




STAFF REPORT COVER SHEET

July 1, 2019

Address	309 Glyndon Street SE	Case Number	PF-51-18-FP
Regular Meeting Date	7/1/2019	Applicant	Rob Fisher of Fisher Custom Homes, LLC
Board/Commission	Town Council	Owner	Fisher Custom Homes, LLC
Existing Zoning	RS-10	Existing Land Use	Low Density Residential
Brief Summary of Request	Consideration of a final plat for the Addition to the Katrina Hine Echols Division to re-subdivide one lot into two lots on property located at 309 Glyndon Street SE in the RS-10, 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: 42,785 sf/0.98 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 June 17, 2019 notifying residents of meeting. Town Clerk has notified surrounding neighbors by mail.		
Official Submission Date for Approval:	May 31, 2019		
Deadline for Action:	July 30, 2019 (Action required by Town Council 60 days from submission of official submission.)		
Brief Analysis			
PROPERTY HISTORY The 309 Glyndon Street SE property consists of a one and a half story single-family home and detached garage. Fairfax County records indicate the home was built in 1951.			
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 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 .			
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:

Consideration of a final plat for the Addition to the Katrina Hine Echols Division to re-subdivide one lot into two lots on property located at 309 Glyndon Street SE in the RS-10, Single-Family Detached Residential zone. Application filed by Rob Fisher of Fisher Custom Homes, LLC. (Recommended new address of 311 Glyndon Street SE in addition to existing address)

Introductory Comments/ Characteristics of the Existing Property:



Figure 1 – 309 Glyndon Street SE

The subject site is located along the 300 block of Glyndon Street Southeast. It consists of one lot, currently addressed as 309 Glyndon Street Southeast. The lot is zoned RS-10 Single-family Detached Residential. The property includes a one-and-a-half-story home, a one-story detached garage, and a small shed located near the rear property line. According to Fairfax County Real Estate Assessment, the home was built in 1951.

Three single-family detached dwelling lots and the Park Terrace Condos abut the site. Two single-family detached dwellings are also located across Glyndon Street Southeast.

Generally, the grade of the lot slopes away from Glyndon Street Southeast. The elevation ranges from 395' in the northeastern corner (nearest Glyndon Street Southeast) to 388' in the southwestern corner (near the rear yard property line).

Proposed Subdivision:

The applicant proposes to subdivide the one existing lot into two lots. Both lots will be accessed from Glyndon Street Southeast. 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 below includes the zoning requirements and lot dimensions for the subdivision.

Table 1: Zoning Area Requirements			
	Requirement	Lot 3A	Lot 3B
Lot Area	Minimum 10,000 sf	21,392 sf	21,393 sf
Lot Shape Factor	Maximum 25	20.08	20.08
Street Lot Width	Minimum 45 ft	90 ft	90 ft
Front Building Line Lot Width	Minimum 60 ft	90 ft	90 ft
Midline Lot Width	Minimum 75 ft	90 ft	90 ft

Requested Waiver for Frontage Improvements

The applicant is requesting a waiver from Town Council for frontage improvements, which typically include a standard five-foot sidewalk, a five-foot planting strip, and curb and gutter in front of the two proposed lots. Staff notes that the applicant has provided detailed drawings of frontage improvements on Sheet 11 of the civil set with a note that the improvements are to be made in the future by others (presumably the Town).

In lieu of these frontage improvements, the applicant is proposing installing a 24" storm sewer pipe through the middle of the existing lot (or along the shared property line of the two future lots), from Glyndon Street Southeast to the rear property line. The storm sewer pipe will tie into a future capital improvement project for curb and gutter, sidewalk, and storm sewer along Glyndon Street Southeast (reference Public Works memo for more information on the future project) and Figure 2 on the next page. In addition, the applicant proposes a 15-foot easement for the pipe.



Figure 2 - Conceptual Plans for Glyndon Street SE Storm Water Tie-in

Staff Analysis:

Staff finds that the subdivision application meets all zoning and subdivision requirements (including lot width requirements, lot shape factor, lot area, and tree canopy coverage), with the exception of the frontage improvements.

Per [Section 17-12](#), the applicant is allowed to request a waiver from Town Council for the improvements, which are required per [Section 17-67](#). In lieu of the frontage improvements, the applicant is proposing installing a storm sewer pipe in coordination with the Department of Public Works. The Department of Public Works supports the installation of the pipe in lieu of the frontage improvements.

Staff does note that the driveway entrance for Lot 3B is fairly close to an existing stop sign at the T-intersection with Glyndon Street Southeast and Cabin Road Southeast. Staff has worked with the applicant to locate the driveway so that it is not directly in the middle of the intersection.

Additionally, the subdivision 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).

Planning Commission Recommendation:

The Planning Commission, at its regular meeting on June 12, 2019, voted 6-0 to recommend approval of the subdivision to Town Council. A memo from the Planning Commission Vice-Chair, Stephen Kenney, who acted in the Chair's place at the meeting, is provided with this application.

While the application did not elicit many questions from the Commission, several Planning Commission members did voice concern about the utilization of compost amended soils by the applicant to address storm water management. Town Staff, as well as the applicant, explained that the use of the compost amended soils, which involves tilling of and replacing existing top soil with composted soil on almost the entire lot, is a Virginia Department of Environmental Quality approved method of storm water management.