




STAFF REPORT COVER SHEET

December 7, 2020

Address	601 Marshall Road SW, 1011 Ware Street SW	Case Number	PF-47-20-FP
Regular Meeting Date	12/7/2020	Applicant	Connor Sekas of Apex Developers, LLC
Board/Commission	Town Council	Owner	VICKERY CLARENE H TR,
Existing Zoning	RS-16	Existing Land Use	Low Density Residential
Brief Summary of Request	Request for approval of a final plat for the subdivision of two lots into six lots on property located in the RS-16, 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: 127,830 sf/2.93 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 23, 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			
PROPERTY HISTORY The properties consists of a two single-family homes built in the 1950s. The homes have functioned as part of a pre-school, the Parkwood School, since the 1950s.			
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 six lots complies with Chapter 17-Subdivisions and meets the area requirements for the RS-16 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			

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Introductory Comments/ Characteristics of the Existing Property:



Figure 1 – Existing properties located at 601 Marshall Road SW and 1011 Ware Street SW

The subject site is located along the 600 block of Marshall Road SW and 1000 block of Ware Street SW. The site consists of two lots, currently addressed as 601 Marshall Road SW and 1011 Ware Street SW. The lots are zoned RS-16 Single-family Detached Residential. Both lots contain single-family detached dwellings that have been used for institutional purposes, serving as a pre-school (the Parkwood School) since the 1950s. An adjacent lot, 1009 Ware Street SW, also contains a single-family dwelling that was utilized for the pre-school.

The subject lots are heavily wooded and also include play areas for the pre-school. Figure 2 on the next page shows the layout of the school and the designated play area. In terms of grading, the lots slope upward toward Marshall Road SW, which a high point of 376 feet near Marshall Road and a low point of 360 near the outlet.

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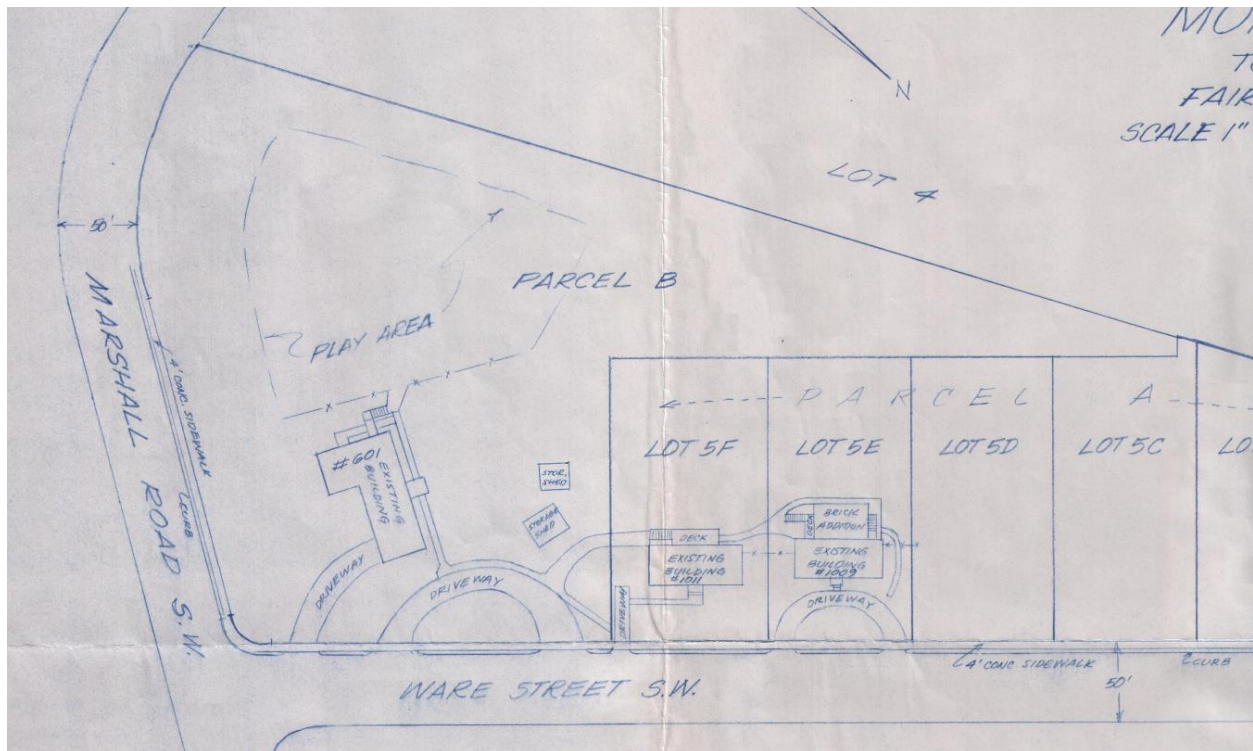


Figure 2 - Parkwood School Layout (from 1995 CUP application)

The site is surrounded by residential properties to the north and south and the Vienna Aquatic Club to the east. The Vienna Baptist Church is located across Ware Street SW. The Parkwood School had a parking agreement with the Vienna Baptist Church to use some of its parking spaces for operation of the school.

The developer of the subdivision also purchased the abutting lots this past year (lots 5E, 5D, and 5C) from the same owner of the subject lots and is currently building new single-family dwellings on those lots. As part of the development of those lots, the developer adjusted the boundary lines of the 601 Marshall Road property and lots 5D and 5C (reference Figure 2 and Figure 3). Boundary line adjustments, if part of the same subdivision, are completed administratively, as allowed by the Code of Virginia.

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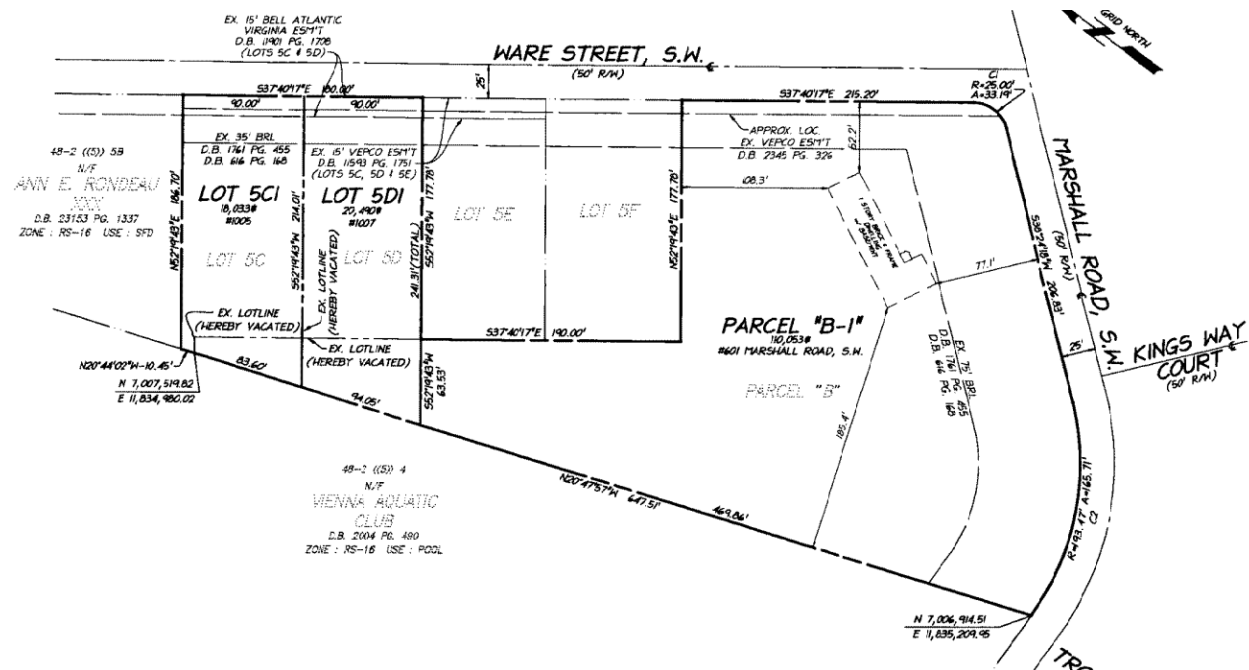


Figure 3 - Boundary line adjustment completed prior to subdivision application

Proposed Subdivision:

The applicant proposes to re-subdivide the two existing lots into six lots. Four of the lots will be accessed from Ware Street SW and two will be access from Marshall Road SW. The six lots meet the required lot area and width requirements for the RS-16 Single-family Detached Residential zoning district. The lots also meet the lot shape factor requirement. The table below includes the zoning requirements and lot dimensions for the subdivision.

Table 1: Zoning Area Requirements							
	Requirement	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Lot Area	Minimum 16,000 sf	18,459	18,117	16,072	16,087	24,550	25,088
Lot Shape Factor	Maximum 25	21.22	20.00	18.21	19.91	23.40	21.95
Street Lot Width	Minimum 50 ft	91.3'	121.9'	77.83'	80.0'	81.0'	90.0'
Front Building Line Lot Width	Minimum 65 ft	91.8'	114'	89.5'	80.5'	81.0'	90.0'
Midline Lot Width	Minimum 90 ft	90.3'	90.5'	93.7'	90.0'	90.1'	90.0'

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The proposed subdivision also includes an outlot (referred to in the Subdivision Ordinance as a lot remnant), which the developer intends to sell to the abutting 1009 Ware Street SW lot, which is not technically part of the proposed subdivision. This is allowed per Section 17-64, which states the following:

All remnants of land below minimum size left over after subdividing of a tract shall be added to adjacent lots unless the subdivider intends to effect the sale thereof or utilize such remnant in an adjacent subdivision rather than be allowed to remain as unsalable parcels.

Staff Analysis:

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

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 meets all requirements reviewed and enforced by the Department of Public Works, including stormwater management requirements (reference memo from Public Works).

The proposed subdivision also meets the tree canopy coverage requirements of 20%. Although a majority of the existing trees are to be removed, the applicant is preserving trees in the rear of Lots 5 and 6 and the outlot.

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.