



**DOCKET ITEM #2**  
**Subdivision #2013-0001**  
**521 E. Monroe Avenue – Virginia Electric & Power**  
**Company – Extension of SUB#2009-0005**

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**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Application</b>	<b>General Data</b>	
<b>Request:</b> An extension to a previously approved subdivision plat.	<b>Planning Commission Hearing:</b>	February 5, 2013
	<b>Approved Plat must be recorded by:</b>	August 5, 2014 (with 18-month extension)
<b>Address:</b> 521 E. Monroe Avenue	<b>Zone:</b>	CSL, Commercial Service Low & CDD #10 (Potomac Yard)
<b>Applicant:</b> Virginia Electric and Power Company (doing business as Dominion Virginia Power)	<b>Small Area Plan:</b>	Potomac West & Potomac Yard/Potomac Greens

**Staff Recommendation:** APPROVAL of an additional 18-month validity period subject to compliance with all applicable codes and ordinances.

**Staff Reviewers:** Dirk H. Geratz, AICP, Department of Planning & Zoning



**SUB# 2013-0001**

**7/7/2011**



## **I. REQUEST**

The applicant, Virginia Electric and Power Company (doing business as Dominion Virginia Power), requests an 18-month extension of a previously approved five lot subdivision as part of the new substation planned on Monroe Avenue. Pursuant to City Code Section 11-1714(b), *an extension of time for recording a final plat may be granted by the [planning] commission if an application is filed with the director during the 18-month period and the application is granted by the commission.* This is the second extension request for this subdivision.

## **II. SITE DESCRIPTION**

The subject property is located at 521 East Monroe Avenue immediately adjacent to the foot of the former Monroe Avenue/Route 1 Bridge that spanned the rail lines at Potomac Yard. The former Gold Crust Bakery is located immediately to the west, and Landbay-L of Potomac Yard, to the east. Just beyond the industrial uses to the west is a low density residential neighborhood, a city park and George Washington Middle School. Monroe Avenue, where it fronts the subject site, has been completely rebuilt as part of the relocation of the Route 1 Bridge. Across Monroe Avenue from the site is the City park containing Simpson Fields which were relocated from Potomac Yard.

## **III. BACKGROUND**

The Planning Commission approved the subdivision plat (SUB #2009-0005) on December 1, 2009 with an expiration date of June 1, 2011. This validity period is 18 months as allowed for under Section 11-1714 of the Alexandria Zoning Code. Subsequently, the applicant filed for an extension on June 1, 2011 which was granted by the Planning Commission on July 7, 2011 with an expiration date of January 7, 2013. Due to unforeseen delays in completing the plat and being able to record it, a second extension request was received on January 3, 2013.

The associated Development Special Use Permit application (DSUP #2007-0009) was approved by City Council on June 13, 2009 to develop a new electric substation to serve the future build-out of Potomac Yard. An extension request to the DSUP was granted by the Planning Commission and City Council in September of 2012 with a validity period through June 2014.

There has been a long delay waiting for all the parties to agree on the conditions of the various land transfers and exchanges associated with the subdivision. Negotiations between the various property owners took longer than expected. During this time there were approvals and subsequent recording of the adjoining Potomac Yard Development subdivisions that affected one of the parcels involved in the Dominion Power subdivision and land exchange. The recording of Potomac Yard Development, LLC Subdivision of Parcel 516 and the resubdivision of Parcels 516B & 517 made it necessary to change the Dominion Power Substation Plats and some paragraphs in the Deed to reflect the property configuration that is currently in the land records. Progress on the necessary changes to the Plats and Deeds are moving forward and

should be completed soon. Since recordation of this amended plat would occur after the expiration of the January 7<sup>th</sup> validity period, the applicant is requesting an additional 18-month extension. This extension request requires final approval by the Planning Commission. There is no need to resubmit the Plat to Planning Commission. The changes that are being made to the documents will accomplish the same end result as originally approved.

#### **IV. STAFF RECOMMENDATION**

The proposed extension of the validity period for another 18-months is necessary to allow for the final review to be completed and allow time for the recordation to occur. The proposed subdivision plat for the Dominion Power Electrical Substation will execute the various land transfers and easements necessary to allow for the substation to be constructed. The new substation is critical in addressing the future electrical load growth that will be triggered by the development of Potomac Yard.

Thus, staff recommends **approval** of a second 18-month extension request of the subdivision plat pursuant to Section 11-1714 of the City Code.

**STAFF:** Gwen Wright, Division Chief, Department of Planning & Zoning  
Dirk H. Geratz, AICP, Principal Planner, Department of Planning & Zoning



**APPLICATION**

**SUBDIVISION OF PROPERTY**

**SUB #** 2013-0001

**PROPERTY LOCATION:** 521 E. Monroe Ave.

**TAX MAP REFERENCE:** 044.01-05-02 **ZONE:** CSL

**APPLICANT:**

Name: Virginia Electric & Power Company

Address: 701 E. Cary St., OJRP 12, Richmond, VA 23219

**PROPERTY OWNER:**

Name: same as applicant

Address: \_\_\_\_\_

**SUBDIVISION DESCRIPTION**

This is a renewal request for SUB2009-0005

[ ] **THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 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 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.

Courtney R. Fisher

Print Name of Applicant or Agent

701 E. Cary St., OJRP 12

Mailing/Street Address

Richmond, VA 23219

City and State Zip Code

Signature

804-771-6408 804-771-6303

Telephone # Fax #

courtney.r.fisher@dom.com

Email address

1/3/2012

Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_ Fee Paid and Date: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

**1. 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 ten percent.

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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 ten 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. Dominion Virginia Power	701 E. Cary St.	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 521 E. Monroe Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Dominion Virginia Power	701 E. Cary St.	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 indicated each person or entity below and "None" in the corresponding fields)**

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. Dominion Virginia Power	none	PC, CC
2.		
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.

1/3/2013

Courtney R. Fisher

Date

Printed Name

  
Signature

Subdivision # 2013-00001

**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

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

**PROJECT NAME:** N. Alexandria Substation

**PROJECT ADDRESS:** 521 E. Monroe Ave.

**DESCRIPTION OF REQUEST:**

renewal request for subdivision SUB2009-0005

**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.

Date: 1/3/2013

Applicant

Agent

Signature: \_\_\_\_\_

*C. Fisher*

Printed Name: Courtney R. Fisher



**AREA TABULATION**

**VIRGINIA ELECTRIC AND POWER COMPANY**  
 14 PARCELS - 2,476 S.F. OR 0.056 ACRES  
 14 PARCELS - 14,072 S.F. OR 0.320 ACRES  
 14 PARCELS - 2,240 S.F. OR 0.051 ACRES

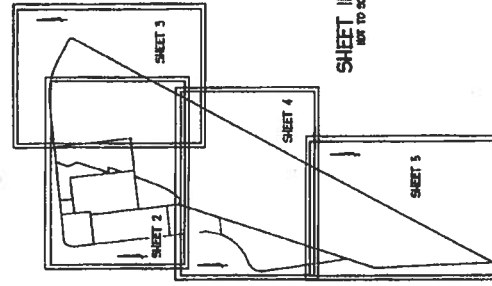
**CITY OF ALEXANDRIA**  
 14 PARCELS - 14,072 S.F. OR 0.320 ACRES  
 14 PARCELS - 2,240 S.F. OR 0.051 ACRES

**POTOMAC YARD DEVELOPMENT, L.L.C.**  
 14 PARCELS - 14,072 S.F. OR 0.320 ACRES

**GOLD CRUST BAKING COMPANY, INC.**  
 14 PARCELS - 14,072 S.F. OR 0.320 ACRES

**TOTAL = 103,346 S.F. OR 2.37246 ACRES**

\*\* - DENOTES 0.27498 ACRES OF THE COMBINED PARCEL H AS FUTURE DOG PARK



- NOTES:**
- 1.) NO TITLE REPORT SUBMITTED, PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS AS RECORDED.
  - 2.) NO UNLAWFUL OR RESTRICTED PROTECTION AREAS ARE SHOWN TO EXIST ON THE SUBJECT PARCELS.
  - 3.) THE PROPERTY LOCATED IN ZONE "P" FOR FLEET FLEET RESERVANCE DATE.
  - 4.) NO HISTORICAL OR ARCHAEOLOGICAL FINDINGS OR INFORMATION HAVE BEEN PROVIDED TO THIS FIRM.
  - 5.) NO ENVIRONMENTAL STUDIES HAVE BEEN PROVIDED TO THIS FIRM.
  - 6.) THERE ARE NO ROOMS OR OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL.
  - 7.) THERE ARE NO ROOMS OR OBJECTS THAT CONTAIN SOLIDS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO, HEAVY METALS, PETROLEUM PRODUCTS, TOXIC SUBSTANCES, R/VASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS.
  - 8.) THERE ARE NO ROOMS UNDERGROUND STORAGE TANKS.
  - 9.) THERE ARE NO ROOMS WITHIN 1000 FEET OF A HAZARDOUS WASTE, DUMP, OR DISPOSAL AREA.
  - 10.) THERE ARE NO ROOMS WITHIN THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.

**PARCEL DATA**

TAX MAP PARCEL	TAX MAP PARCEL
0410-05-01	0410-05-04
PHYSICAL ADDRESS: 1401 FARMHOUSE ROAD, ALEXANDRIA, VA 22304	PHYSICAL ADDRESS: 1401 FARMHOUSE ROAD, ALEXANDRIA, VA 22304
OWNER/ADDRESS: VIRGINIA ELECTRIC AND POWER COMPANY, INC. 1401 FARMHOUSE AVENUE, ALEXANDRIA, VA 22304	OWNER/ADDRESS: POTOMAC YARD DEVELOPMENT, L.L.C. 1401 FARMHOUSE AVENUE, ALEXANDRIA, VA 22304
CURRENT ZONING IS: O-1	CURRENT ZONING IS: O-1
0410-05-02	0410-05-03
PHYSICAL ADDRESS: 1401 FARMHOUSE AVENUE, ALEXANDRIA, VA 22304	PHYSICAL ADDRESS: 1401 FARMHOUSE AVENUE, ALEXANDRIA, VA 22304
OWNER/ADDRESS: VIRGINIA ELECTRIC AND POWER COMPANY AND DISTRIBUTION ATTN: DIRECTOR OF TRANSMISSION AND DISTRIBUTION 1401 FARMHOUSE AVENUE, ALEXANDRIA, VA 22304	OWNER/ADDRESS: CITY OF ALEXANDRIA DEPARTMENT OF PLANNING AND DEVELOPMENT 300 SOUTH STREET, ALEXANDRIA, VA 22304
CURRENT ZONING IS: O-1	CURRENT ZONING IS: O-1

**SURVEYOR'S CERTIFICATE**

I, THE SURVEYOR, HAVE CAREFULLY EXAMINED THE PROPERTY DESCRIBED BY THIS PLAT, AND THE RECORDS OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ALEXANDRIA, VIRGINIA, AND THE RECORDS OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF FREDERICK, VIRGINIA, AND I HEREBY CERTIFY THAT THE PLAT IS CORRECT AND ACCURATE AND THAT ALL REQUIRED INSTRUMENTS HAVE BEEN INSTALLED WHERE INDICATED.



**SOURCE OF TITLE**

REFERENCES FOR THE INSTRUMENTS BEING REFERENCED BY THIS PLAT, ALL RECORDED AMONG THE LAND RECORDS OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ALEXANDRIA, VIRGINIA.

CITY OF ALEXANDRIA  
 RESTRICTION POSITION

VIRGINIA ELECTRIC AND POWER COMPANY  
 DEED BOOK 189 PAGE 605

POTOMAC YARD DEVELOPMENT, L.L.C.  
 RESTRICTION COORDINATES

GOLD CRUST BAKING COMPANY, INC.  
 RESTRICTION COORDINATES

APPROVED: \_\_\_\_\_  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE SERVICES

SITE PLAN NO. \_\_\_\_\_

INSPECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHAIRMAN, PLANNING COMMISSION

DATE RECORDED: \_\_\_\_\_

REGISTERED NO. DEED BOOK NO. PAGE NO.

PRELIMINARY PLAT SHOWING SUBDIVISION AND CONSOLIDATION ON THE PROPERTIES OF CITY OF ALEXANDRIA

**POTOMAC YARD DEVELOPMENT, L.L.C.**  
 VIRGINIA ELECTRIC AND POWER COMPANY  
 AND  
 GOLD CRUST BAKING COMPANY, INC.

CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 30' DATE: JUNE 30, 2009

**Dewberry**  
 Dewberry & Davis LLC  
 1825 BATTLEVIEW PARKWAY  
 FARMERSVILLE, VA 22434-2545  
 PHONE: 703.544.4333  
 FAX: 703.544.2834



VS 1985 NORTH

MATCH - SHEET 2 OF 6

EAST MONROE AVENUE  
(VARIABLE WIDTH)  
N 6470'0" E 516'0"

PARCEL 516  
POTOMAC YARD ALEXANDRIA  
RESIDUE - ALUMINA ASBESTOS  
POTOMAC YARD DEVELOPMENT, L.L.C.  
RESIDENT, ALEXANDRIA, VA  
TIM THE PAULS-04-4

MAINLINE BOULEVARD  
(FROM MAIN STREET - SIDE OF ROAD)  
(SEE 514)

PRELIMINARY PLAN  
FOR THE SUBDIVISION AND CONSOLIDATION  
ON THE PROPERTIES OF  
CITY OF ALEXANDRIA  
POTOMAC YARD DEVELOPMENT, L.L.C.  
AND  
VIRGINIA ELECTRIC AND POWER COMPANY  
GOLD CRUST BAKING COMPANY, INC.  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 50' DATE: JUNE 29, 2004

**Dewberry**  
Dewberry & Davis LLC  
1555 BATTLEVEN PARKWAY  
MANASSAS, VIRGINIA 20108-2943  
PHONE: 703-747-4765  
FAX: 703-747-2654

DATE	TIME	BY	SCALE	PROJECT	OWNER	PROJECT
06/29/04	11:00	WJ	1"=50'	MAINLINE BOULEVARD	POTOMAC YARD	ALUMINA ASBESTOS
06/29/04	11:00	WJ	1"=50'	MAINLINE BOULEVARD	POTOMAC YARD	ALUMINA ASBESTOS
06/29/04	11:00	WJ	1"=50'	MAINLINE BOULEVARD	POTOMAC YARD	ALUMINA ASBESTOS



SHEET 3 OF 6  
174118P-1000





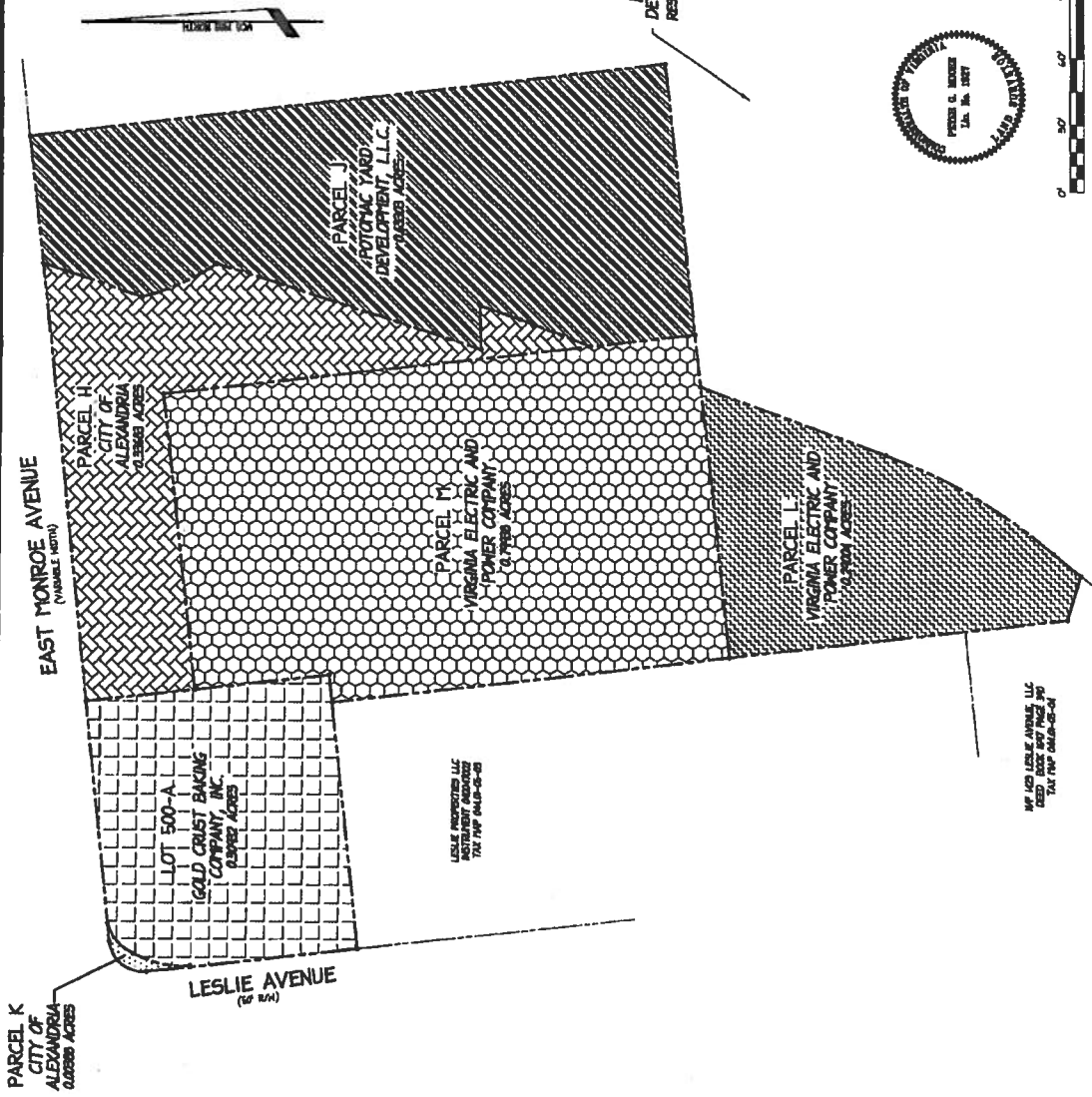
**AREA TABULATION**

**VIRGINIA ELECTRIC AND POWER COMPANY**  
 WEST PARCEL H - 24.28 AC. OF 0.2800 ACRES  
 WEST PARCEL I - 24.28 AC. OF 0.2800 ACRES  
 WEST PARCEL L - 24.28 AC. OF 0.2800 ACRES

**CITY OF ALEXANDRIA**  
 WEST PARCEL H - 14.72 AC. OF 0.2800 ACRES  
 WEST PARCEL I - 14.72 AC. OF 0.2800 ACRES  
 WEST PARCEL L - 14.72 AC. OF 0.2800 ACRES

**POTOMAC YARD DEVELOPMENT, L.L.C.**  
 EASTING PARCEL H - 100.00 AC. OF 0.2800 ACRES (PLAT)  
 EASTING PARCEL I - 100.00 AC. OF 0.2800 ACRES (PLAT)  
 EASTING PARCEL J - 27.00 AC. OF 0.2800 ACRES (PLAT)  
 EASTING PARCEL K - 27.00 AC. OF 0.2800 ACRES (PLAT)  
 EASTING PARCEL L - 27.00 AC. OF 0.2800 ACRES (PLAT)

**GOLD CRUST BAKING COMPANY, INC.**  
 EASTING AREA - 0.27 AC. OF 0.2700 ACRES  
 WEST LOT 500-A - 0.24 AC. OF 0.2400 ACRES



PARCEL 5K  
 POTOMAC YARD  
 DEVELOPMENT, L.L.C.  
 RESERVE - 0.2400 ACRES

PRELIMINARY PLAT  
 SHOWING  
 SUBDIVISION AND CONSOLIDATION  
 ON THE PROPERTIES OF  
 CITY OF ALEXANDRIA  
 POTOMAC YARD DEVELOPMENT, L.L.C.  
 AND  
 VIRGINIA ELECTRIC AND POWER COMPANY  
 AND  
 GOLD CRUST BAKING COMPANY, INC.  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 30' DATE: JUNE 30, 2009



**Dewberry**  
 Dewberry & Davis LLC  
 1025 BATTLEHEN PARKWAY  
 FARMERSVILLE, VIRGINIA 22029-2546  
 PHONE: 703.541.4300  
 FAX: 703.541.2024

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