




STAFF REPORT COVER SHEET

November 14, 2018

Address	307 Cabin Road SE	Case Number	PF-51-18-FP
Regular Meeting Date	11/14/2018	Applicant	Estate of Norma Margaret Payne (Developer is Signature Properties)
Board/Commission	Planning Commission	Owner	Estate of Norma Margaret Payne
Existing Zoning	RS-10	Existing Land Use	Low Density Residential
Brief Summary of Request	<div>Recommendation to the Town Council on a final plat for the Addition to the Jennie Lynn Division to subdivide one lot into two lots on property located at 307 Cabin Road SE in the RS-10, Single-Family Detached Residential zone.</div> 		
Site Improvements	The applicant proposes to construct a single-family detached dwelling on each lot.		
Size of Property	Existing Total: 22,500 sf/0.52 acres		
Public Notice Requirements:	The Town Council shall notify the subdivider by mail ten days prior to the date of consideration of the final plat.	As a courtesy notice, staff posted a sign on the property on November 6, 2018 notifying residents of meeting.	
Official Submission Date for Approval:	November 6, 2018		
Deadline for Action:	Action required by Town Council 60 days from submission of official submission.		
Staff Recommendation:	Recommend Approval to Town Council		
Brief Analysis			
<p>PROPERTY HISTORY</p> <p>The 307 Cabin Road SE property consists of a 1-story single-family home. Fairfax County records indicate the home was built in 1925 (this date has not been confirmed).</p> <p>COMPATIBILITY WITH THE COMPREHENSIVE PLAN</p> <p>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.</p> <p>COMPATIBILITY WITH THE ZONING ORDINANCE</p> <p>The proposed subdivision of one lot into two lots complies with Chapter 17-Subdivisions and meets the area requirements for the RS-10 Single-family Detached Residential zoning district.</p>			
Attachments	Submitted Plans <input checked="" type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Public Works Memo <input checked="" type="checkbox"/>		
Author: Michael D'Orazio, AICP, Deputy Director			

ITEM NO. 1:

Recommendation to the Town Council on a final plat for the Addition to the Jennie Lynn Division to subdivide one lot into two lots on property located at 307 Cabin Road SE in the RS-10, Single-Family Detached Residential zone. Application filed by Ted Britt, P.E. of Tri-Tek Engineering. *(Recommended new address of 305 Cabin Road SE in addition to existing address)*

Introductory Comments/ Characteristics of the Existing Property:



Figure 1 – 307 Cabin Road Southeast

The subject site is located along the 300 block of Cabin Road Southeast. It consists of one lot, currently addressed as 307 Cabin Road Southeast. The lot is zoned RS-10 Single-family Detached Residential. The property includes a one-and-a-half-story log cabin. According to Fairfax County Real Estate Assessment, the home was built in 1925. However, staff was unable to confirm the year in which the house was built. Aerial images from 1937 do not appear to show such a structure in the existing location of the cabin (reference Figure 2). Staff notes that the existing structure is not listed under the Vienna Historic Register.

Five single-family detached dwelling lots abut the site. Two single-family detached dwellings are also located across Cabin Road Southeast. Generally, the grade of the lot slopes away from Cabin Road Southeast. The elevation ranges from 394' in the northwestern corner (nearest Cabin Road) to 385' in the southeastern corner (near the rear yard property line).



Figure 2 - 1937 Aerial Image

Proposed Subdivision:

The applicant proposes to subdivide the one existing lot into two lots. Both lots will be accessed off Cabin Road Southeast. The applicant will make frontage improvements, including a standard five-foot sidewalk, a six-and-a-half-foot planting strip, and curb and gutter in front of the two proposed lots. Staff notes that sidewalks do not currently exist on either side of the 300 block of Cabin Road Southeast, while curb and gutter lines a majority, but not the entire block.

The two lots meet the required lot area and width requirements for the RS-10 Single-family Detached Residential zoning district. Both lots also meet the maximum lot shape factor. The table on the next page includes the zoning requirements and lot dimensions for the subdivision.

Table 1: Zoning Area Requirements			
	Requirement	Lot 1	Lot 2
Lot Area	Minimum 10,000 sf	11,250 sf	11,250 sf
Lot Shape Factor	Maximum 25	18	18
Street Lot Width	Minimum 45 ft	75 ft	75 ft
Front Building Line Lot Width	Minimum 60 ft	75 ft	75 ft
Midline Lot Width	Minimum 75 ft	75 ft	75 ft

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, including stormwater management requirements (reference memo from Public Works).