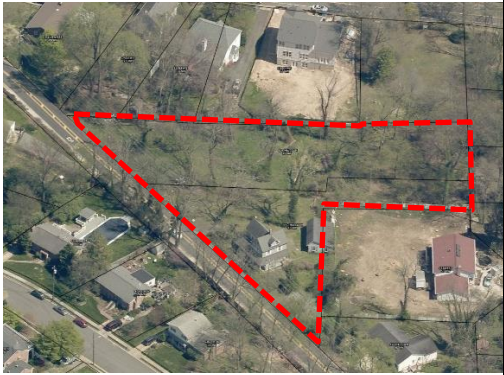




STAFF REPORT COVER SHEET

August 21, 2018

Address	424 Malcolm Road NW; 440 Malcolm Road NW	Case Number	PF-13-18-FP
Regular Meeting Date	8/21/2018	Applicant	JR Real Estate Group, LLC
Board/Commission	Planning Commission	Owner	JR Real Estate Group, LLC
Existing Zoning	RS-12.5	Existing Land Use	Low Density Residential
Brief Summary of Request	Recommendation to the Town Council on a final plat for the Malcolm Road Subdivision to re-subdivide two lots (Lot 17 and 19), Windover Heights, into three lots (Lot 1, 2 & 3), on property located at 424 Malcolm Road NW and 440 Malcolm Road NW in the RS-12.5, Single-Family Detached Residential zone.		
Site Improvements	The applicant proposes to construct a single-family detached dwelling on each lot.		
Size of Property	Existing Total: 61,189 sf, Post ROW Dedication Total: 54,996 sf, Post Cemetery Dedication Total: 54,239 sf		
Public Notice Requirements:	The Town Council shall notify the subdivider by mail ten days prior to the date of consideration of the final plat.		
Staff Recommendation: Recommend Approval to Town Council			
Brief Analysis			
PROPERTY HISTORY The 440 Malcolm Road, NW property consists of a 2-story single-family home, built in 1925. The 424 Malcolm Road, NW property does not contain any improvements.			
COMPATIBILITY WITH THE COMPREHENSIVE PLAN The Future Land Use Plan in the Comprehensive Plan 2015 Update designates the property as Low Density Residential. The proposed subdivision is consistent with the Low Density Residential designation.			
COMPATIBILITY WITH THE ZONING ORDINANCE The proposed subdivision of two lots into three lots complies with Chapter 17-Subdivisions and meets the area requirements for the RS-12.5 Single-family Detached Residential zoning district .			
Attachments	Submitted Plans ☒ Final Plat ☒ Public Works Memo ☒		
Author: Michael D'Orazio, AICP, Deputy Director			

ITEM NO. 1:

Recommendation to the Town Council on a final plat for the Malcolm Road Subdivision to re-subdivide two lots (Lot 17 and 19), Windover Heights, into three lots (Lot 1, 2, and 3), on property located at 424 Malcolm Road NW and 440 Malcolm Road NW in the RS-12.5, Single-Family Detached Residential zone. Application filed by JR Real Estate Group, LLC. *(Recommended new address of 430 Malcolm Road NW in addition to existing addresses)*

Introductory Comments / Characteristics of the Existing Property:



Figure 1 - 440 Malcolm Road Northwest

The subject site is located along the 400 block of Malcolm Road Northwest. It consists of two lots, currently addressed as 424 Malcolm Road Northwest and 440 Malcolm Road Northwest. Both lots are zoned RS-12.5 Single-family Detached Residential. The 440 Malcolm Road Northwest property includes a two-story single-family detached home and a detached garage. According to Fairfax County Real Estate Assessment, the home was built in 1925. The current condition of the house is listed as being in "below average condition." The 424 Malcolm Road Northwest property does not contain any improvements.

Eight single-family detached dwelling lots and the West End Cemetery abut the site. Single-family detached dwellings, which front Colin Lane Northwest, are also located across Malcolm Road Northwest. Generally, the grade of the two lots slopes away from Malcolm Road Northwest. The elevation ranges from 410' in the southwestern corner of the site to 396' in the northwestern corner to 390' in the southeastern corner.

West End Cemetery:



Figure 2 - West End Cemetery

The West End Cemetery, which is also known as the North-South Street Cemetery and Lewis Street Cemetery, abuts the site on the eastern side and is accessed off Lewis Street Northwest. The cemetery, which was established in 1884 to serve as a cemetery for African Americans, is listed as a historic property by the Town of Vienna.

Although it is no longer active and has been used to its capacity, the cemetery “represents a significant monument to the black heritage of the community.”¹ A passage from *This Was Vienna, Virginia* describes the transaction of the land for the cemetery:

“Eight years earlier in 1884, the Salsburys had sold for \$1.00, 47 square rods of land on Lewis Street (500 Block) to Jacob Ransell, Daniel West, and Yancey Thompson, trustees, to be used as a cemetery. The earliest grave listed is that of Lucinda Jackson (wife of Liphus Jackson) 10 March 1884, with seven others dating before 1900.”²

The applicant for the subdivision intends to dedicate a portion of the subject subdivision site (approximately 800 square feet) to the cemetery, which is currently under the trusteeship of Historic Vienna, Inc. Staff notes that the dedication does not benefit or hinder the applicant with lot area, width, or shape factor requirements. Further, the dedication would occur after the final plat has been recorded.

Proposed Subdivision:

The applicant proposes to re-subdivide the two lots into three lots. All lots will be accessed off Malcolm Road Northwest. The applicant will be dedicating 6,223 square feet of the site along Malcolm Road Northwest to the Town of Vienna for public use and will make frontage improvements, including a standard five-foot sidewalk and planting strip.

The planned three lots meet the required lot area and width requirements for the RS-12.5 Single-family Detached Residential zoning district, including after dedications for right of way and the cemetery. The three lots also meet the maximum lot shape factor. The table below includes the zoning requirements and lot dimensions for the subdivision.

Table 1: Zoning and Subdivision Requirements for Malcolm Road Subdivision				
	Requirement	Lot 1	Lot 2	Lot 3
Lot Area	Minimum 12,500 sf	13,649 sf	27,706 sf (26,649 sf after cemetery dedication)	13,612 sf
Lot Shape Factor	Maximum 25	20	24.88 (24.59 after dedication)	23.14
Street Lot Width	Minimum 50 ft	136.73 ft	68.04 ft	199.69 ft
Front Building Line Lot Width	Minimum 65 ft	117.35 ft	69.53 ft	156.23 ft
Midline Lot Width	Minimum 80 ft	84.4 ft	99.85 ft	109.77 ft

¹ Order No. 5789, Circuit Court of Fairfax County, Petition by Town of Vienna

² Connie Pendleton and Mayo Sturdevant Stuntz, *This Was Vienna, Virginia*, (Vienna, VA, 2001), 155.

Staff Recommendation:

Staff recommends the Planning Commission recommend approval of the final plat to Town Council. The subdivision application meets all zoning and subdivision requirements (including lot width requirements, lot shape factor, lot area, and tree canopy coverage). Further, it is consistent with the Comprehensive Plan 2015 Update and the Future Land Use Plan, which designates the site as "Low Density Residential."

The subdivision application also meets all requirements reviewed and enforced by the Department of Public Works, include stormwater management requirements (reference memo from Public Works).