
MEMORANDUM

DATE: DECEMBER 6, 2016

TO: CHAIRWOMAN AND MEMBERS
OF THE PLANNING COMMISSION

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

SUBJECT: REVISIONS TO DOCKET ITEMS #10
(DSP#2016-0016, Oak Grove Amendment and Extension)

This memorandum provides updated information regarding DSP #2016-0016, a request for an amendment to and extension of a previously approved Development Site Plan for eight single-family homes (DSP #2004-0005) to allow construction of the remaining undeveloped Lot 9 with a new unit type and to update lot and building tabulations.

This memorandum includes revisions to two conditions.

The first revision is a response to a letter submitted to the Planning Commission dated December 1, 2016 by Kenneth Wire with proposed changes to Condition #10A. Staff has reviewed this condition and is comfortable with the scope of work stated and illustrated in the letter. The revised condition should read:

- 10A. CONDITION ADDED BY STAFF:** The applicant shall make the following improvements to the eastern portion of Cathedral Drive:
- a. Complete design work for the curb and gutter, pursuant to the “Cathedral Drive Grading Exhibit” by Bowman Consulting, dated 11/29/16.
 - b. Complete all concrete work including curb & gutter, and impacted driveway, apron(s) to provide positive drainage southward in the gutter pan up to the existing high point of the curb at elevation 29.14.
 - c. Install Erosion & Sediment Controls per the requirements of Chapter 4, Title 5 of the Code of Ordinances of the City of Alexandria.
 - d. All the City of Alexandria fees, if required for this scope of work, will be waived.

The second revision is due to an error with the transposition of Condition #48. The corrected Condition #48 is as follows:

48. **CONDITION AMENDED BY STAFF:** The applicant shall submit ~~revised~~ architectural elevations for review and comment by the Director of P&Z. The ~~revised~~ elevations should generally present a more balanced facade appearance, orderly fenestration pattern and emulate the styles and scale of residential houses typically found in the City of Alexandria. Items to be considered by the applicant ~~in revising the elevations~~ include:

- a. ~~Revising the~~ The size, pitch and design of the roofs to reduce their size and mitigate the scale of the buildings;
- b. Establishing a ~~more~~ formal order on the elevations, particularly sides and rears, for a ~~more~~ symmetrical arrangement of appropriate sizes, proportions, and types of windows;
- c. Using window styles that conform with the historic style of the general design of the house;
- d. Using special windows, such as Palladian windows, only at focal points of the entire elevation;
- e. Incorporating architectural elements typically found on houses in Alexandria such as the presence of covered porticoes and porches on at least the front facade and desirable on other elevations;
- f. Making chimneys more massive, reflecting load-bearing masonry construction typical of the historic houses depicted;
- g. Using materials that are consistent with the traditional buildings in Alexandria that are predominantly brick or siding or a combination of the two. Stone was not often used as a general cladding material except in some Arts and Crafts style houses. (P&Z)(PC)

Staff continues to recommend approval of DSP #2016-0016, subject to the DSP conditions.

December 1, 2016

VIA EMAIL TO karl.mortiz@alexandriava.gov

Mary Lyman, Chair and
Members of Planning Commission
301 King Street, Suite 2100
Alexandria, Virginia 22314

RE: DSP 2016-0016
December 6, 2016 Planning Commission Hearing, Docket Item #10

Dear Members of the Planning Commission:

On behalf my client, Oak Grove Estates, LC, I am requesting the following changes to the staff recommended conditions of approval for the above-referenced matter. It is my understanding that City staff is in agreement with the proposed change and that the scope of work is limited to the eastern half of the Cathedral Drive near the dead end of the street.

~~**Condition 10A. CONDITION ADDED BY STAFF:** The applicant shall re-grade the public right of way of Cathedral Drive to provide positive drainage southward towards the closest storm drain inlet on Cathedral Drive. This will involve raising and reconstructing the curb and gutter on the east side of the public right of way. (T&ES)~~

The applicant shall make the following improvements to the eastern portion of Cathedral Drive:

- a) **Complete design work for the curb and gutter, see “Cathedral Drive Grading Exhibit” by Bowman Consulting, dated 11/29/16, attached.**
- b) **Complete all concrete work including curb & gutter, and impacted driveway apron(s) to provide positive drainage southward in the gutter pan up to the existing high point of the curb at elevation 29.14.**
- c) **Install Erosion & Sediment Controls per the requirements of Chapter 4, Title 5 of the Code of Ordinances of the City of Alexandria.**
- d) **All the City of Alexandria fees, if required for this scope of work, will be waived.**

Pursuant to agreement with staff, the City will be responsible for the following improvements to the Cathedral Drive. Since the City cannot condition itself under a private DSP approval, the following items are outlined to memorialize the agreement with staff. The City has agreed to:

- a) Complete survey work and provide a copy of the survey to the developer, if required by the developer. Stake out based on the plans prepared by the City of Alexandria and developer's engineers.
- b) Design the grading plan working with the developer.
- c) Complete asphalt work – milling and/or paving - to provide positive drainage from the public right of way to the newly constructed gutter pan by the developer to transport storm water.
- d) Install Erosion & Sediment Controls per the requirements of Chapter 4, Title 5 of the Code of Ordinances of the City of Alexandria.
- e) City will backfill curb installed by Developer and provide appropriate stabilization for those denuded areas.
- f) Complete incidental work of raising all the manholes and/or cleanouts, and gate wells, if encountered during regrading paving of the public right of way.

I look forward to discussing these requested amendments to the staff recommended conditions with you at the Planning Commission hearing.

Sincerely,



Kenneth W. Wire

