




STAFF REPORT COVER SHEET

November 4, 2020

Address	117-121 Courthouse Road SW	Case Number	PF-48-20-FP
Regular Meeting Date	12/7/2020	Applicant	Dennis Rice of JDA Custom Homes
Board/Commission	Town Council	Owner	117 Courthouse Road LLC
Existing Zoning	RS-10	Existing Land Use	Low Density Residential
Brief Summary of Request	Request for approval of a final plat for the subdivision of 117 and 121 Courthouse Road SW into three lots on property located 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: 60,907 sf/1.4 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 October 9, 2020 notifying residents of meeting.	
Official Submission Date for Approval:	October 28, 2020		
Deadline for Action:	December 27, 2020 (Action required by Town Council 60 days from submission of official submission to Planning Commission.)		
Brief Analysis			
<p>PROPERTY HISTORY</p> <p>The 117-121 Courthouse Road SW properties consists of a two single-family homes. Fairfax County records indicate the homes were built in 1925.</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 two lots into three 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			

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Introductory Comments/ Characteristics of the Existing Property:



Figure 1 – Existing dwellings located at 121 Courthouse Road SW

The subject site is located along the 100 block of Courthouse Road SW. The site consists of two lots, currently addressed as 117 and 121 Courthouse Road SW. The lots are zoned RS-10 Single-family Detached Residential. The 117 Courthouse Road SW lot was recently rezoned from C-1A/C-2 to the RS-10 single-family zoning district. The Town Council approved the rezoning on August 31, 2020. It is a narrow lot that contains part of the existing driveway for the 121 Courthouse Road SW homes and is mostly covered by trees. The 121 Courthouse Road SW property contains two single-family dwellings, which according to Fairfax County Real Estate Assessment, were built in 1925.

The site is surrounded by a mix of commercial and residential properties. Commercial parking lots abut it on the northern and western property lines and a residential property abuts it on the southern property line. A commercial parking lot and a small office building are located directly across Courthouse Road SW.

Proposed Subdivision:

The applicant proposes to re-subdivide the two existing lots into three lots. All three lots will be accessed from Courthouse Road SW. The three lots meet the required lot area and width requirements for the RS-10 Single-family Detached Residential zoning district. One of the lots meets the lot shape factor, while the other two will require a waiver from Town Council. The table below includes the zoning requirements and lot dimensions for the subdivision.

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Table 1: Zoning Area Requirements				
	Requirement	Lot 1	Lot 2	Lot 3
Lot Area	Minimum 10,000 sf	18,108	20,171	22,040
Lot Shape Factor	Maximum 25	23.53	25.16	26.38
Street Lot Width	Minimum 45 ft	81.04	80.03	77.49
Front Building Line Lot Width	Minimum 60 ft	79.1	79	76.7
Midline Lot Width	Minimum 75 ft	76.9	76.8	75.1

Requested Waiver for Lot Shape Factor

The applicant is requesting a waiver from Town Council for lot shape factor for Lots 2 and 3. Lot shape factor is a calculation used to prevent irregular shaped lots and is calculated by squaring the perimeter of an individual lot and dividing that by the lot's area. A lot shape factor of 25 is not permitted unless waived by the Town Council.

Although Lots 2 and 3 are fairly rectangular and not irregularly shaped, the lot shape factor exceeds 25 due to the relative narrowness of the lots compared to their lot areas. Lot shape factors are smaller for more compact and square lots and are larger for longer, more narrow lots.

Staff Analysis:

Staff finds that the subdivision application meets all zoning and subdivision requirements (including lot width requirements, lot area, and tree canopy coverage), excluding the lot shape factor requirement.

Per [Section 17-12](#), the applicant is allowed to request a waiver from Town Council for the lot shape factor, which is required per [Section 17-60.1](#). Staff finds that Lots 2 and 3 are still fairly regular in shape, but because they are fairly large, do not meet lot shape factor.

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).

In regards to landscaping requirements, the applicant is meeting the 20% tree canopy requirement for the subdivision. The applicant is preserving approximately 12,000 square feet of existing 43,000 square feet of tree canopy, distributed throughout the three lots.

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Two large white oak trees, one of which is located in the Town's right of way (tree 432), and another abutting the right of way (tree 345) are two trees of particular interest to the Town and neighbors. Unfortunately, both trees are in poor condition and assessments from the Town's arborist and a urban forest conservationist from the Virginia Department of Forestry (see attached) find that there is high likelihood of large branches falling or trees dying within the next five years. The applicant's arborist includes similar assessments with recommendations that they both be removed.

The Planning Commission recommended on a 9-0 vote of approval of the proposed subdivision. A memo from the Planning Commission Chair is included with this item.