

DOCKET ITEM #4
Subdivision #2008-0005
1401, 1401 ½, 1403 and 1405 King Street

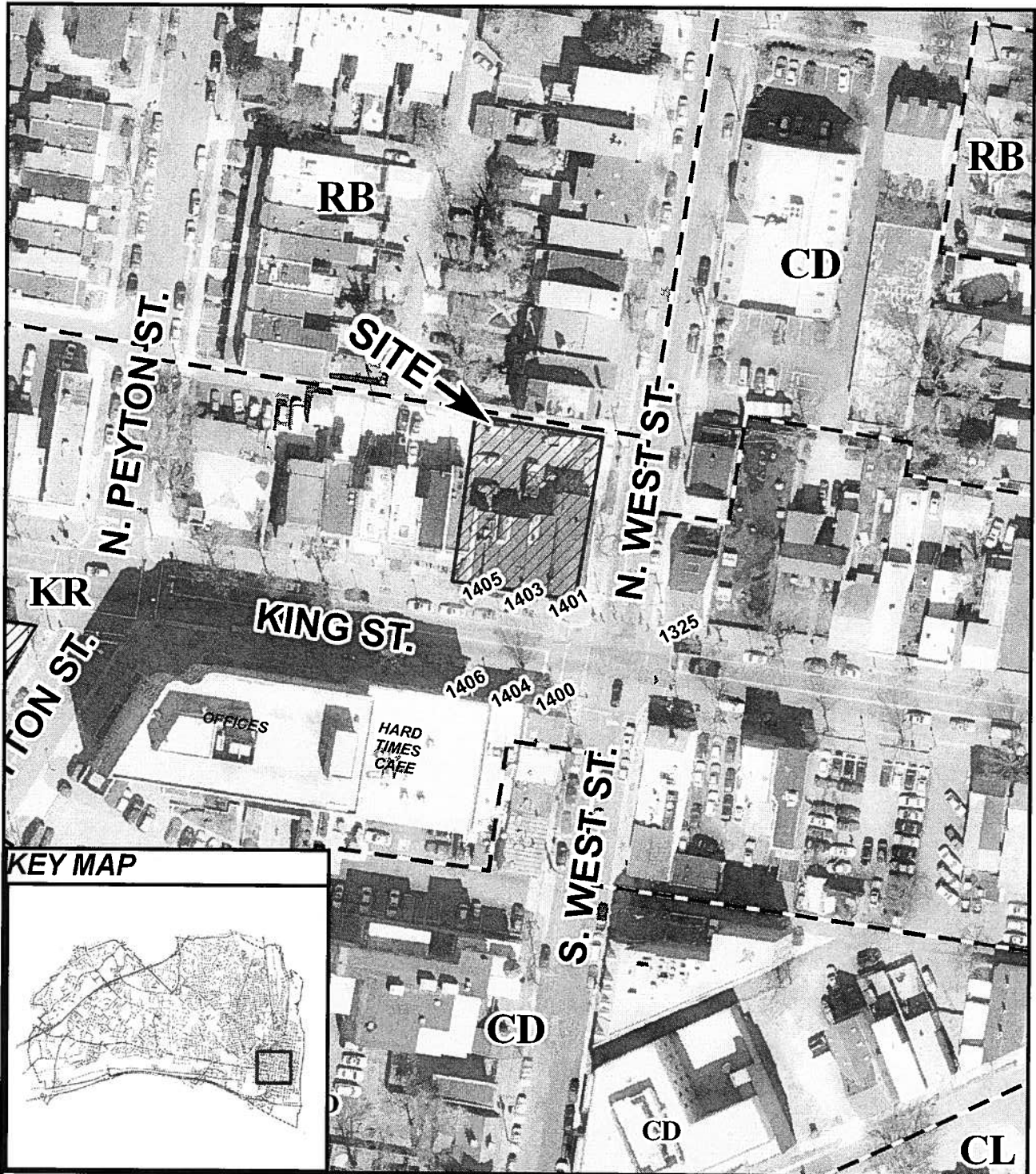
CONSENT AGENDA ITEM
 If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Consideration of a request for subdivision.	Planning Commission Hearing:	February 3, 2009
Address: 1401, 1401 ½, 1403 and 1405 King Street	Zone:	KR/King Street Retail
Applicant: 1401 King Street Associates, LP	Small Area Plan:	King Street Metro

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Eileen Oviatt Eileen.oviatt@alexandriava.gov

PLANNING COMMISSION ACTION:



SUB #2008-0005

02/03/09



I. DISCUSSION

REQUEST

The applicant, 1401 King Street Associates, LP, requests approval to consolidate and resubdivide the properties located at 1401 – 1405 King Street so that the existing buildings on the subject property can be situated on their own lots.

SITE DESCRIPTION AND SURROUNDING USES

The subject properties at 1401 - 1405 King Street are three lots of record with a total of 71 feet of frontage on King Street and 100 foot of frontage on N. West Street; a depth of 100 feet; and a total area of 7,100 square feet. The subject properties are occupied by four commercial/retail mixed-use buildings, which are addressed as 1401, 1401 ½, 1403, and 1405 King Street.

The dimensions of the three existing lots are as follows:

	1401 King Street	1403 King Street	1405 King Street
Frontage (King)	19 feet	26 feet	26 feet
Frontage (N. West)	100 feet		
Depth	100 feet	100 feet	100 feet
Total Area	1,900 sq. ft.	2,600 sq. ft.	2,600 sq. ft.

The surrounding area is developed predominantly by commercial row houses and office buildings that are occupied by a mix of office, retail, and residential uses. Immediately to the east, across North West Street, is the Hangar Shop; to the south, across King Street, are Gold Works jeweler, Hard Times Café, Deli News & More, and an office building; to the west are office townhouses; and to the north is a single family residential neighborhood.

PROPOSAL

The applicant is proposing to consolidate and resubdivide the three existing lots to create four lots that align with the four buildings that are currently situated on the lots. The resubdivision will maintain a total area of 7,100 square feet. The applicant has no plans to redevelop or sell the properties, and has applied for this subdivision so that land records will reflect how the properties are actually developed.

The dimensions of the proposed lots are as follows:

	Proposed Lot 500	Proposed Lot 501	Proposed Lot 501	Proposed Lot 503
Frontage (King)	22.15 feet	15.85 feet	17.25 feet	15.75 feet
Frontage (N. West)	100 feet			
Depth	100 feet	100 feet	100 feet	100 feet
Total Area	2,215 sq. ft.	1,585 sq. ft.	1,725 sq. ft.	1,575 sq. ft.

No changes in use are anticipated by the applicant.

ZONING/MASTER PLAN

The subject property is zoned KR, King Street Urban Retail, and is subject to the King Street Metro/Eisenhower Avenue Small Area Plan, which designates the properties for uses consistent with the KR zone requirements.

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 the adjacent property. Lots covered by a resubdivision shall be of substantially the same character as to suitability for residential use, areas, 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.

The KR zone has no requirements for lot area, frontage, width, front and side yard setbacks, or open space. The maximum floor area ratio in the KR zone is 1.5, and all of the proposed lots will be in compliance with FAR requirements. Information regarding the proposed FAR for the subject properties is listed below:

KR Requirement	Proposed Lot 500	Proposed Lot 501	Proposed Lot 502	Proposed Lot 503
1.5 FAR	1.24	0.96	0.82	0.90

II. STAFF ANALYSIS

Staff supports the subdivision request at 1401 – 1405 King Street to resubdivide the existing three lots to create four lots. The reason for this request is to create lots that correspond to the existing structures on the lots. Currently, four buildings sit on three lots, and this subdivision would create a fourth lot so that each of the existing structures is on its own lot.

Furthermore, this request does not include any proposed changes to the existing structures. The applicant intends ownership of the subject properties to remain the same, and does not have plans for any type of redevelopment at this time.

III. STAFF RECOMMENDATION

Based on the above, staff recommends **approval** of the proposed subdivision 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 add an approval block to the mylar. (T&ES)

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;
Eileen Oviatt, 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.
- R-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance.
- R-2 Add approval block to mylar.

Code Enforcement:

- F-1 No Comments

Police Department:

- F-1 The Police Department has no objections to consolidation and re-subdivision of three lots into four lots to correspond with four existing buildings.

Board of Architectural Review:

- F-1 The subject properties are located in the Old and Historic Alexandria District and under the jurisdiction of the Old and Historic Alexandria Board of Architectural Review (BAR).
- F-2 The applicant is requesting a consolidation and resubdivision of the properties located at 1401-1405 King Street; there are three existing lots per the descriptions of record, to become four lots to correspond with the four existing buildings.
- F-3 According to the application, no new development will occur on the existing properties at this time.
- F-4 The four buildings that comprise 1401-1405 King Street are historic buildings and contribute to the character of the Old and Historic Alexandria District.
- F-5 While no exterior alterations appear to be proposed for these buildings at this time, the applicant is reminded that any exterior changes to the buildings visible from a public-right-of-way, including but not limited to new signage, window replacements, roofing or siding materials replacement, fencing, exterior light fixtures, and any exterior demolition

or encapsulation greater than 25 square feet requires approval by the Board of Architectural Review. It is the applicant's responsibility to inform BAR Staff should such issues develop.

Recreation, Parks & Cultural Activities (Arborist):

F-1 No Comments

APPLICATION for SUBDIVISION

SUB # 2008-0005



[must use black ink or type]

PROPERTY LOCATION: 1401-1405 KING STREET

TAX MAP REFERENCE: 064.03-11-18, ¹⁴⁰¹(30), ¹⁴⁰⁵(37) & ¹⁴⁰³38 - ^{1401 1/2}ZONE: KR

APPLICANT'S NAME: 1401 KING STREET ASSOCIATES, LP

ADDRESS: C/O 1906 GLEN DRIVE, ALEXANDRIA, VA 22307

PROPERTY OWNER NAME: 1401 KING STREET ASSOCIATES, LP

ADDRESS: C/O 1906 GLEN DRIVE, ALEXANDRIA, VA 22307

SUBDIVISION DESCRIPTION: CONSOLIDATION AND RESUBDIVISION OF THE PROPERTIES LOCATED AT 1401-1405 KING STREET; THREE EXISTING LOTS AS PER DESCRIPTIONS OF RECORD TO BECOME FOUR LOTS TO CORRESPOND WITH FOUR EXISTING BUILDINGS

THE UNDERSIGNED hereby applies for a Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

M.J. MINTZ, PARTNER
Print Name of Applicant or Agent

[Signature]
Signature

1906 GLEN DRIVE
Mailing/Street Address

703-408-5002
Telephone # Fax #

ALEXANDRIA, VA 22307
City and State Zip Code

NOVEMBER 11, 2008
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

All applicants must complete this form.

1. The applicant is the (check one):

- Owner Contract Purchaser
 Lessee Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

OLDE TOWN REALTY TRUST, c/o M. J. MINTZ
1906 GLEN DRIVE, ALEXANDRIA, VA 22307
RICHARD AND BARBARA SADA
6124 VERNON TERRACE, ALEXANDRIA, VA 22307
TRUST FOR ROBERT A. MINTZ
c/o G. COLUCCI, ESQ., 555 12TH ST. NW, WASHINGTON, DC 20004
TRUST FOR C. L. MINTZ
c/o G. COLUCCI, ESQ., 555 12TH ST. NW, WASHINGTON, DC 20004

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia? N/A

- Yes. Provide proof of current City business license
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Please describe the existing and proposed use of the property(ies). Include a description of any structures, trees and landscaping, or other elements that occupy the property(ies).

EXISTING USE OF COMMERCIAL AND RETAIL
REAL ESTATE WILL REMAIN AFTER COMPLETION
OF THE PROPOSED RESUBDIVISION.
NO NEW DEVELOPMENT IS PROPOSED

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WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA

SUBDIVISION # _____

Project Name: 1401-1405 KING STREET

Project Address: 1401-1405 KING STREET

Description of Request: CONSOLIDATION AND RESUBDIVISION OF THE PROPERTIES LOCATED AT 1401-1405 KING STREET; THREE EXISTING LOTS AS PER DESCRIPTIONS OF RECORD TO BECOME FOUR LOTS TO CORRESPOND WITH FOUR EXISTING BUILDINGS.

The undersigned hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 11-11-08

- Applicant
- Agent

Signature: 

Printed Name: M. J. MINTZ