

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 27, 2022

TO: CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: DSUP#2022-10018 & VAC#2022-0002 RESTAURANT DEPOT AMENDMENT: REVISED DSUP CONDITION #32

Recommendation

Staff recommends revision of DSUP#2022-10018 condition #32 as shown below, to accommodate an adjustment in the amount of land being vacated:

Condition #32-

Make a payment for the requested vacation of a portion of the existing City right-of-way. The original purchase price of \$1,000,000 will be decreased commensurate with the approximately seven percent (7%) change in land area (percentage to be finalized at final site plan) associated with the proposed multimodal trail. The purchase price will be reduced by no more than \$100,000. ~~Make a payment in the amount of \$1,000,000 for the requested vacation of a portion of the existing City right-of-way.~~ The payment shall be made to the Department of Recreation, Parks and Cultural Activities prior to the release of the Final Site Plan. Approval of this vacation shall also be subject to the following:

1. Utility easements for all public and private utilities shall be provided within the vacated right-of-way and such easements are to be shown on the plat of consolidation.
2. The vacated right-of-way shall be consolidated with the adjoining lot, and the plat of consolidation approved by the Directors of P&Z, T&ES, and RPCA prior to Final Site Plan release. The approved plat shall be recorded in the Land Records of the City of Alexandria. (P&Z) (T&ES) (RPCA) *
3. The applicant shall be responsible for perpetual ownership, development, and maintenance of the improvements constructed in the vacated right-of-way.
4. The applicant shall include the 'final' location of proposed ROW and property lines on all proposed plan sheets of the Final 1 Site Plan submission. The requested Vacation area has been reduced slightly since current site plan

submission (by approximately 2-3' along eastern extent of subject parcel), with the “final” ROW and Property Line locations being as shown on current version of Vacation Plat associated with VAC2022-00002. The ‘current’ VAC plat is dated 09/19/2022. (P&Z) (T&ES) *

Vacation Purchase Price

In late 2021, the applicant agreed to a purchase price of \$1,000,000 for the right-of-way being vacated for the expansion of the existing Restaurant Depot. In August 2022, staff was informed of planned improvements to bike facilities to the south of the project site, which led to staff revisiting the question of bike infrastructure along the Connector frontage. The applicant agreed to adjust the streetscape to accommodate a ten-foot multimodal trail, which resulted in a roughly seven percent (7%) decrease in the land area being vacated. While finalizing the conditions for the project, the applicant requested that the purchase price be adjusted to accommodate the change in land area associated with the proposed multimodal trail.

The City Manager agreed to reduce the purchase price by no more than \$100,000, but Condition #32 was not updated to reflect this change. The revised condition now states that the purchase price will be decreased by the same percentage as the reduction in land area being vacated. The exact square footage of the vacated land, and therefore the purchase price, will be finalized at final site plan.

The applicant is in agreement with the revised condition language.