



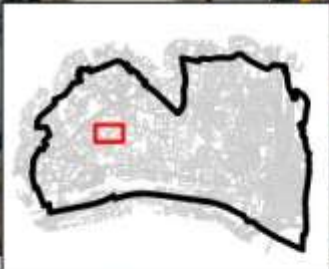
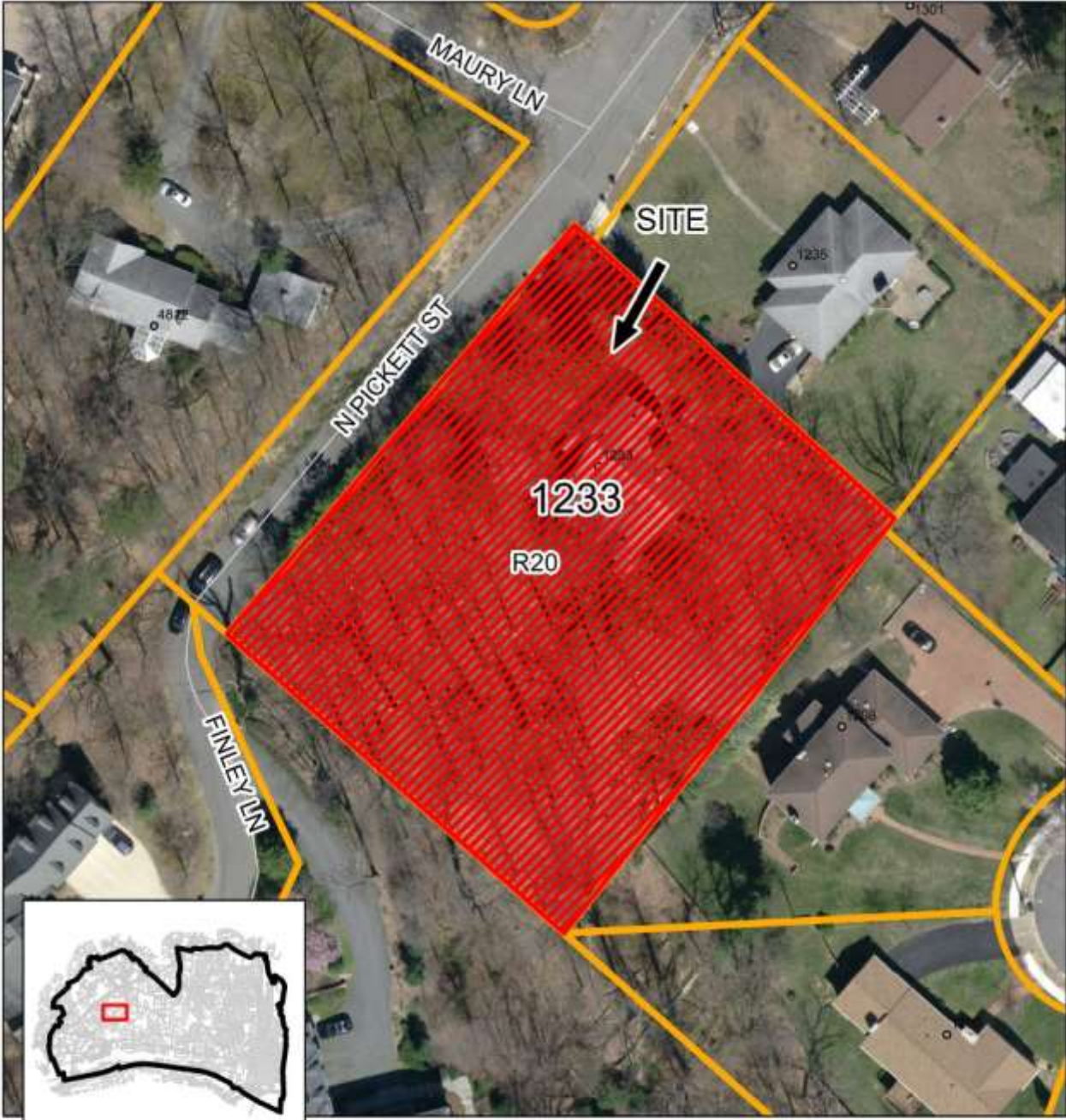
Subdivision
#2023-00007 1233 North
Pickett Street


Application	General Data	
Request: Public Hearing and consideration of a request for a subdivision to re-subdivide an existing lot into two lots.	Planning Commission Hearing:	March 5, 2024
	Final Plat to be Recorded By:	September 5, 2025
Address: 1233 North Pickett Street	Zone:	R-20/Residential
Applicant: Classic Cottages LLC	Small Area Plan:	Seminary Hill/Strawberry Hill

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Catie McDonald, catherine.mcdonald@alexandriava.gov
 Sam Shelby, sam.shelby@alexandriava.gov

PLANNING COMMISSION ACTION, MARCH 5, 2024: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.



 **Subdivision #2023-00007**
1233 North Pickett Street

0 25 50 100 Feet

N

I. DISCUSSION

The applicant, Classic Cottages, LLC, represented by Mary Catherine Gibbs, attorney, requests approval to subdivide an existing 43,156 square foot lot at 1233 North Pickett Street into two lots in the R-20 zone. Staff recommends approval of the subdivision request because required criteria are met; analysis follows.

SITE DESCRIPTION

The subject property, featured in Figure 1, below, is one large rectangular lot of record, addressed 1233 North Pickett Street. It has a lot size of 43,156 square feet, a lot width of 231.54 feet, and a lot frontage of 228.29 feet. Single-unit dwellings surround the subject property. A single-unit dwelling occupies the property which was constructed in 1972.



Figure 1 - Subject property

SUBDIVISION BACKGROUND

The subject property, “Residue Parcel A Kena Temple and Residue Lot 5 Creed Estate,” is a residue parcel of the adjacent Section 8, Varsity Park Subdivision. Staff research indicates that the subject property was part of what was the Creed Estate until 1929. On February 7, 1961, Planning Commission approved a subdivision of the Kena Temple property, creating “Parcel A” and “Parcel

B.” On August 19, 1963, Planning Commission approved a subdivision of “Parcel A,” creating Section 8 of the Varsity Park Subdivision. The subject property is the residual portion of the former “Parcel A” that was not included with the Section 8 of the Varsity Park Subdivision.

PROPOSAL

The applicant requests approval to subdivide the subject property into two new lots. Proposed Lot 500 would have 107.59 feet of frontage along North Pickett Street and would have a total lot size of 20,000 square feet. Proposed Lot 501 would have 120.70 feet of frontage along North Pickett Street and would have a total size of 23,156 square feet. Both proposed lots would remain rectangular in shape. The existing and proposed lots are shown in Figures 2 and 3, below.

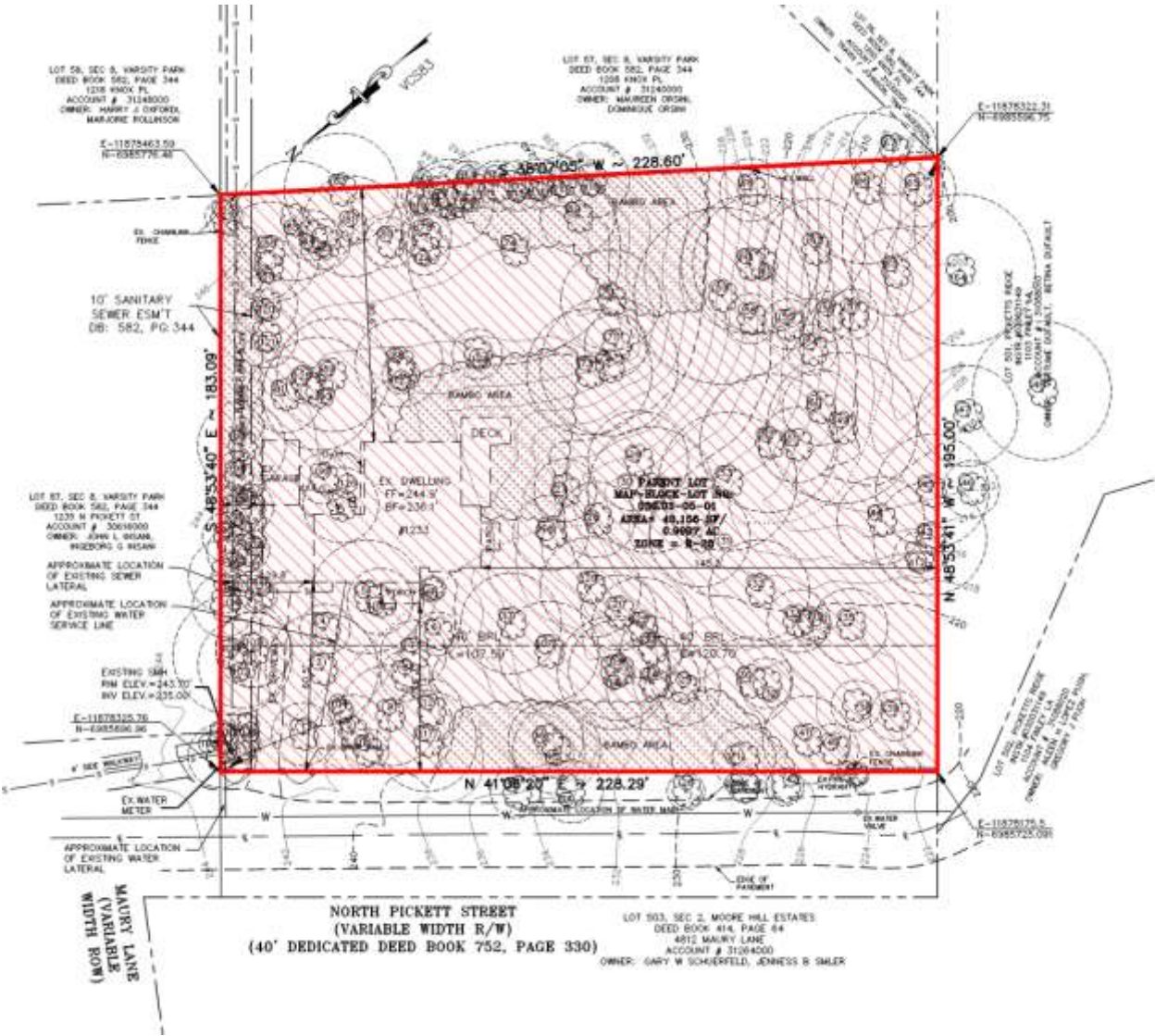


Figure 2 – Existing Lot

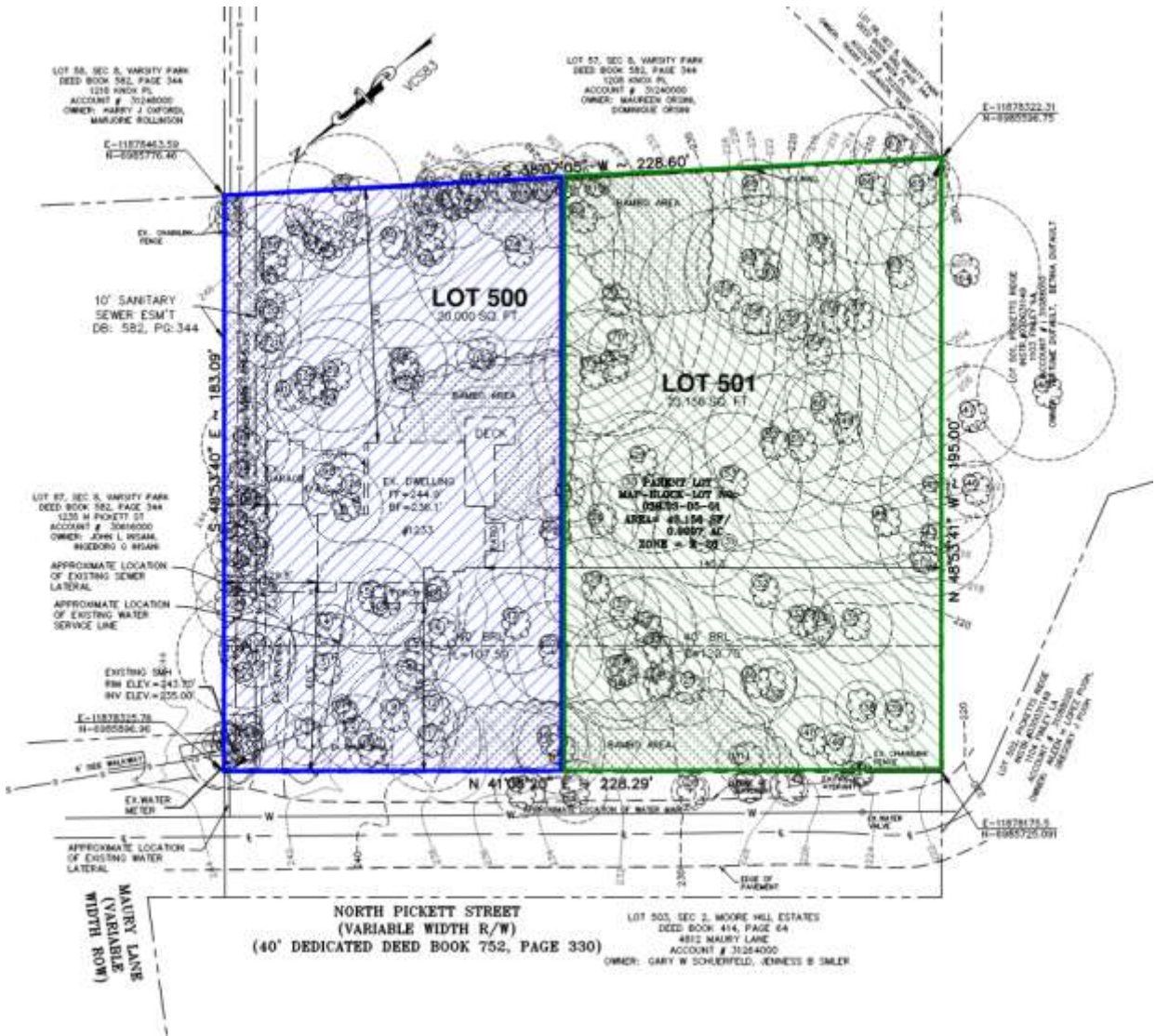


Figure 3 – Proposed Lots (Lot 500 in blue, Lot 501 in green)

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned R-20/Residential and both proposed lots would comply with all lot requirements for single-unit dwellings as shown in Table 1. Any future development would be required to comply with all applicable provisions of the Zoning Ordinance.

The property is located within the Seminary Hill/Strawberry Hill Small Area Plan (SAP) Chapter of the Alexandria Master Plan. The SAP designates the property for low-density residential uses consistent with the R-20 zoning regulations. The proposed lots would comply with the Seminary Hill/Strawberry Hill Small Area Plan as they would be suitable for low-density residential uses.

Table 1: R-20 Zoning Requirements

	Required/Permitted	Existing	Proposed	
			Lot 500	Lot 501
Size	20,000 Sq. Ft.	43,156 Sq. Ft.	20,000 Sq. Ft.	23,156 Sq. Ft.
Width	100.0 Ft	228.29 Ft.	107.59 Ft.	120.70 Ft.
Frontage	75.0 Ft.	228.29 Ft.	107.59 Ft.	120.70 Ft.
Front Yard	40.0 Ft.	60.5 Ft.	Future development required to comply with all R-20 zoning requirements.	
Side Yard (North)	12 Ft., 1:2 ratio	29.8 Ft.		
Side Yard (South)	12 Ft., 1:2 ratio	145.3 Ft.		
Rear Yard	12 Ft., 1:1 ratio	80.6 Ft.		
Floor Area	0.25	~0.05		

SUBDIVISION STANDARDS

Zoning Ordinance Section 11-1701 states the purpose of the subdivision regulations as follows:

The purpose of these regulations is to provide for the **orderly division of land for development** or transfer of ownership and for an accurate system of recording land division and ownership.

In reviewing subdivision requests, analysis is limited to review of proposed lots and their configuration as well as compliance with the following standards:

Sections 11-1706 and 11-1709 address technical subdivision requirements;
 Section 11-1710(C) requires that the subdivision conform to the City Master Plan;
 Section 11-1710(D) requires that all lots meet zone requirements;
 Sections 11-1710(A) and (E) through (R) contain infrastructure requirements; and
 Section 11-1710(B) states that subdivided lots “shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” Subdivision plat documents or land in the same general location and zone with similar features may be used to determine neighborhood character.

II. STAFF ANALYSIS

Staff recommends approval of the applicant’s subdivision request. The proposal would result in lots that comply with all R-20 zoning and subdivision requirements. The proposed lots would be in character with surrounding lots as required by Section 11-1710(B). Staff analysis of section 11-1710(B) follows.

A. Neighborhood Character Analysis

SIMILARLY SITUATED LOTS

The subject property is a residual parcel and was not included in any of the surrounding subdivision approvals. The proposed lots would be generally rectangular, interior lots, zoned R-20, and would have frontage on North Pickett Street. Similarly situated lots include 1235, 1301, 1315, and 1325 North Pickett Street. These lots exhibit similar lot sizes, widths, and frontages. Similarly situated lots are shown in Figure 4, below.

The proposed lots' characteristics would be consistent with similarly situated lots in terms of lot size, width, and frontage. Further lot analysis follows.

LOT ANALYSIS

The lot analysis for proposed lots 500 and 501 includes the four lots outlined in blue on Figure 4, above. These lots were included because they have similar lot areas, widths, frontages, shapes, and are within the adjacent Section 8 of the Varsity Park Subdivision. Table 2 below shows how the proposed lots compare to the similarly situated lots within the area of comparison in terms of width, frontage, and size.

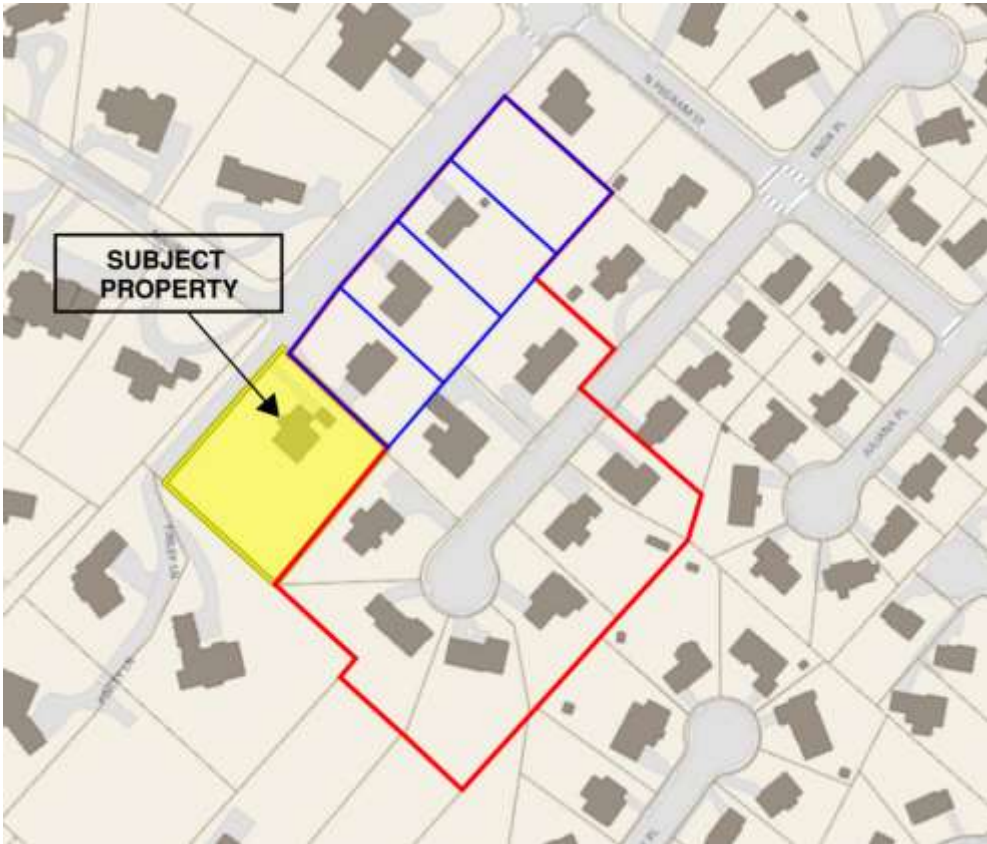


Figure 4, Lot Analysis with Similarly Situated Lots (outlined in blue)

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Proposed Lot 500	107.59 Ft.	107.59 Ft.	20,000 Sq. Ft.
Proposed Lot 501	120.70 Ft.	120.70 Ft.	23,156 Sq. Ft.
1325 N. Pickett St.	108.11 Ft.	108.11 Ft.	20,000 Sq. Ft.
1315 N. Pickett St.	108.11 Ft.	108.11 Ft.	20,000 Sq. Ft.
1301 N. Pickett St.	108.11 Ft.	108.11 Ft.	20,000 Sq. Ft.
1235 N. Pickett St.	111.95 Ft.	113.20 Ft.	20,016 Sq. Ft.

The proposed lots would be similar in width, frontage, and area to these similarly situated lots. As such, they would be substantially compatible with established neighborhood character as required by section 11-1710(B). In fact, the applicant’s proposed configuration for two lots would create lots that would be more in character with similarly situated lots than the existing single lot. Further, the proposed lots would comply with the R-20 zone requirements. The R-20 zone’s minimum lot size and width requirements ensure that properties within the zone are suitable for low-density residential uses as required by the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the City’s Master Plan.

Additional Considerations

Staff notified the Seminary Hill Association on January 22, 2024, of the request. The association has not contacted staff with questions nor submitted comments.

Staff received communications on January 25, 2024, from the adjacent neighbor at 1208 Knox Place expressing concerns over a tree that had fallen into their backyard from the subject property and others that pose a risk of falling. Staff subsequently informed the applicant, who then attempted to connect with the neighbor to discuss the trees; the applicant received no response from the neighbor. The applicant plans to remove dead trees and those deemed potentially hazardous at the time of the grading plan(s); trees of immediate concern are to be removed as soon as possible.

III. CONCLUSION

In summary, proposed Lots 500 and 501 would adhere to all subdivision and R-20 zone requirements. The lots would be substantially similar in character to similarly situated lots.

Subject to the conditions contained in Section II of this report, staff recommends approval of the re-subdivision request.

IV. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following condition:

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)

STAFF: Catie McDonald, Urban Planner
 Tony LaColla, AICP, Division Chief
 Sam Shelby, Principal Planner

Staff Note: This plat will expire 18 months from the date of approval (September 5, 2025) unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

Legend: C – code requirement R – recommendation S – suggestion F – finding

Transportation & Environmental Services:

F-1 Traffic Engineering has no comments.

C-1 Subdivision shall not preclude a sidewalk connection. (Transportation Planning)

C-2 Please use full subdivision names for all existing subdivisions. For example, Kena Temple is only part of the full subdivision name. (Survey)

C-3 Please remove DB 721 PG 132 from title block of plat unless this DB/PG represents a subdivision (which it doesn't appear to). Please replace with the DB/PGs of the existing subdivisions that comprise the subject lot (Kena Temple, Creed Estate). (Survey)

Code Enforcement:

No comments.

Fire:

No comments.

Recreation, Parks & Cultural Activities:

No comments received.

Archaeology: No comments.

Landscape:

C-1 All trees within the ROW should be noted as City-owned trees. No work, removal, or alterations to these trees is allowed without express written consent of the City.

C-2 Tree surveys must be performed by a Certified Arborist.

- F-1 The tree tables contain numerous errors or omissions, including but not limited to misrepresentation of common names, missing species names, incorrect critical root zones, and others.
- F-2 The steep slopes of New Lot 501 may imply that construction on this lot may have an outsized impact on the existing trees.
- F-3 Several trees on the site are notable in size, including but not limited to Trees 49 & 74, and depending on condition in form Trees 48, 60, 61, 72. These trees should be considered for preservation.



APPLICATION

SUBDIVISION OF PROPERTY

\$3000

Filing Fee

12/26/2023

Filing Deadline

3/5/2024

Planning Commission Hearing

REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements."

Mail certified or registered notice of hearings between 2/4/2024 and 2/24/2024.

Return notice materials to Department of Planning & Zoning by 2/27/2024.

WAIVER REQUIRED FOR EARLY SUBMISSIONS:

For any subdivision application submitted 45 days or more prior to the hearing date, the applicant must sign a "Waiver of Right to Automatic Approval" or wait to file the application after the 45-day time limit.

INSTRUCTIONS

SUBDIVISION OF PROPERTY APPLICATION

FILING DEADLINE. Subdivision applications must be submitted to the Department of Planning & Zoning at least 49 calendar days prior to the hearing date. Failure to submit all required information and plans by the filing deadline will result in the application being deferred to a later hearing date.

APPLICATION FORMS. Complete all parts of the application form.

PLATS. Applicants must submit a PDF of the proposed subdivision plat to scale with the subdivision application. Plats must comply with the minimum requirements of Section 11-1706 of the Zoning Ordinance. (See attached Checklist).

FILING FEE. See current fee scheduled available on the City's website.

PROPERTY OWNER NOTIFICATION. Applicants must send written notice to all abutting property owners; notices must be sent by certified or registered mail **at least 10 days and not more than 30 days** prior to the Planning Commission Public Hearing. Applicants may use the notice form supplied with the application forms. In the event the application is deferred, notification must be given again.

The following must be submitted to the Department of Planning & Zoning no later than **five business days** prior to the Planning Commission Public Hearing:

- a copy of the notice letter sent,
- a copy of the list of the names and addresses of those persons to whom notice was sent,
- a copy of the post office receipts for the certified or registered mail,
- a certification of notice statement that notice was sent by certified or registered mail to those to whom notice is required to be given.

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date. Property ownership information is to be obtained from the City Real Estate Assessment Office, Room 2600, City Hall, 301 King Street.

STAFF REPORT. A staff report and recommendation will be prepared and made available on the City's website. The report is typically available seven business days prior to the Planning Commission Public Hearing.

**FOR ASSISTANCE WITH ANY OF THESE PROCEDURES,
PLEASE CALL THE DEPARTMENT OF PLANNING & ZONING AT 703.746.4666**



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 1233 N Pickett St. _____

TAX MAP REFERENCE: 030.03-05-01 _____ **ZONE:** R-20 _____

APPLICANT:

Name: Classic Cottages, LLC _____

Address: 433 E Monroe Ave., Alexandria, VA 22301 _____

PROPERTY OWNER:

Name: Sherling Fred W TR & Sherling Camille Margaret TR _____

Address: 3606 Irish Moss Ct., Fairfax VA 22033 _____

SUBDIVISION DESCRIPTION _____

Subdivide the existing 43,156 sq. ft. lot into two lots, one 20,000 sq. ft. lot and one 23,156 sq. ft. lot.

- THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED**, also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Chad Riedy

 Print Name of Applicant or Agent
 433 E Monroe Ave.

 Mailing/Street Address
 Alexandria VA 22301

 City and State Zip Code

 Signature
 571-385-0928

 Telephone # Fax #
 chad@ccottages.com

 Email address
 12/14/2023

 Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: *(check one)*

the Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

David P. Tracy - 1105 Roan Lane, Alexandria VA 22302 - 58.94%

Lawrence Financial Services, Inc. - 1885 N Highland St., Arlington VA 22201 - 39.19%

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license.

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. David P. Tracy	1105 Roan Lane, Alexandria VA 22302	58.94%
2. Lawrence Financial Services, Inc.	1885 N Highland St., Arlington VA 22201	39.19%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1233 N Pickett St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. The Sherling Family Trust	3606 IRISH MOSS CT FAIRFAX VA 22033-1504	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. David P. Tracy	None	None
2. Lawrence Financial Services, Inc.	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/15/2023 Chad J. Riedy _____
 Date Printed Name Signature

MATERIALS CHECKLIST

SUBDIVISION OF PROPERTY APPLICATION

The following materials are required for a **preliminary subdivision submission**.

COMPLETED SUBDIVISION APPLICATION FORM

FILING FEE of \$2,000 plus \$500.00/lot for each lot including outlots if total lots <10; or \$3,000 plus \$500.00/lot for each lot including outlots if 10 or more total lots.

WAIVER OF RIGHT TO AUTOMATIC APPROVAL FORM

PRELIMINARY PLAT TO SCALE

Format:

- PDF of the plat
- Scale no less than 100' to 1"

Required contents:

- Subdivision name
- Name, address of owner of record and the applicant
- Name, address, certificate number and seal of the surveyor or engineer
- Gross area in acres and total number of buildings, lots or sites involved
- Date, scale and north point with reference to source of meridian
- Zoning of the property
- A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown
- Lot lines with the dimensions of the length and width of the lots
- In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers
- Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners
- Location and width of all proposed streets, alleys and public areas and their dimensions
Points of connection with the city sewer system
- Location of all easements, reservations, and highway setbacks, as established by section 7-1006 of the zoning ordinance
- The width and name of adjacent existing streets, alleys, easements and public utilities, including without limitation, liens for water, gas, electric, telephone, storm and sanitary sewer, and railroads shown graphically
- Limits of floodplains and resource protection areas
- Location of any grave or object or structure marking a place of burial

SUBDIVISION APPLICATION MATERIALS CHECKLIST (cont'd)

In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey datum, for the purpose of showing the character and drainage of the land:

- a. Whenever any land within the parcel subdivided is to be dedicated to public use; or
- b. For all subdivisions containing lots or parcels of less than one-half acre.

- Proposed street grade data and the method of storm water disposal
- General location, dimension, size, height, and species of major trees and shrubs
- Existing buildings with dimensions from the buildings to the nearest lot lines When known, areas that can reasonably be expected to or which do contain soils or materials contaminated with, but not limited to heavy metals, petroleum products, PCB's, pesticides, flyash, or other toxic or hazardous materials
- When known, underground storage tanks
- When known, areas located within 1,000 feet of a former sanitary landfill, dump, or disposal area
- When known, areas with the potential of generating combustible gases

FINAL PLAT (Mylar)

Required contents:

- All of the information required of a preliminary plat under Section 11-1706(D), except for items 16-24
- The location of all metals monuments of not less than one inch in diameter and 24 inches in length shown this: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on a street, alley and boundary lines where there is a corner, change in direction, or curvature
- A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information (see Section 11-1709 B(3) for language)
- A curve table containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds.

See Section 11-1700 of the Alexandria Zoning Ordinance for additional information

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: 1233 N Pickett St.

PROJECT ADDRESS: 1233 N Pickett St., Alexandria Va 22302

DESCRIPTION OF REQUEST:

Subdivide the existing 43,156 sq. ft. lot into two lots, one 20,000 sq. ft. lot and one 23,156 sq. ft. lot.

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above. Waiver is only effective as to the date of the Planning Commission hearing on March 5, 2024.

Date: 12/15/2023

Applicant

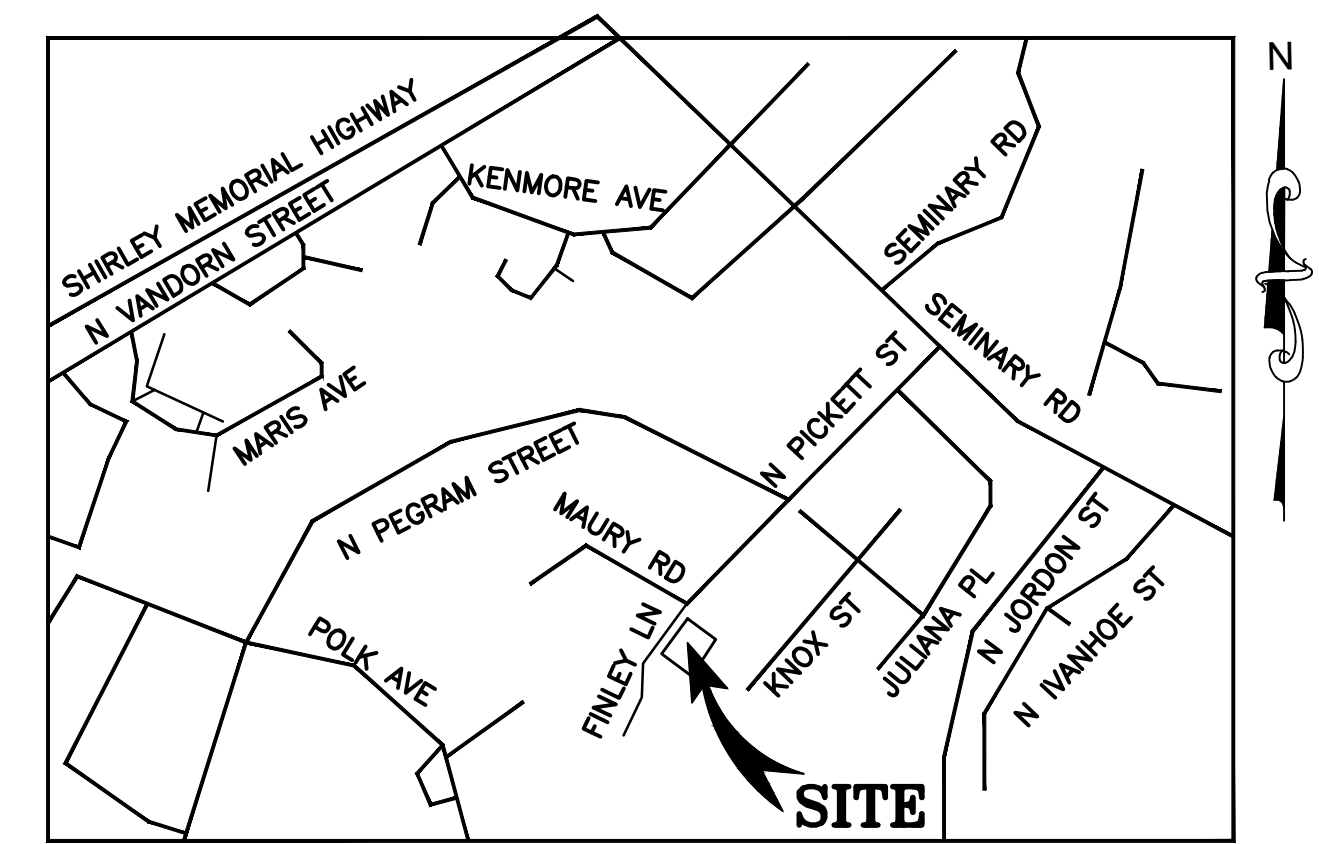
Agent

Signature: _____

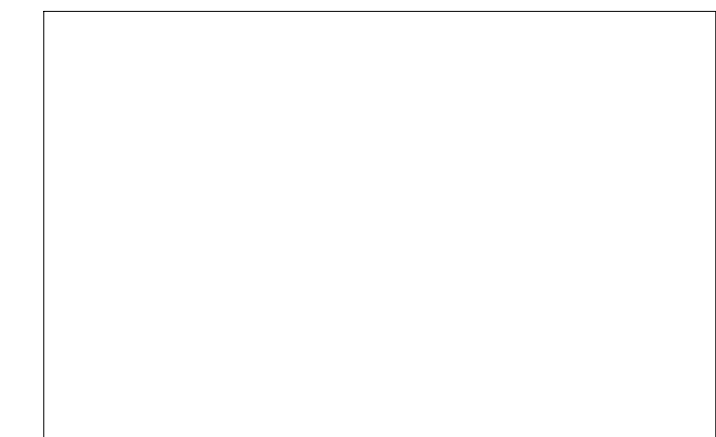
Printed Name: Chad J Riedy

GENERAL NOTES:

1. THIS PLAT REPRESENTS A CURRENT LAND BOUNDARY SURVEY BY GEOENV ENGINEERS & CONSULTANTS AND MEETS THE MINIMUM ERROR OF CLOSURE OF 1 IN 10,000.
2. THERE ARE NO RESOURCE PROTECTION AREA AND FLOOD PLAIN LIMIT ON THIS PROPERTY.
3. THERE ARE NO KNOWN CEMETERY OR BURIAL ON THIS PROPERTY.
4. ALL PREVIOUSLY RECORDED RIGHT-OF-WAY, EASEMENTS OR OTHER INTERESTS OF THE CITY OF ALEXANDRIA, VIRGINIA SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
5. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
6. NO KNOWN GRAVE SITE OR BURIAL SITE EXIST ON THE LOT.
7. THERE ARE NO KNOWN UNDER GROUND STORAGE TANKS ON SITE.
8. THERE ARE NO KNOWN AREAS LOCATED WITHIN 1,000 FEET OF FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREAS.
9. THERE ARE NO KNOWN AREAS WITH POTENTIAL OF GENERATING COMBUSTIBLE GASES.
10. THERE ARE NO KNOWN AREAS THAT CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS.
11. ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICES TO BE FURNISHED TO THE PROPERTY MUST COMPLY WITH THE PROVISIONS OF 15.2-2241(6) OF THE VIRGINIA CODE.
12. THIS SURVEYOR/ENGINEER WILL MONUMENT THE PERIMETER OF THE LAND HERON PLATTED USING IRON PIPE OR OTHER PERMANENT MARKER. MONUMENTATION OF INTERNAL LOTS, STREETS, OUTLOTS, AND PARCELS CREATED BY RECORDATION OF THIS PLAT ARE COVERED BY SUBDIVISION ORDINANCE AND SURETY BOND AND WILL BE INSTALLED BY A LAND SURVEYOR LICENSED IN THE COMMONWEALTH PRIOR TO BOND RELEASE BY CITY OF ALEXANDRIA, VIRGINIA.
13. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY.
14. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM THE GPS MEASUREMENTS.
15. THE PROPERTY SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS SHOWN ON THE FEMA MAP #5155190028E EFFECTIVE DATE: JUNE 16, 2011.



VICINITY MAP
SCALE: 1":1000'

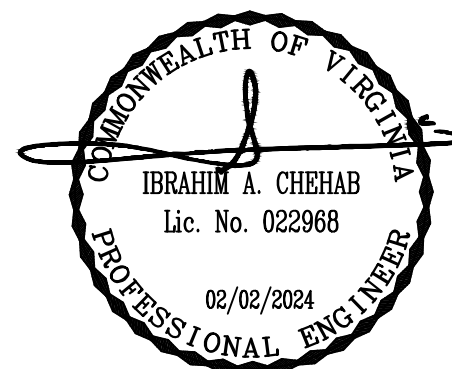


SURVEYOR'S/ENGINEER'S CERTIFICATE:

I, IBRAHIM A. CHEHAB, DULY AUTHORIZED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE LAND SHOWN HEREON (1233 N PICKETT ST) IS IN THE NAME OF CLASSIC COTTAGES LLC AS RECORDED IN INSTRUMENT # 240000234 AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA

I FURTHER CERTIFY THAT THE LAND EMBRACED BY PROPOSED TWO LOTS, LIES ENTIRELY WITHIN THE BOUND OF ORIGINAL TRACT, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME; AND THAT ALL THE BEARINGS ARE WITH REFERENCE TO VCS83; AND THE PROPOSED LOTS ARE ACCURATELY DESCRIBED BY METES AND BOUNDS, COURSE AND DISTANCES. I FURTHER CERTIFY THAT PERMANENT PROPERTY CORNERS WILL BE PLACED AS REQUIRED.

GIVEN UNDER MY HAND THIS 2nd DAY OF February 2024.



IBRAHIM A. CHEHAB
(PROFESSIONAL ENGINEER)
LIC. #022968

SIGNATURE

OWNER:
CLASSIC COTTAGES LLC
433 E MONROE AVE
ALEXANDRIA VA 22301
PHONE# (703)256-1400

APPLICANT:
CLASSIC COTTAGES LLC
433 E MONROE AVE
ALEXANDRIA VA 22301
PHONE# (703)256-1400

PRELIMINARY PLAT SHOWING

**LOTS 500-501
CLASSIC COTTAGES ADDITION TO KENA TEMPLE
AND CREED ESTATE
BEING A SUBDIVISION OF
RESIDUE PAR A KENA TEMPLE &
RESIDUE LOT 5 CREED ESTATE
DEED BOOK 721, PAGE 132
1233 N PICKETT ST
CITY OF ALEXANDRIA, VIRGINIA 22304**

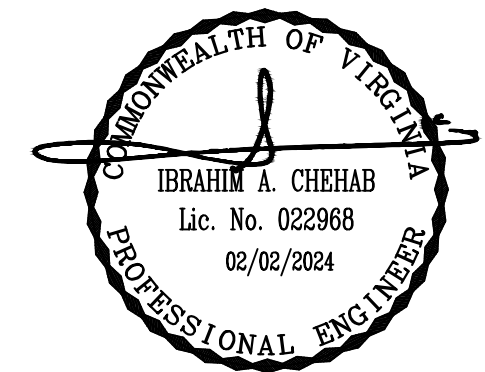
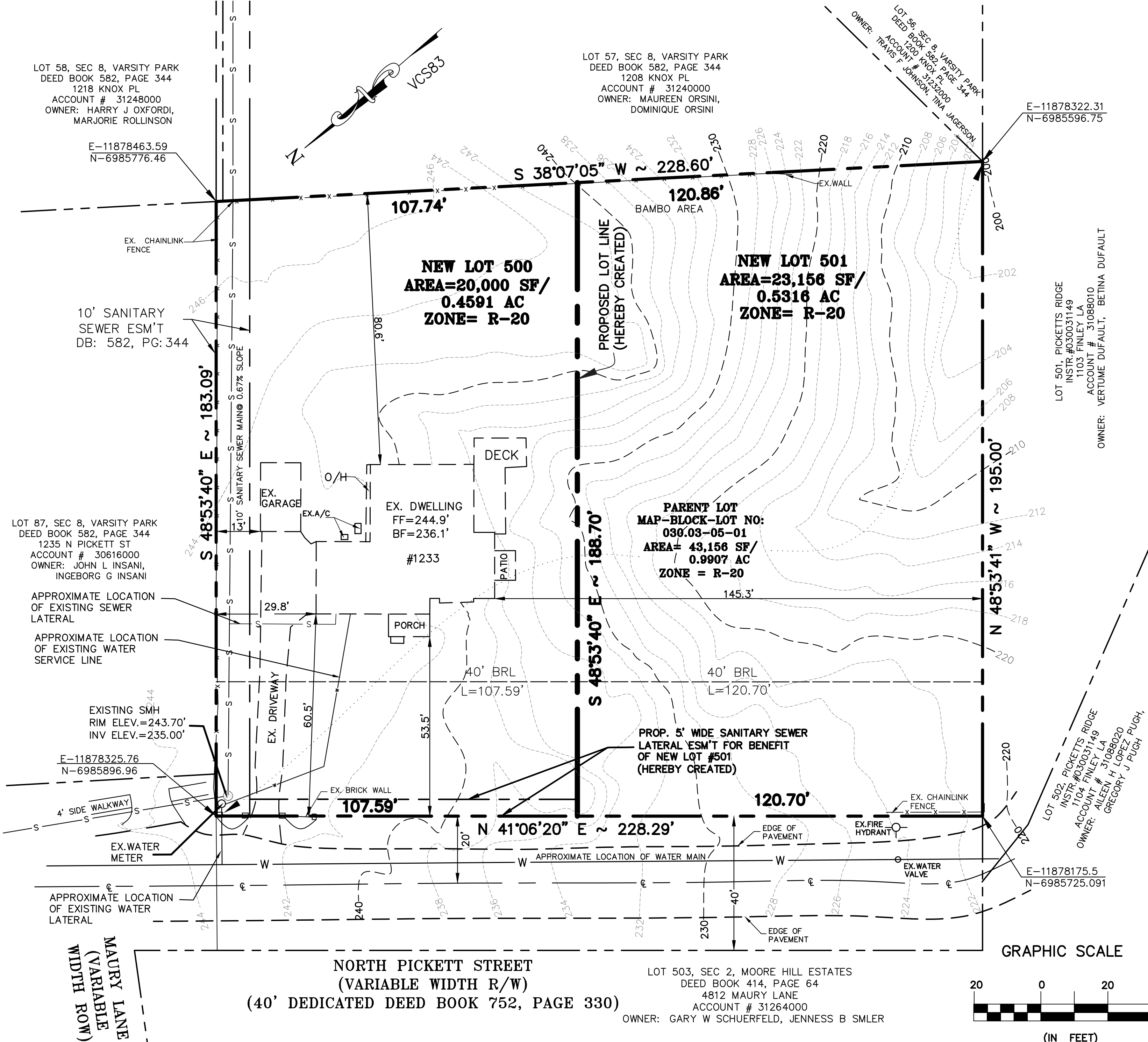
DATE: FEBRUARY 02, 2024

PREPARED BY

GEOENV GeoEnv Engineers & Consultants, LLC
Civil, Environmental & Geotechnical Engineering
10875 Main Street, Suite 213
Fairfax, VA 22030
Phone: 703.591.7170
Fax: 703.591.7074

ZONE: R-20 LOT REQUIREMENTS (SEC. 3-105)

LOT	LOT FRONTAGE		LOT WIDTH		LOT SIZE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NEW LOT 500	75 FT	107.59 FT	100 FT	107.59 FT	20,000 SF	20,000 SF
NEW LOT 501	75 FT	120.70 FT	100 FT	120.70 FT	20,000 SF	23,156 SF



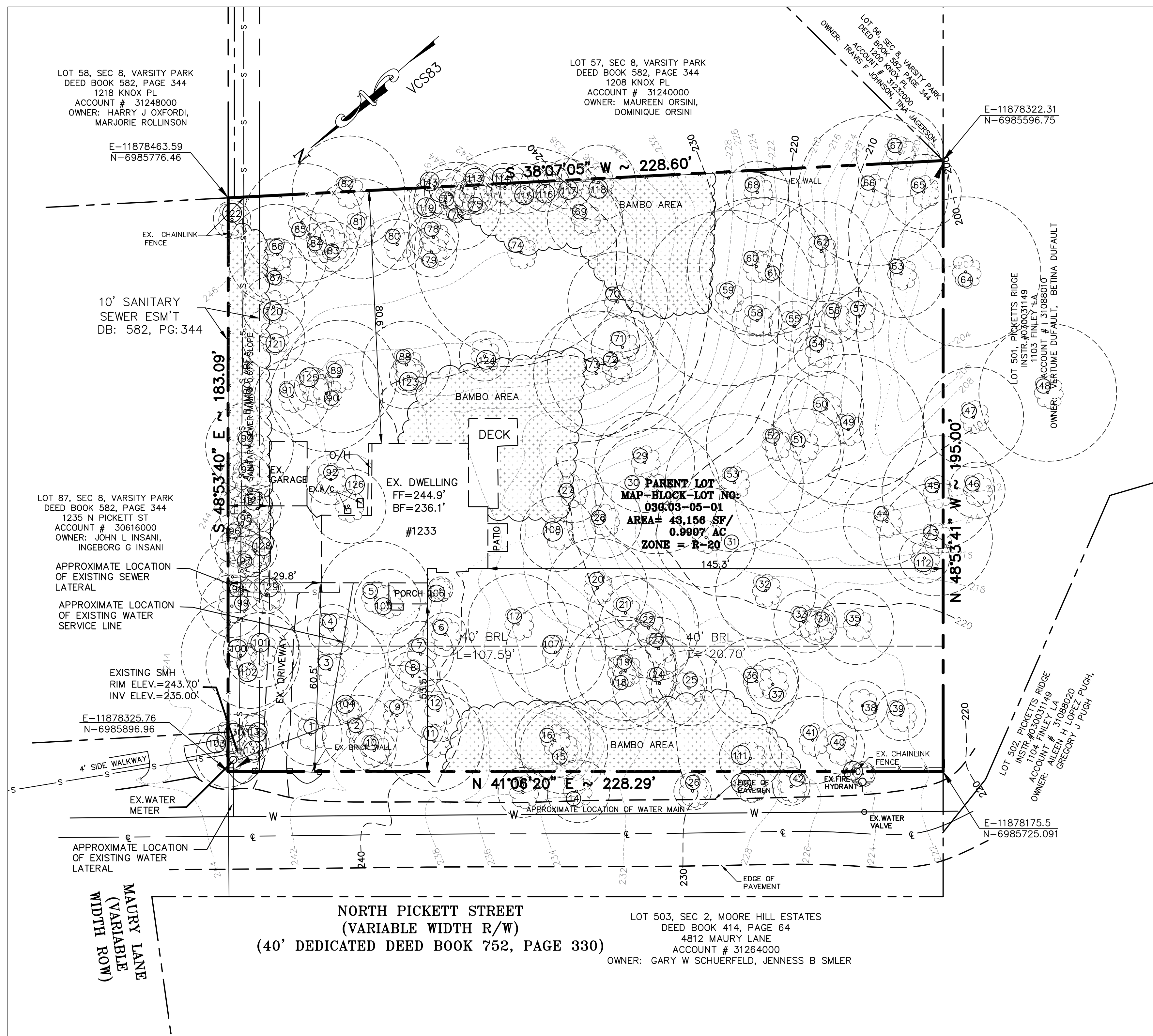
PRELIMINARY PLAT SHOWING

LOTS 500-501
CLASSIC COTTAGES ADDITION TO KENA TEMPLE
AND CREED ESTATE
 BEING A SUBDIVISION OF
 RESIDUE PAR A KENA TEMPLE &
 RESIDUE LOT 5 CREED ESTATE
 DEED BOOK 721, PAGE 132
 1233 N PICKETT ST
 CITY OF ALEXANDRIA, VIRGINIA 22304

DATE: FEBRUARY 02, 2024

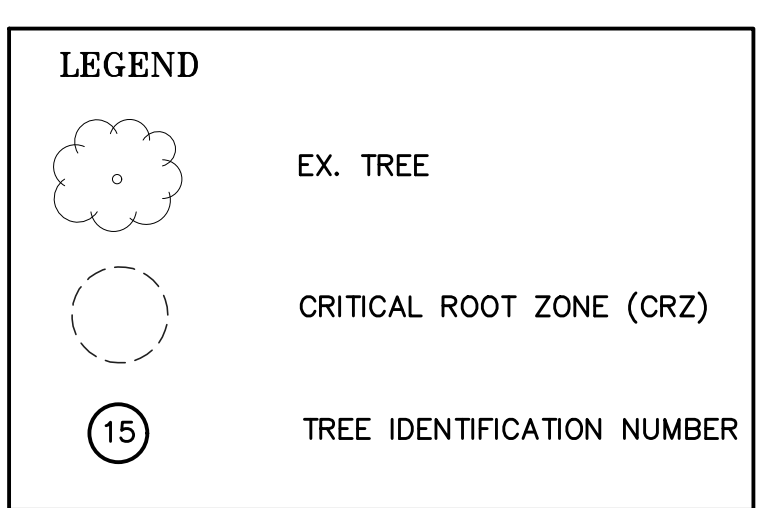
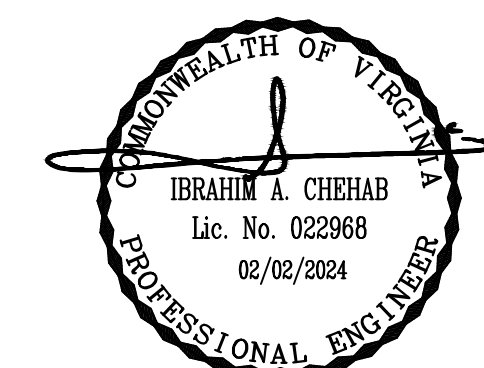
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Tree #	DBH (Diameter at 4.5 feet above grade) (in)	COMMON NAME	SCIENTIFIC NAME	Condition Rating %	Condition Rating	CRZ Critical Zone (Radius in Feet)	Height FT	Remarks
1	8.4	Cherry	Nyssa sylvatica	50	Poor	8.4	15	
2	10	Cherry	Prunus avium	65	Fair	10	20	
3	18	Virginia Pine	Pinus virginiana	65	Fair	18	32	
4	8	Redbud	Cercis	65	Fair	8	27	
5	12.10	Hornbeam	Carpinus	70	Fair	18	30	
6	8.6	Hornbeam	Carpinus	70	Fair	7	25	
7	10.4	Redbud	Cercis	50	Poor	10.5	25	
8	8	Ash	Fraxinus	75	Fair	8	28	
9	12	Magnolia	Magnolia grandiflora	75	Fair	12	30	
10	3.2, 2	American Holly	Ilex opaca	70	Fair	7	13	
11	16, 10	Mulberry	Morus	65	Fair	19	30	
12	10	Cherry	Prunus avium	70	Fair	10	30	
13	8	White Oak	Quercus alba	70	Fair	8	27	Offsite
14	10	White Oak	Quercus alba	70	Fair	10	29	Offsite
15	14	American Beech	Fagus grandifolia	75	Fair	14	36	
16	12	American Beech	Fagus grandifolia	70	Fair	12	31	
17	12, 10, 5.2	Hackberry	Celtis occidentalis	70	Fair	16	28	Multibranched
18	18	Tulip Poplar	Liriodendron tulipifera	65	Fair	18	66	
19	16	Tulip Poplar	Liriodendron tulipifera	65	Fair	16	66	
20	14	Tulip Poplar	Liriodendron tulipifera	65	Fair	14	37	
21	12	Red Maple	Acer rubrum	65	Fair	12	60	
22	16	Tulip Poplar	Liriodendron tulipifera	65	Fair	16	65	
23	10	Dead Tree		0	Poor	10	40	
24	15	Tulip Poplar	Liriodendron tulipifera	75	Fair	15	60	
25	12	Hickory	Carya	80	Good	12	70	
26	6	White Pine	Pinus strobus	70	Fair	6	20	Offsite
27	10	Black Cherry	Prunus serotina	65	Fair	10	35	
28	12	Tulip Poplar	Liriodendron tulipifera	80	Good	12	150	
29	16	Dead Tree		0	Poor	16	43	
30	20	Dead Tree		0	Poor	20	55	
31	16	Tulip Poplar	Liriodendron tulipifera	75	Fair	16	44	
32	16	Dead Tree		0	Poor	16	42	
33	12	Chestnut Oak	Quercus prinus	55	Poor	12	30	
34	6	Tulip Poplar	Liriodendron tulipifera	50	Poor	6	26	
35	12	Black Oak	Quercus velutina	50	Poor	12	35	
36	14	Tulip Poplar	Liriodendron tulipifera	65	Fair	14	46	
37	8	White Oak	Quercus alba	70	Fair	8	33	
38	8	Tulip Poplar	Liriodendron tulipifera	70	Fair	8	25	
39	8	Red Oak	Quercus rubra	70	Fair	8	27	
40	10	Chestnut Oak	Quercus prinus	75	Fair	10	28	
41	14	Black Cherry	Prunus serotina	65	Fair	14	31	
42	6	White Pine	Pinus strobus	70	Fair	6	25	Offsite
43	14	Tulip Poplar	Liriodendron tulipifera	80	Good	14	52	
44	14	Tulip Poplar	Liriodendron tulipifera	75	Fair	14	37	
45	18	Tulip Poplar	Liriodendron tulipifera	80	Good	18	56	
46	8.4	Black Gum	Nyssa sylvatica	80	Good	9		Offsite
47	16	Tulip Poplar	Liriodendron tulipifera	80	Good	16		Offsite
48	22	Red Oak	Quercus rubra	80	Good	22		Offsite
49	24	Tulip Poplar	Liriodendron tulipifera	70	Fair	24	32	
50	12	Black Gum	Nyssa sylvatica	70	Fair	12	29	
51	12	Tulip Poplar	Liriodendron tulipifera	65	Fair	12	36	
52	22	Tulip Poplar	Liriodendron tulipifera	55	Poor	22	65	
53	22	Dead Tree		0	Poor	22	28	
54	8	Black Gum	Nyssa sylvatica	75	Fair	8	35	
55	8	Black Gum	Nyssa sylvatica	70	Fair	8	33	
56	8	American Beech	Fagus grandifolia	80	Good	8	36	
57	8	American Beech	Fagus grandifolia	80	Good	8	34	
58	8	Cherry	Prunus avium	80	Good	8	25	
59	20, 20	Chestnut Oak	Quercus prinus	70	Fair	28	29	
60	22	Chestnut Oak	Quercus prinus	75	Fair	22	45	
61	22	Chestnut Oak	Quercus prinus	75	Fair	22	35	
62	16	Tulip Poplar	Liriodendron tulipifera	60	Poor	16	50	
63	14	Chestnut Oak	Quercus prinus	75	Fair	14	63	
64	24	Red Oak	Quercus rubra	80	Good	24		Offsite
65	12	Red Oak	Quercus rubra	80	Good	12	36	
66	24	Dead Tree		0	Poor	24	38	
67	14	White Oak	Quercus alba	80	Good	14		Offsite
68	10	Cherry	Prunus avium	80	Good	10	31	
69	12	Tulip Poplar	Liriodendron tulipifera	80	Good	12	44	
70	16	Tulip Poplar	Liriodendron tulipifera	70	Fair	16	42	
71	10	Ash	Fraxinus	70	Fair	10	40	
72	22	Chestnut Oak	Quercus prinus	75	Fair	22	39	
73	20	Chestnut Oak	Quercus prinus	75	Fair	20	40	
74	34	American Beech	Fagus grandifolia	70	Fair	34	45	
75	6	Red Oak	Quercus rubra	80	Good	6	41	
76	14	Red Oak	Quercus rubra	70	Fair	14	43	
77	8	Red Oak	Quercus rubra	65	Fair	8	39	
78	8	Cherry	Prunus avium	65	Fair	8	45	
79	8	Cherry	Prunus avium	65	Fair	8	45	
80	8	Black Cherry	Prunus serotina	65	Fair	8	29	

Tree #	DBH (Diameter at 4.5 feet above grade) (in)	COMMON NAME	SCIENTIFIC NAME	Condition Rating %	Condition Rating	CRZ Critical Zone (Radius in Feet)	Height FT	Remarks
81	16	Red Oak	Quercus rubra	75	Fair	16	39	
82	18	Chestnut Oak	Quercus prinus	75	Fair	18	43	
83	8	Chestnut Oak	Quercus prinus	65	Fair	8	28	
84	8	Dead Tree		0	Poor	8	29	
85	14, 12	Dead Tree		0	Poor	19	42	
86	16	Red Oak	Quercus rubra	65	Fair	16	55	
87	10	Dead Tree		0	Poor	10	49	
88	14	Chestnut Oak	Quercus prinus	70	Fair	14	50	
89	18	Walnut	Juglans	65	Fair	18	30	
90	18	Mulberry	Morus	65	Fair	18	25	
91	12	White Oak	Quercus alba	65	Fair	12	28	
92	8	Maple	Acer	65	Fair	8	24	
93	14	Red Cedar	Juniperus virginiana	75	Fair	14	25	
94	8	Red Cedar	Juniperus virginiana	70	Fair	8	22	
95	8	Red Cedar	Juniperus virginiana	65	Fair	8	22	
96	8	Red Cedar	Juniperus virginiana	65	Fair	8	22	
97	8	Red Cedar	Juniperus virginiana	70	Fair	8	22	
98	10, 6	Red Cedar	Juniperus virginiana	65	Fair	11.5	28	
99	10	Red Cedar	Juniperus virginiana	75	Fair	10	22	
100	12, 15	Red Cedar	Juniperus virginiana	65	Fair	19	28	
101	12	Redbud	Cercis	60	Poor	12	26	
102	14	White Pine	Pinus strobus	70	Fair	14	32	
103	14	Cherry	Prunus avium	50	Poor	10	16	
104	3, 3	American Holly	Ilex opaca	80	Good	4	14	
105	10, 4	Chinese Holly	Ilex cornuta	50	Poor	10.5	25	
106	4	Spotted Laurel	Aucuba japonica	65	Fair	4	7	Shrub
107	16	Magnolia	Magnolia	75	Fair	16	35	
108	12	White Pine	Pinus strobus	70	Fair	12	35	
109	5	Red Maple	Acer rubrum	70	Fair	5	20	
110	4	White Oak	Quercus alba	65	Fair	4	17	
111	10	Tulip Poplar	Liriodendron tulipifera	65	Fair	10	40	
112	8	Black Gum	Nyssa sylvatica	65	Fair	8	33	
113	8	Arbutus	Thuja occidentalis	75	Fair	8	25	
114	8	Arbutus	Thuja occidentalis	75	Fair	8	25	
115	8	Arbutus	Thuja occidentalis	75	Fair	8	25	
116	8	Arbutus	Thuja occidentalis	75	Fair	8	25	
117	8	Arbutus	Thuja occidentalis	75	Fair	8	25	
118	12	Tulip Poplar	Liriodendron tulipifera	75	Fair	12	50	
119	6	Arbutus	Thuja occidentalis	75	Fair	6	25	
120	10	Red Oak	Quercus rubra	60	Poor	10	40	
121	10	Red Maple	Acer rubrum	65	Fair	10	35	
122	6	Arbutus	Thuja occidentalis	75	Fair	6	14	
123	6	Chestnut Oak	Quercus prinus	65	Fair	6	35	
124	8	Chestnut Oak	Quercus prinus	70	Fair	8	50	
125	8	White Oak	Quercus alba	60	Poor	8	20	
126	12	Arbutus	Thuja occidentalis	65	Fair	12	28	
127	4, 4, 3	Crape Myrtle	Lagerstroemia	70	Fair	7.5	17	
128	4, 4, 3, 2, 2	Crape Myrtle	Lagerstroemia	70	Fair	7	18	
129	6	Redbud	Cercis	65	Fair	6	18	
130	3, 2, 3	American Holly	Ilex opaca	80	Poor	4.5	12	
131	3, 5	Arbutus	Thuja occidentalis	50	Poor	6	18	
132	3, 3	Redbud	Cercis	80	Poor	4	16	



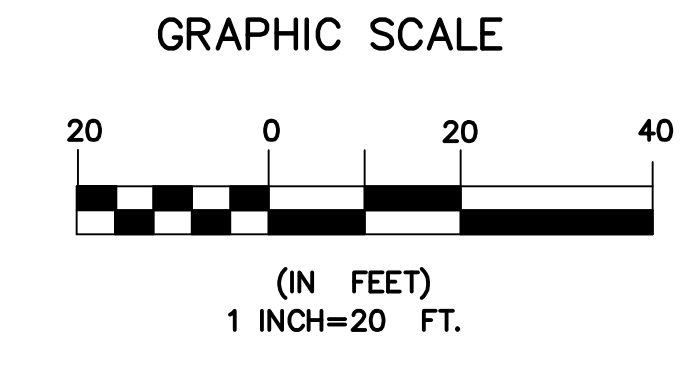
EXISTING TREE INVENTORY

CLASSIC COTTAGES ADDITION TO KENA TEMPLE AND CREED ESTATE
 BEING A SUBDIVISION OF
 RESIDUE PAR A KENA TEMPLE &
 RESIDUE LOT 5 CREED ESTATE
 DEED BOOK 721, PAGE 132
 1233 N PICKETT ST
 CITY OF ALEXANDRIA, VIRGINIA 22304

DATE: FEBRUARY 02, 2024

PREPARED BY
GeoEnv Engineers & Consultants, LLC
 Civil, Environmental & Geotechnical Engineering
 10875 Main Street, Suite 213
 Fairfax, VA 22030
 Phone: 703.591.7170
 Fax: 703.591.7074

SHEET 1 OF 1



From: Walker, Karen N. kwalker@kirkland.com

Sent: Friday March 1, 2024 4:13 PM

To: PlanComm

Subject: Subdivision #2023-0007 - 1233 North Pickett Street

Please find attached the submission of the Pickett's Ridge Homeowner's Association regarding the application for Subdivision of 1233 North Pickett Street, Agenda item #9 for the Commission hearing next Monday, March 5, 2024. The HOA and its members reserve the right to be heard on the issues presented.

Karen Natalie Walker, P.C.

KIRKLAND & ELLIS LLP

1301 Pennsylvania Avenue, N.W., Washington, D.C. 20004

T +1 202 389 5096 **M** +1 703 980 5656

F +1 202 389 5200

karen.walker@kirkland.com

To: City of Alexandria Planning Commission

From: Pickett's Ridge Homeowners Association

Date: March 1, 2024

Re: Resident Comments re Application for Subdivision, #2023-00007, 122 North Pickett St.

We submit these comments on behalf of the membership of the Pickett's Ridge Homeowners Association (HOA), including the owners and residents of all three of the constructed homes of the Pickett's Ridge I and II project, *i.e.*, the homes at 1102, 1103 and 1104 Finley Lane.

BACKGROUND

The Pickett's Ridge development includes four lots on Finley Lane, at the end of North Pickett Street just south of Maury Lane. There have been three constructed homes on Finley Lane since 2007 -- 1102, 1103, and 1104 Finley Lane. The fourth lot, 1102 Finley Lane, is owned by the fourth HOA member but construction on a home there has not yet occurred.

Only adjacent properties apparently received notice of the subject application. The homeowners' association (Pickett's Ridge HOA) received no notice. In the future, the HOA would request that it receive all relevant notices from the applicant and the City. The HOA received a copy of the Staff Report on February 26, after learning of the application and requesting copies.

As an initial matter, we note that it appears the application complies with the basic subdivision requirements in terms of regulatory mandates. We also recognize that the applicant is at an early stage of the design/build process. Accordingly, our HOA wishes to engage in collaborative and cooperative dialogue about the forthcoming plans for the subject property. In fact, we welcome (appropriate) redevelopment given that the existing property has been in a state of disrepair (if not blight) for many years. We therefore welcome improvements to the property.

We do wish to have concerns about the future development addressed at the appropriate time and in the appropriate manner. The unique nature of this neighborhood is the natural wooded settings with ample space between homes. We therefore wish to be updated continuously regarding plans for the property, including grading, design, construction, access, etc. Accordingly, we hope that all plans and developments take into account the concerns below and that all plans are circulated to and reviewed by our HOA.

HOMEOWNER CONCERNS AND REQUESTS

1. North Pickett Street/Finley Lane Access and Condition

The application does not specify how the new homes would be fronted and how access/driveways would be placed. The location and construction of driveways will impact traffic and safety, not to mention possible property line/liability concerns (see below). Accordingly, we

request that as soon as more information is available regarding the footprint of the homes and the proposal for driveway access that it be shared with the HOA for comment.

Regarding access in general, we encourage the applicant and the City to carefully plan for unrestricted community access during construction. The lower end of North Pickett as well as Finley Lane is a narrow drive with no shoulders and barely allowing for two passenger vehicles to pass. There is no room for trucks or vehicles to be parked on the street south of Maury Lane. The residents of Finley Lane need safe access in and out, as do City vehicles, delivery trucks, and emergency vehicles.

2. Lot Size Comparison

The Staff presentation identifies “similarly situated lots” as the four lots to the north of the subject property (1235, 1301, 1315, and 1325 North Pickett), and indicates the subject property would be consistent in lot size. However, the presentation fails to analyze the four lots on the south side of the subject property (1103, 1104, 1102, and 1101 Finley Lane). The presentation also omits the Maury Lane properties immediately to the west of the subject property (two examples listed below). Those lots are all substantially larger (double or more) the size of the proposed subdivided property:

Subject Property Lot 500	20,000 sq. ft.
Subject Property Lot 501	23,156 sq. ft.
1103 Finley Lane	56,628 sq. ft.
1104 Finley Lane	30,492 sq. ft.
1102 Finley Lane	39,639 sq. ft.
1101 Finley Lane	47,480 sq. ft.
4812 Maury Lane	48,351 sq. ft.
4848 Maury Lane	50,529 sq. ft.

Given that the subdivided lots would be substantially smaller than the adjacent lots to the south, extra attention should be given (going forward) to issues such as dwelling placement, dwelling elevation and height, tree preservation, and access location, particularly with respect to the immediately adjacent property, 1103 Finley Lane.

3. Plans for Street Frontage/Access

As mentioned in item #1 above, we have questions regarding the North Pickett/Finley street frontage, particularly in terms of landscaping, tree removal, and the placement/installation of access/driveways to the new residences. In particular, there has been considerable confusion over the years regarding which parts of the North Pickett/Finley thoroughfare areas are City property as opposed to private and/or HOA property.

By way of example, over the years there have been disagreements about City/private snow removal, trash removal, and pavement upkeep obligations and whether the street is public or

private property. The DSUP for Pickett's Ridge provided that after construction of the Finley Lane homes, the street was to become a city/public road in accordance with the DSUP. Because the DSUP has been extended multiple times (due to the one remaining unconstructed lot), even City Staff was unclear on the North Pickett/Finley ownership/control situation. For practical purposes, the City has accepted its responsibilities regarding snow and trash removal, so further discussions have not been held. However, if there is any lack of clarity regarding the public/private ownership of the street area at or near the subject property, that needs to be resolved, and the placement of any new driveways or other features must be restricted to the subject property borders or public right of way. Specifically, if Finley Lane or any parts thereof are property of the HOA or its members, the HOA would have significant liability concerns and legal objections regarding any access, driveway, construction vehicle or other encroachment on Finley Lane.

4. Drainage, Grading, and Tree Removal

The HOA urges all relevant City agencies to carefully consider drainage, grading, and tree removal issues. The DSUP governing the HOA properties severely restricts the removal of trees and development around conservation easements/lines of disturbance. There are already major drainage issues in this area given the steep hill from the subject property down to 1101 Finley. Every major rainfall results in gushing water flows down North Pickett and Finley Lane, causing flooding of driveways, yards, and the street itself. Homeowners have spent a considerable amount of time and money addressing drainage problems on their property, and therefore want to ensure new construction does not worsen the problem.

We understand the next stage of development will require a grading plan, which the Department of Transportation will review. As a part of this process, we wish to address these storm water issues and the site plan generally.

A separate but related issue relates to the survivability/removal of trees and vegetation. Excessive storm runoff can further damage existing trees on both the subject property and surrounding ones. Moreover, the preservation of as many trees and as much vegetation as possible will help avoid excessive erosion and stormwater drainage problems. Accordingly, in addition to urging careful review of the grading plan, we urge the City to preserve as many trees as possible including all large mature trees.

We wish to clarify that, on the other hand, we strongly encourage the removal and pruning of diseased or damaged trees. One diseased tree on the subject property already fell across Finley Lane, blocking access and costing residents substantial sums in having portions of the tree removed from their property. We also encourage the removal/cutting of the running bamboo that is rampant on the subject property, including on much of the street frontage. As the City is aware, running bamboo is a highly invasive species that spreads easily, creating a nuisance and potentially damaging roads, trees, fences, and adjacent properties. Per the City's listing of bamboo on its list of Invasive Plants noting that such plants are "the greatest threat to natural areas," removing or limiting the spread of running bamboo is crucial.

5. Architectural Review/Aesthetics

Finally, while we have asked for additional plans regarding the proposed homes to be constructed on the subject lots (particularly Lot 501 which is immediately adjacent to 1103 Finley), we have been told that such plans are not yet available. We understand that may be the case, but urge the applicant and City agencies to share all pertinent information with the HOA and residents as soon as possible and permitting ample time to comment.

From: Mary Catherine Gibbs mcgibbs@wiregill.com

Sent: Tuesday March 5, 2024 11:26 AM

To: PlanComm

Subject: RE: Subdivision #2023-0007 - 1233 North Pickett Street

I'm also copying the Planning Commission and the Staff so they have this information for the record. Thanks so much for your interest in the subdivision and Classic Cottages looks forward to continuing the dialog about future plans for the lots as that information becomes available.

Thanks, Mary Catherine

Wire Gill, LLP

mcgibbs@wiregill.com

700 N. Fairfax St., Suite 600

Alexandria, VA 22314

(703) 836-5757 (office)

(703) 836-5758 (direct)

(703) 835-1922 (mobile)



Mary Catherine Gibbs
mcgibbs@wiregill.com
703-836-5757

MEMORANDUM

TO: Nate Macek, Chair
and Members of the Alexandria Planning Commission
FROM: Mary Catherine Gibbs
RE: Response to Residents' Comments from Pickett's Ridge HOA
Subdivision No. 2023-00007 - 1233 N. Pickett Street
DATE: March 5, 2024

This memorandum is written on behalf of the Applicant, Classic Cottages, LLC, in response to the Resident Comments submitted to the Planning Commission on March 1, 2024 from the Pickett's Ridge Homeowners Association (Pickett's Ridge HOA) related to the above referenced subdivision application on your docket for March 5, 2024.

First and foremost, Classic Cottages welcomes input from its neighbors wherever they are seeking to provide high-quality infill redevelopment in the area. Chad Riedy of Classic Cottages sent advance notice of the pending application to all adjoining neighbors, including those who adjoin the Property on Finley Lane, on January 17, 2024. A copy of one of those letters sent on January 17th is attached for the record. While Classic Cottages complied with the Zoning Ordinance requirements for sending notice of the upcoming hearing to all adjoining neighbors, Pickett's Ridge HOA's counsel also reached out to my office and to Mr. Riedy and Classic Cottages is open to discussing the project further as plans become available.

The Applicant provides the following specific responses to the comments raised by the Pickett's Ridge HOA and divides them into two categories:

1. Related to Subdivision Approval:

a. Lot comparisons: Staff correctly compared the lots to the left (northwest) of 1233 N. Pickett as those lots are the similarly situated lots in the original subdivision of Varsity Park, with which the Zoning Ordinance requires comparison. See Zoning Ordinance Section 11-1710(B). The other lots listed by the Pickett's Ridge HOA are not within the original subdivision of Varsity Park, of which 1233 N. Pickett was a residue. The lots in the Pickett's Ridge HOA are not part of that subdivision nor were the lots across N. Pickett Street.

2. Unrelated to Subdivision Approval:

a. Plans for future development on this site are not permitted to be considered by the Planning Commission as part of the approval of the subdivision, however, Classic Cottages is willing to discuss those plans with the neighbors as a courtesy as part

of the grading plan process that would occur after approval of the subdivision plat.

- b. Right Of Way questions related to the end of Pickett St: Classic Cottages will be improving the condition of the end of N. Pickett Street as part of the grading plan process moving forward for redevelopment of the two new lots. Classic Cottages will provide an extension of the sidewalk that is found to its left along its entire frontage on N. Pickett St. including curb and gutter.
- c. Access to the new lots will be off of N. Pickett Street, not Finley Lane.
- d. Classic Cottages will seek to preserve as many trees as is possible recognizing the significant grade on the proposed Lot 501, however, several trees will be removed, particularly in the middle of the new lot, as well as all of the invasive bamboo referenced. Classic Cottages will also be removing all the dead or dying/diseased trees from the site that have become a cause of concern for some neighbors.



January 17, 2024

**Betina & Vertume Dufault
1103 Finley La
Alexandria VA, 22304**

Via Certified Mail Delivery to

Re: 1233 N Pickett St.

Dear Neighbors,

My name is Chad Riedy, and I am the Planning Manager at Classic Cottages. We recently purchased the property at 1233 N Pickett St, and I wanted to take a moment to introduce myself and our company. We are a local design/build firm based here in Alexandria and have been building new homes in Northern Virginia for the past 13 years. We are a relatively small firm building about 30 homes a year primarily in Arlington, Alexandria, and Fairfax County. We pride ourselves on our ability to build a high-quality home that will last for generations.

Regarding the property at 1233 N Pickett St, it is our intention to subdivide the lot into two lots for the purposes of constructing two new single-family homes. We submitted our application for subdivision with the City of Alexandria at the end of December and our application is scheduled to be heard in front of the Planning Commission on March 5, 2024. In addition to reaching out to you we will also be reaching out to the Seminary Hill Civic Association to discuss this project with them.

It is our intent to create a project that will fit seamlessly into the neighborhood and integrate the rich history of the area with the desires of today's families. Should you have any questions or concerns, please do not hesitate to contact me. I can be reached at the contact information noted below. You may also call our office at 703-256-1400. Thank you so much for your time and I hope you have a wonderful day.

Best,

Chad Riedy
Planning Manager, Classic Cottages
chad@ccottages.com
571-385-0928

Classic Cottages LLC | 433 E Monroe Ave | Alexandria, Virginia 22301

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 5, 2024

TO: CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #9 – SUBDIVISION #2023-00007 – 1233 N. PICKETT ST.

This memorandum provides a response to a letter received from the Pickett’s Ridge Homeowner’s Association (HOA).

Notification of subdivision request:

As stated in the letter, Pickett’s Ridge contains four lots at the end of North Pickett Street. Two of the lots, 1103 and 1104 Finley Lane, abut the subject property. As a standard practice, staff notifies civic associations of subdivision requests. Staff maintains a list of incorporated civic and homeowners’ associations throughout the City. In this case, staff records indicated only the Seminary Hill Association. Staff notified the Seminary Hill Association of the application on January 22 and February 15, 2024. Staff also provided the staff report to the association on February 26, 2024. Staff has also confirmed that the abutting property owners were provided written notice in compliance with legal noticing requirements. Staff will add the Pickett’s Ridge HOA to our records to be sure that its members receive notice of requests in the area in the future.

Lot size comparison:

The HOA observed that staff did not include the properties within the Pickett’s Ridge development in our analysis of the request. Zoning Ordinance Section 11-1710(B) states that a proposed subdivision must be found to be “...of substantially the same character as to suitability for residential uses and structures, lot areas, orientation, street frontage, alignment to streets... as other land within the subdivision, particularly with respect to similarly situated lots within the original subdivision...”

These provisions require proposed lots to match the prevailing character of surrounding lots; particularly those with similar features. A proposed lot size within the range of nearby lot sizes would generally meet these criteria.

Because this provision emphasizes compatibility with similarly situated lots, staff compared the proposal to lots with similar features. These common features included: rectangular shapes, street frontage, and lots without frontage on two streets. While the subject property’s boundary lines were not adjusted with the Varsity Park subdivision, it was shown as a residual parcel on the final

subdivision plat. Because the subject property was shown with on this subdivision plat, the Varsity Park subdivision lots establish the most appropriate comparison. The lots within Pickett's Ridge were not included in this analysis because they were part of a separate subdivision approval. Further, they are irregularly shaped and do not have street frontage. The lots across the street from the subject property at 4801 and 4812 Maury Lane were also excluded because they are corner lots with frontage on two streets.

Drainage, grading, tree removal, and architectural review

Staff did not recommend conditions related to stormwater, grading, or tree removal with the subdivision request as these matters will be addressed through the grading plan process. Subdivision reviews are limited to "...orderly division of land for development..." as stated in the Zoning Ordinance. Consideration of the design of the proposed homes is outside the purview of a subdivision review.