deeds of 1305 and 1307 King Street indicates that a two-foot gap of un-recorded land exists between these two lots. Although neither structure on these properties encroaches into this two-foot gap, adjusting the property lines at the three subject properties is a reasonable correction.

Furthermore, the property line adjustments are in conformance with the subdivision standards of Section 11-1710(A) through (R). Although the proposed side lot lines are not strictly at right angles to the street line of King Street, they are generally at right angles. In the case of the lot line between 1309 and 1307 King, strict right angles would not allow the structure at 1309 King to remain entirely on its lot while simultaneously allowing the one-story garage at 1307 King to remain entirely on its lot.

The lot sizes and frontages proposed are consistent with those existing in the King Street area. The smallest properties in the vicinity are 1213 and 1215 King Street, which each have 13 feet of frontage and 1,300 square feet of area. The smallest lot on the 1300 block of King Street is neighboring 1311 King, with 15 feet of frontage and 1,500 square feet of area. The largest on the block is 1317 King, with 39 feet of frontage and 4,680 square feet of area.

III. STAFF RECOMMENDATION

Staff recommends **approval** of the subdivision request, 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 11-1709 of the Zoning Ordinance. (P&Z)(T&ES)
2. Locations of all easements and reservations such as any ingress/egress easements 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 re-subdivision of the existing lots. (P&Z)
4. The final plat shall include an approval block. (P&Z)(T&ES)

5. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
6. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
7. The statements in Conditions #5 & 6 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;
Nathan Randall, 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:

- F-1 T&ES has no objections to the property line adjustment. (T&ES)
- R-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- R-2 Add approval block to mylar. (T&ES)

Code Enforcement:

- F-1 No Comment

Police Department:

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

Real Estate:

- F-1 No Comment

Historic Alexandria Commission (Archaeology):

- F-1 Tax records indicate that houses were present on this street face by 1810. According to the G.M. Hopkins fire insurance atlas, a frame building and shed/stable stood on the lot in 1877. The property therefore has the potential to yield archaeological resources that could provide insight into life in 19th-century Alexandria.
- R-1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

- R-3. The statements in archaeology conditions above marked with an asterisk (*) shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

Recreation, Parks & Cultural Activities (Arborist):

- F-1 No Comment