



Legislation Text

File #: 19-1333, **Version:** 1

Subject:

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

EXPLANATION AND SUMMARY :

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.

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 to install 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 and Town Council Staff Report for more information on the future project). In addition, the applicant proposes a 15-foot easement for the pipe.

Planning Commission:

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.

Departmental Recommendation : 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. Staff supports the proposed 24" storm sewer pipe in lieu of the required frontage improvements.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : After consideration of the report and recommendations of the Planning Commission and review for conformity with Town Code Chapter 17 regarding subdivisions, the Town Council may approve the proposed subdivision approve the proposed waiver in its discretion.

Town Manager's Recommendation : After consideration of the report and recommendation of the Planning Commission and review for conformity with Town Code Chapter 17 regarding subdivisions, the Town Council may approve the proposed subdivision and waiver, at its discretion.

Cost and Financing:

Account Number:

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move to approve the 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."

And

"I further move to approve the requested waiver for required frontage improvements along Glyndon

Street SE and, in lieu of the frontage improvements, approve the proposed 24" pipe storm sewer to be provided by the subdivider with the 15-foot easement."

Or

Other action deemed necessary by Council.