City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 12, 2015

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: KARL MORITZ, ACTING DIRECTOR OF PLANNING & ZONING

SUBJECT: **200 & 212 LLOYD'S LANE -** APPEAL OF PLANNING COMMISSION DENIAL OF SUBDIVISION #2014-0013

I. Appeal

The applicants for Subdivision #2014-0013, David M. Phillips Jr. and Nancy E. Phillips represented by Duncan Blair, attorney, are appealing the December 2, 2014 decision of the Planning Commission to deny a subdivision request at 200 and 212 Lloyd's Lane.

The applicants have proposed to re-subdivide two existing parcels into three lots, likely in order to build two new dwellings in the future, if approved. Proposed Lot 601, the western-most interior lot, would retain an existing single-family dwelling and accessory structures, and it would be the largest of the three lots at 37,371 square feet. Proposed Lot 602, the middle interior lot, would measure 15,750 square feet and would be the smallest of the three proposed lots. Proposed Lot 603 would be located at the corner of Lloyd's Lane and Russell Road. It would measure 23,143 square feet in size and feature steep, 19% slopes on its entirety.

Section 11-1708(D)(2) of the Zoning Ordinance states that an appeal from a denial by the Planning Commission shall be made in writing and filed with the City Clerk within 15 days of the decision of the Commission. When an appeal is filed, the City Council shall schedule one de novo public hearing on the matter and may affirm, reverse, or modify the decision of the Commission. It may also return the matter to the Commission for further consideration. On appeal the same standards for subdivision review shall be applied as are established for the Commission.

II. Background

Section 11-1710 of the Zoning Ordinance sets forth the requirements that the Planning Commission must consider when reviewing a request for a subdivision. Section 11-1710(B) requires subdivision requests to meet the following standards:

> No lot shall be resubdivided in such a manner as to detract from the value of adjacent property. Lots covered by a resubdivision 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 within the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision. In determining whether a proposed lot is of substantially the same character for purposes of complying with this provision, the commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by:
>
> (1) Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and
>
> (2) Land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.
>
> (3) No resubdivision shall be approved which results in the creation or the continuation of a lot, building or structure which does not comply with the provisions of this ordinance, unless the commission expressly authorizes a variation pursuant to section 11-1713 of this ordinance.

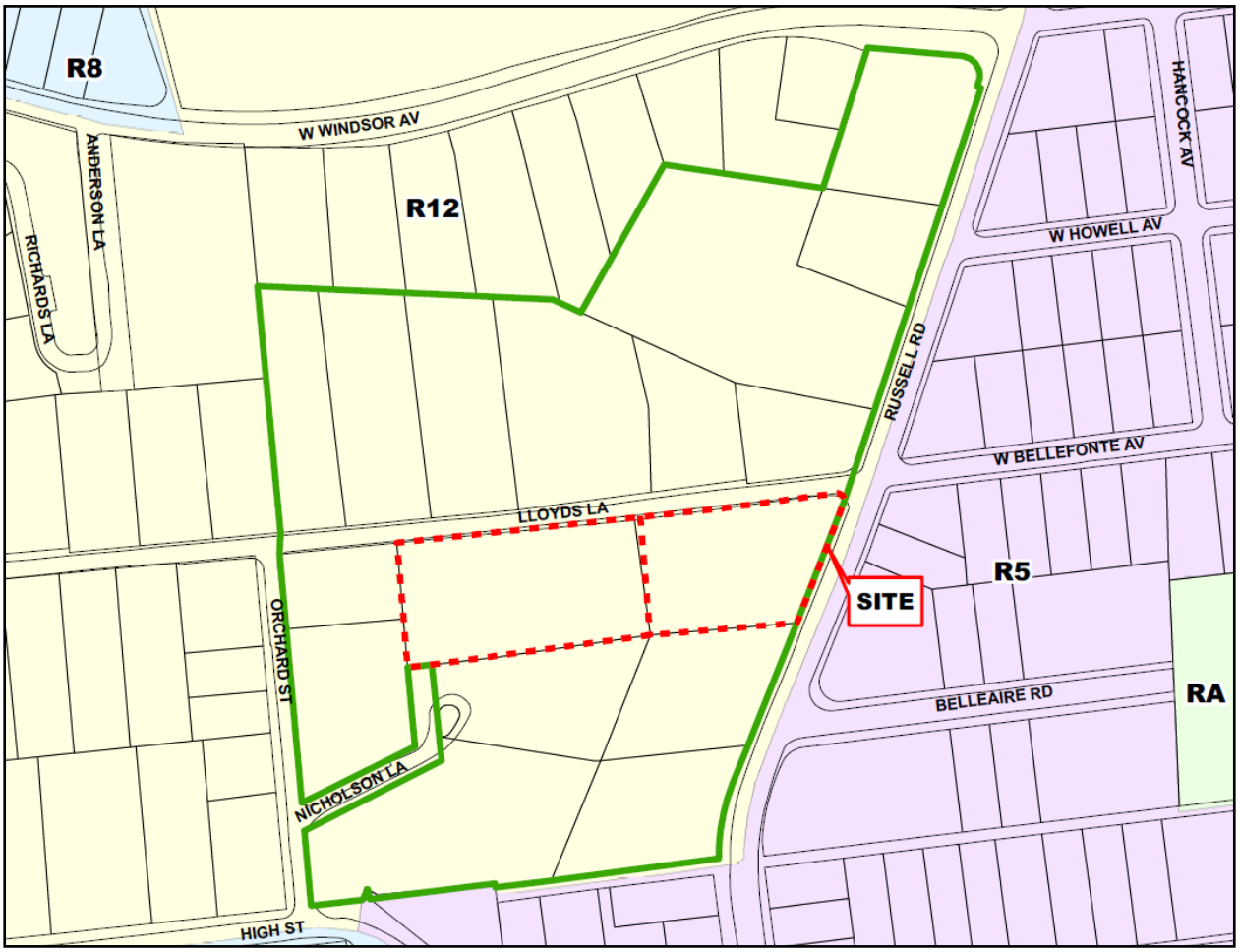
The request was originally scheduled for the November Planning Commission hearing but was deferred to the December docket given staff's receipt of additional information regarding the actual legal documents that had created the original lots. Staff discussed the deferral in greater detail in its November 19th memorandum to the Planning Commission, which is included as part of the December 2, 2014 staff report (see Attachment A). Staff also amended the body of the staff report in light of the new information such that the December report completely replaces the November report (Attachment B.)

Planning & Zoning staff recommended denial of the proposed subdivision at the Commission's December 2nd public hearing. The proposed lots meet technical R-12 zone requirements and no character questions emerged regarding proposed Lot 601 or the lot frontages for proposed Lot 603. However, staff found that the dominant character of the lots in the area of comparison is of lot sizes greater than 24,000 square feet and lot frontages greater than 110 feet. Proposed Lots 602 and 603 would not be substantially consistent with the character of other lots in the area of comparison in terms of lot size. Proposed Lot 602 would not be substantially consistent with the character of other lots in terms of lot frontage. Staff also expressed concern about proposed Lot 603 regarding its suitability for residential structures and uses given its steep slope.

The issue of which lots should constitute the area of comparison, in order to answer the lot character question, also featured prominently in staff's analysis given that no "original subdivision" exists at this site other than the original lots in question. Staff determined, consistent with the provisions contained in Section 11-1710(B)(2) of the Zoning Ordinance, that the area of comparison should be an area comprised of 15 properties (not including the subject

lots) that are located to the north, south, and west of the subject site (see Figure A below). These properties are in the same zone as the subject site, are geographically proximate, and generally share similar lot characteristics. Staff declined to use the applicant's proposed alternative area of comparison, which consists of only the entire blockface along Lloyd's Lane between Russell Road and West Braddock Road. Given the different character of those lots on Lloyd's Lane that are west of Orchard Street, staff found the applicant's proposed alternative to be inconsistent with the requirements of Section 11-1710(B)(2).

Figure A: Area of Comparison



The Planning Commission voted to deny the request on a 6 to 1 vote. The majority of the Commission agreed with the staff analysis that the proposed subdivision did not meet the criteria of Section 11-1710(B) of the Zoning Ordinance because proposed Lots 602 and 603 would not be substantially consistent with the character of other properties in the area of comparison in terms of lot size (for Proposed Lots 602 and 603) and lot frontage (for Proposed Lot 602). The majority of Commission shared staff's concern about the suitability of proposed Lot 603 for residential structures given the steep slope of the lot. It agreed that the 15-lot "area of comparison" (shown in Figure A above) is reasonable and appropriate. The Commission also briefly discussed the applicant's concern that an analysis of the most "similarly-situated" lots to

the current request necessitates a distinction between corner lots and interior lots. The Commission noted that the area of comparison included both types of lots, and did not find that an analysis comparing only the proposed corner lot to other corner lots and only the proposed interior lots to other interior lots to be necessary.

III. Additional Analysis

In addition to the findings provided in the December 2, 2014 staff report, and the Planning Commission finding, staff performed an additional comparison of the proposed corner lot (proposed Lot 603) to other corner lots and the smaller of the proposed interior lots (proposed Lot 602) to other interior lots, as it may be helpful to the City Council in light of the applicant's statements on this point as expressed at the Planning Commission public hearing. First, with regard to lot size and excluding the existing lots at the subject site, only two of the five other corner lots in the area of comparison, or 40%, have a lot size smaller than the 23,243 square-foot size of proposed Lot 603. The three other lots, which range from 27,980 to 51,133 square feet, are considerably larger. Second, with regard to lot size and excluding the existing interior lot at the site, none of the ten other interior lots in the area of comparison are as small as the 15,750 square-foot size of proposed Lot 602. The ten lots range in size from 17,979 to 70,786 square feet, with a median value of 27,219. Third, with regard to lot frontage and excluding the existing lots at the subject site, only four of the ten other interior lots, or 40%, have a lot frontage smaller than or close to the 105 feet of frontage at proposed Lot 602. The six other lots have lot frontages ranging from 120 to 163 feet.

The percentage of other lots that are smaller, narrower, or close to the lot frontage or lot size of the proposed lots therefore fails to exceed 50% in any of the three above-referenced instances in this additional comparison. Proposed Lot 602 would be inconsistent with the dominant character of other interior lots in the comparison area, and proposed Lot 603 would be inconsistent with the dominant character of other corner lots in the comparison area.

IV. Conclusion

Staff continues to recommend denial of the proposed subdivision based on the information and conclusions contained in the December 2, 2014 staff report and as further supported in the above-referenced additional comparison. If City Council grants the subdivision, staff recommends that the approval be subject to compliance with the conditions set forth in Section III of the December staff report to the Planning Commission.

Enclosures:

Attachment A – December 2, 2014 Staff Report to Planning Commission
Attachment B – November 4, 2014 Staff Report to Planning Commission
Attachment C – Subdivision Plat

DOCKET ITEM #3

Subdivision #2014-0013
200 - 212 Lloyd's Lane

Application	General Data	
Consideration of a request to re-subdivide two existing lots into three new lots.	**Planning Commission Hearing:**	December 2, 2014
	Approved Plat must be recorded by:	June 2, 2016
Address: 200 - 212 Lloyd's Lane	**Zone:**	R-12/Residential
Applicant: David M. Phillips Jr. and Nancy E. Phillips represented by Duncan Blair, attorney	**Small Area Plan:**	Northridge/Rosemont

Staff Recommendation: DENIAL

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov
Alex Dambach alex.dambach@alexandriava.gov

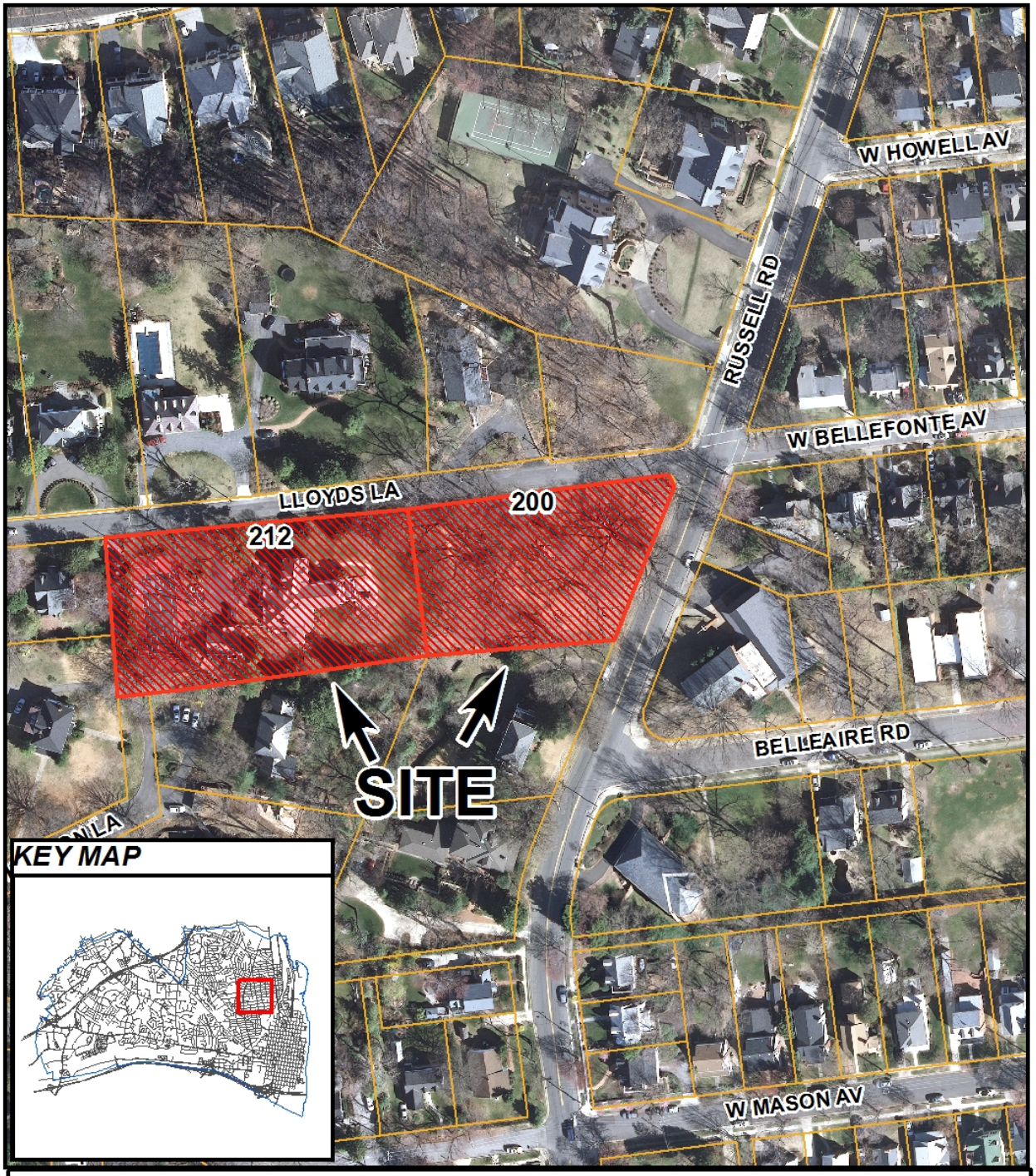
PLANNING COMMISSION ACTION, DECEMBER 2, 2014: On a motion by Commissioner Lyman, seconded by Commissioner Brown, the Planning Commission denied the request. The motion carried on a vote of 6 to 1, with Commissioner Lyle voting against the denial.

Reason: The majority of the Planning Commission agreed with the staff analysis that the lots in the proposed subdivision would not be consistent with the character of other nearby lots with regard to lot size, lot frontage, and suitability for residential uses and structures. The majority of the Commission also agreed with the area of comparison that staff used to analyze the question of lot character consistency and disagreed with the applicant's contention that a blockface of a particular street is an appropriate method for determining an area of comparison for the purpose of analyzing lot character. Although it expressed general agreement with the applicant's statements that interior lots should be compared to interior lots and corner lots to corner lots, the Commission noted that the request included both kinds of lots and therefore the requested lots should be analyzed together.

Speakers:
Duncan Blair, representing the applicant, spoke in support of the application. He stated that the proposed lots meet technical zone requirements and are consistent with the character of other lots in the area. He expressed his belief that the area of comparison for this case should be the lots along the blockface of Lloyd's Lane as opposed to the area of comparison that staff has recommended. He also stated that the area of comparison that staff recommended is not consistent with a 2007 Virginia Supreme Court decision.

David Phillips, applicant, spoke in support of the request and noted the support of some of his neighbors. He expressed concern about the area that staff used for comparison in order to analyze the lot character question.

PLANNING COMMISSION ACTION, NOVEMBER 6, 2014: The Planning Commission noted the deferral of the request.



SUB #2014-0013
200 & 212 Lloyd's Lane

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I. DISCUSSION

The applicants, David M. Phillips Jr. and Nancy E. Phillips, represented by Duncan Blair, attorney, request approval to re-subdivide two existing lots into three new lots at 200 and 212 Lloyd's Lane.

SITE DESCRIPTION

The subject site is two lots of record. The property at **200 Lloyd's Lane** has 257.6 feet of frontage on Lloyd's Lane, 170.1 feet of frontage on Russell Road, and a total lot area of 32,764 square feet. No structures exist on the lot. It is a unique lot in that is has extremely steep slopes of approximately 19 percent in its eastern half and a grade change of 30 feet. The property at **212 Lloyd's Lane** has 290 feet of frontage on Lloyd's Lane, 150 feet of lot depth, and a total lot area of 43,500 square feet. It is improved with a two-story single-family dwelling and accessory structures.

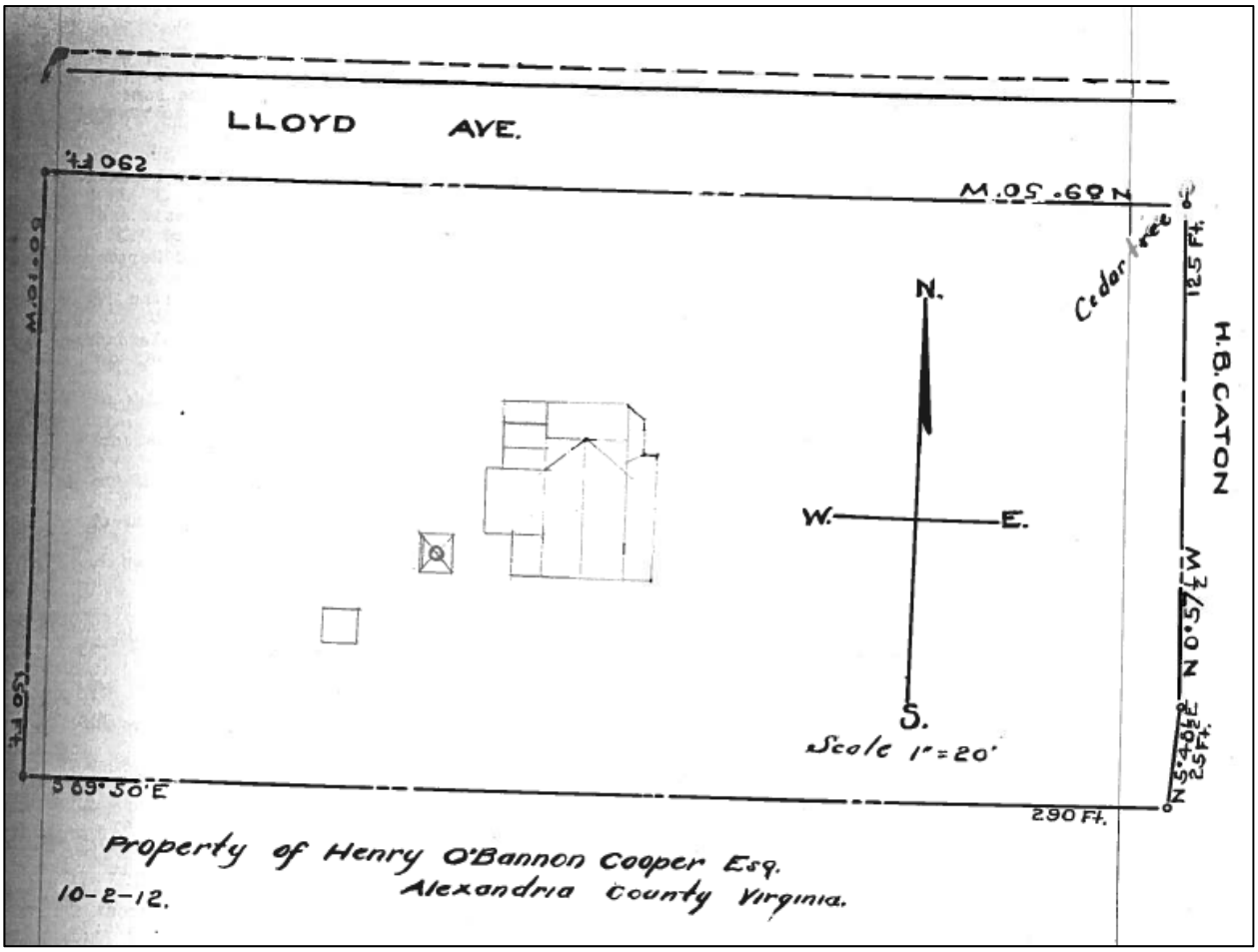
The properties are surrounded nearly entirely by other single-family dwellings. Immanuel Lutheran Church is located across Russell Road to the east.

BACKGROUND

The two lots were created in 1912 as individual lots and not as a part of a larger, planned subdivision. The 200 Lloyd's Lane property was subdivided only by metes and bounds description in the deed; however, a plat was also recorded for 212 Lloyd's Lane (see Figure 1 on the next page).

A prior owner of the subject properties received Planning Commission approval for Subdivision #96-0026 in February 1997 to move the lot line between 200 and 212 Lloyd's Lane. No new lots were proposed as part of this request. The owner did not record the subdivision within the proper timeframe and the approval expired in 1998. In 2000, a new property owner requested subdivision approval (SUB#2000-0005) to split the existing 200 Lloyd's Lane property into two lots. The proposal was similar to the current request in that three lots in total were proposed along this portion of Lloyd's Lane. Unlike the current request, the lot line between the two existing lots at 200 and 212 Lloyd's Lane would not have changed.

Figure 1: Original Subdivision Plat for 212 Lloyd's Lane



Staff recommended denial of the request, finding that the new lots would not be consistent with the character of the neighborhood given that both new lots would have been significantly smaller than the majority of the lots located within the area believed, at the time, to be the original subdivision. It also raised concern about the consistency of the proposal with the neighborhood in terms of lot frontage, and it noted that two oak trees on the new interior lot were considered specimen trees that needed to be preserved. That applicant withdrew the subdivision request prior to the scheduled Planning Commission hearing in June 2000.

PROPOSAL

The applicants propose to re-subdivide the two existing lots into three new lots as shown in Figure 2 of this report (see next page). The applicant expects to construct a new single-family dwelling on proposed Lot 602 and another on proposed Lot 603. Proposed Lot 601 would retain the existing single-family dwelling and accessory structures, and it would be the largest of the three new lots at 37,371 square feet. Proposed Lot 602 would be the smallest of the three lots, with a lot size of 15,750 square feet. Proposed Lot 603 would be located at the corner of Lloyd's Lane and Russell Road. It would measure 23,143 square feet in size and features 19 percent steep slopes on its entirety.

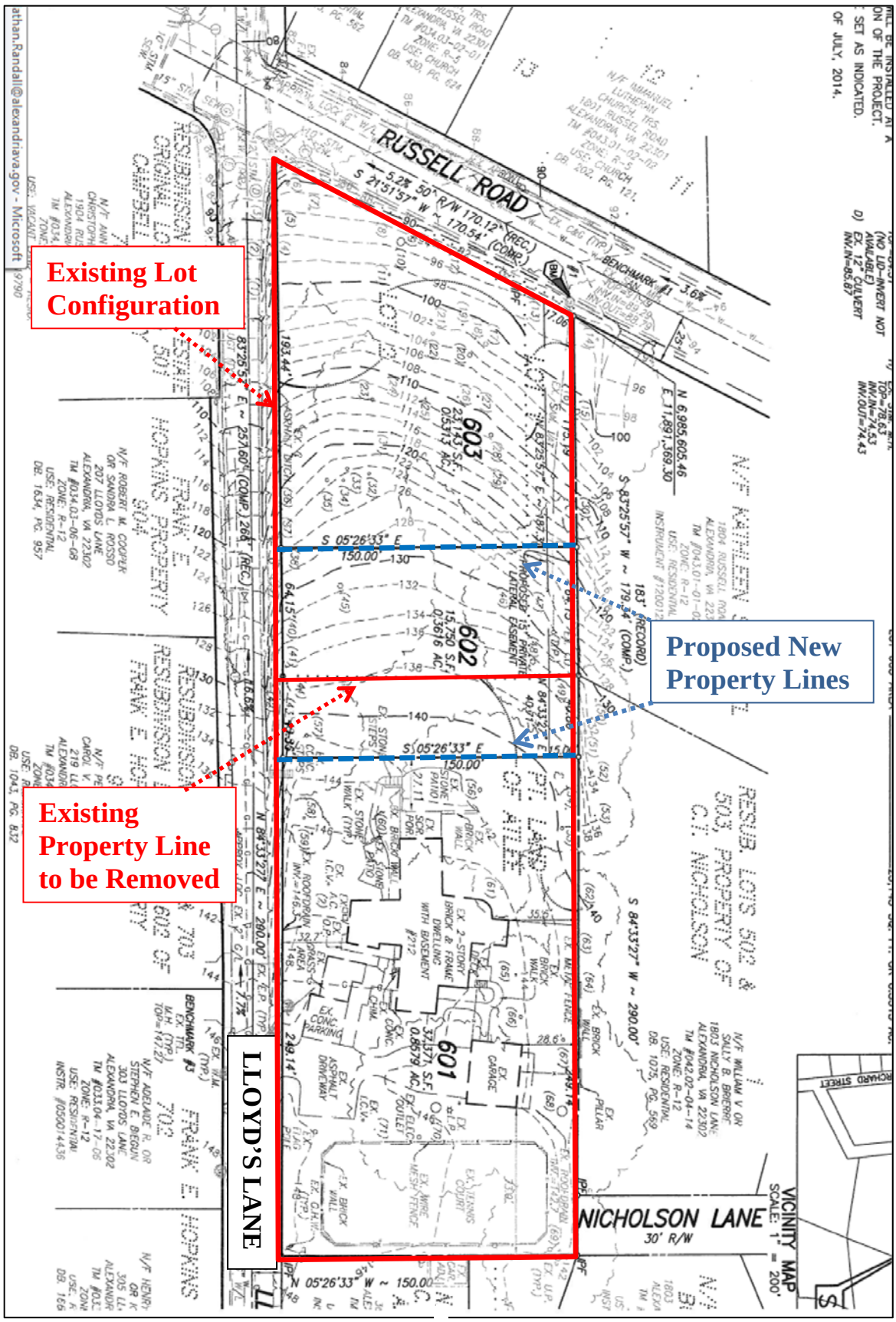
ZONING / MASTER PLAN DESIGNATION

The property is located in the R-12 / Single-Family zone. As shown in the table below, the proposal meets minimum lot size, frontage, and width requirements for single-family dwellings in the zone. The property is located within the Northridge/Rosemont Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for uses consistent with the R-12 zone.

Table 1: Zoning Analysis

	Existing		**Minimum Required**	*Proposed*		
	200 Lloyd's Lane	**212 Lloyd's Lane**		**Lot 601**	**Lot 602**	**Lot 603**
Lot Size	32,764 sq. ft.	43,500 sq. ft.	12,000 sq. ft.	37,371 sq. ft.	15,750 sq. ft.	23,143 sq. ft.
Lot Width		290'	80' (Interior Lot)	249.1'	105'	
	240' (Lloyd's Lane) 147' (Russell Road)		95' (Corner Lot)			175' (Lloyd's Lane) 147' (Russell Road)
Lot Frontage	257.6' (Lloyd's Lane) 170.1' (Russell Road)	290'	60'	249.1'	105'	193.4' (Lloyd's Lane) 170.1' (Russell Road)

Figure 2: Current Subdivision Request



SUBDIVISION STANDARDS

Sections 11-1706 and 11-1709 of the Zoning Ordinance contain several technical subdivision requirements and Section 11-1710(D) stipulates a general requirement that all lots meet zone requirements. Section 11-1710(B) requires that every subdivided lot 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." A provision requiring new lots to be consistent with the character of other nearby lots has existed in the Zoning Ordinance for many years and was strengthened in 2006 in the first of three "infill" text amendments.

Section 11-1710(B) further explains that the lots within a given subdivision proposal should be compared, for the purpose of determining neighborhood character, to those existing lots located

> within the original subdivision area, evidence of which may be shown by: (1) Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and (2) land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.

II. STAFF ANALYSIS

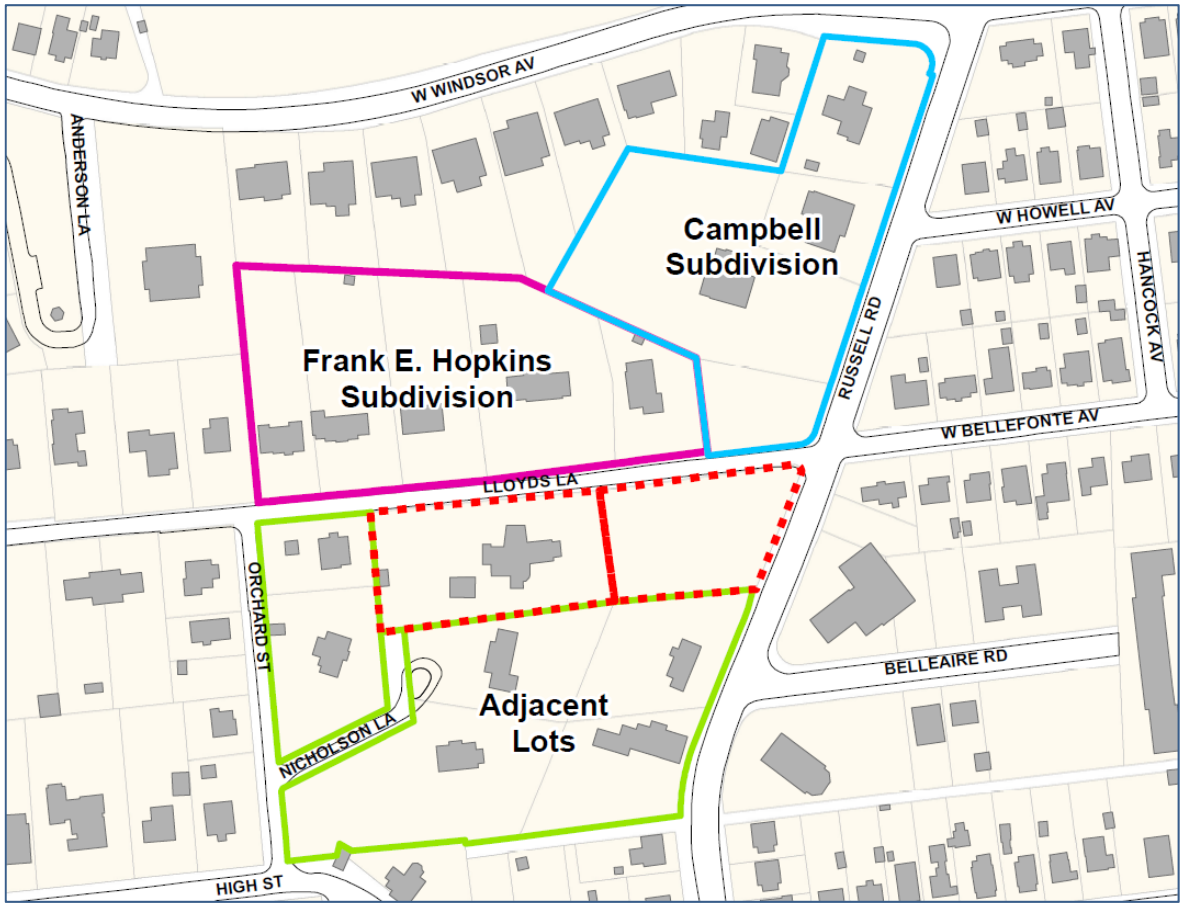
Staff does not support the requested re-subdivision. Although all three new lots would meet minimum lot size, frontage and width requirements for the R-12 zone, the Zoning Ordinance requires consideration of both the minimum zone requirements as well as subdivision requirements including the question of lot character. Staff concludes that two of the lots proposed here would not be consistent with the character of other lots in the area of comparison, which includes adjacent properties to the north, south, and west given that the subject lots were created without a typical "original subdivision" that includes lots outside of the subject site that can be used for comparison purposes. Proposed Lot 602, the smallest and narrowest lot, would be inconsistent with regard to lot size and lot frontage. Proposed Lot 603, at the corner of Lloyd's Lane and Russell Road, would also be inconsistent with regard to lot size. Staff is also concerned about the presence of steep slopes on proposed Lot 603. Although grading and stormwater issues would be considered as part of a separate (and administrative) grading plan process for the construction of a future dwelling, and this is a hilly area of Alexandria, this lot would have particularly steep slopes. Staff therefore recommends **denial** of the subdivision request.

Neighborhood Character – Area of Comparison
The existing lots at 200 and 212 Lloyd's Lane were created individually in 1912. The adjacent lots to the south and west also appear to have also formed individually in approximately the same decade (1910s) as the subject lots. No formal, planned "original subdivision", except for the metes and bounds descriptions and one plat for the subject lots, therefore exists in the immediate area for use in evaluating lot character. Although somewhat uncommon, such a circumstance is addressed in Section 11-1710(B) of the Zoning Ordinance through its allowance that additional

land in the same zone as, and with characteristics similar to, the original subdivision area may used in order to determine an area of comparison for the purpose of assessing neighborhood character.

In this case, staff has determined that an appropriate area of comparison includes a total of 15 lots to the north, south, and west of the subject lots as shown in Figure 3 below. The lots in the area of comparison are all geographically proximate to the subject lots, including some that are immediately adjacent. They generally feature lot characteristics, such as slightly slanting property lines, occasional irregularity in shape, and a lot size exceeding 20,000 square feet, similar to the subject lots. They are all located in the same zone, R-12, as the properties at 200 and 212 Lloyd's Lane.

Figure 3: Area of Comparison

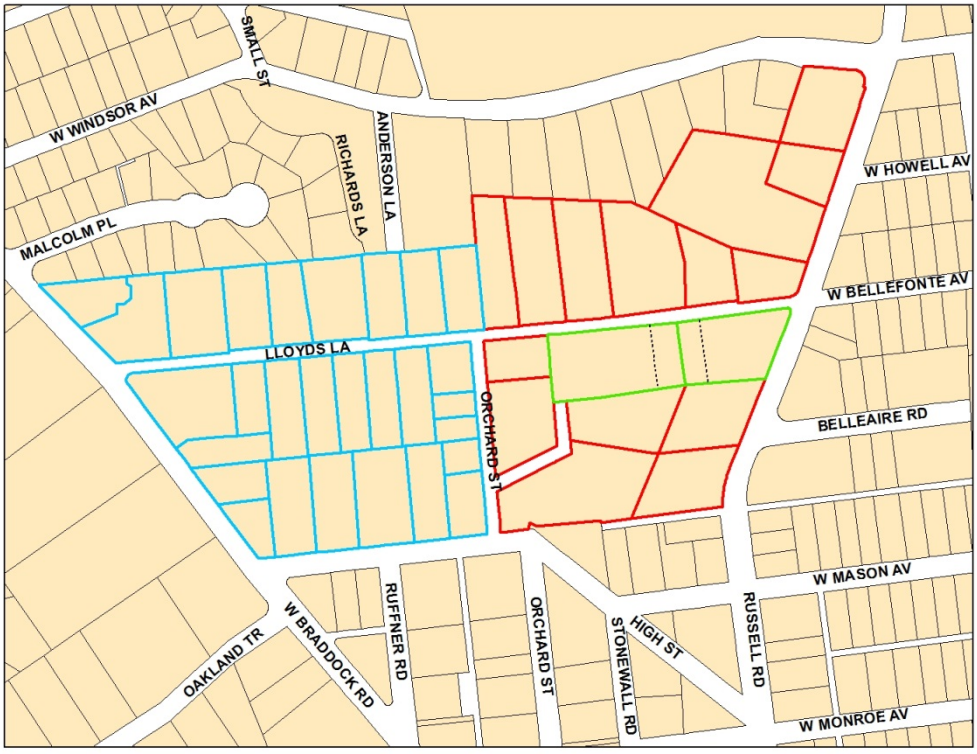


Following the issuance of the prior staff report for this case, the applicants raised questions regarding staff's recommended area of comparison and suggested an alternative that would include only those properties fronting on the entirety of Lloyd's Lane between Russell and West Braddock Roads. The applicants have attempted to argue that, if such an alternative area of comparison is used, the proposed new lots would be consistent with the character of these lots and therefore meet the Zoning Ordinance requirement contained in Section 11-1710(B).

However, staff does not agree with the applicant's alternative area of comparison and maintains that the area of comparison it originally used, and continues to use, in this case is appropriate and consistent with Section 11-1710(B) of the Zoning Ordinance. The properties in the area of comparison to the north of the subject lots, including those facing Russell Road, have been included in the area of comparison given that they were created, through the Frank E. Hopkins and Campbell subdivisions, from land immediately adjacent to the subject lots. The majority of these lots share lot similarities to the existing lots at 200 and 212 Lloyd's Lane. No properties to the east, across Russell Road, have been included here because they are not located within the same zone. The properties to the south, up to the R-12 / R-5 zone line, have been included in this report because of their proximity and similar lot characteristics to the subject lots.

Staff excluded the properties along Lloyd's Lane west of Orchard Street from the area of comparison because the character of those lots is different from the subject sites. The applicants have argued that a "blockface" reference should be used but, unlike other Infill provisions in the Zoning Ordinance, Section 11-1710(B) does not stipulate the use of the "blockface" in order to determine an appropriate area of comparison for the purposes of determining neighborhood character. Rather, it requires the use of lots in the same zone and sharing similar features as the original subdivision. These lots as developed, the clear majority of which measure less than 20,000 square feet, are smaller in size than the subject sites. They also exhibit a rather consistent rectangular, non-slanting lot shape with their narrow ends oriented toward the street, a lot pattern not present at the subject lots. Staff concludes that the lot character noticeably changes at Orchard Street. Generally speaking, larger and less-regularly shaped lots are present on the eastern side of Orchard Street whereas generally smaller and more uniformly rectangular lots are present on the western side (see Figure 4 below). The lots on Lloyd's Lane west of Orchard Street should not be included in the area of comparison.

Figure 4: Lot Character East and West of Orchard Street



Neighborhood Character – Lot Analysis

Staff has compared the proposed new lots to those 15 lots located within the appropriate area of comparison. Table 2 below shows the lot size and frontage information for these 15 lots, excluding the subject site. The existing lot sizes and frontages for 200 and 212 Lloyd's Lane and for proposed Lots 602 and 603 have been added to the table for reference.

Table 2: Lot Sizes & Frontages

Property Address	Lot Size (Sq. Ft.)	Lot Frontage (Ft.)
304 Lloyd's Lane	15,485	150 / 95 *
1803 Orchard Street	30,447	219 / 165 / 105*
1800 Nicholson Lane	51,133	240 / 94 / 61 *
1803 Nicholson Lane	26,528	90
1706 Russell Road	27,910	147
1804 Russell Road	25,056	163
207 Lloyd's Lane	17,979	120
219 Lloyd's Lane	41,918	164
303 Lloyd's Lane	30,360	110
305 Lloyd's Lane	31,137	107
309 Lloyd's Lane	22,500	82
1900 Russell Road	15,862	132 / 78 *
1904 Russell Road	70,786	134
1910 Russell Road	18,506	134
2000 Russell Road	27,980	157
200 Lloyd's Lane	*32,764*	*257*
212 Lloyd's Lane	*43,500*	*290*
Proposed Lot 602	**15,750**	**105**
Proposed Lot 603	**23,143**	**193**

Note: Properties marked with an asterisk have secondary or tertiary frontages.

As shown in the table above, only two existing properties in the area of comparison (13%) measure less than 16,000 square feet like proposed Lot 602. Only two more properties measure less than 20,000 square feet and only one additional property measures less than 24,000 square feet, for a total of five properties within the area of comparison measuring less than 24,000 square feet. Expressed as a percentage, only 33% of the lots in the area of comparison are therefore as small as proposed Lot 603 (23,143 square feet). With regard to lot frontage, only four out of 15 properties (26%) have a lot frontage less than, or close to, the 105 feet of frontage proposed for Lot 602 (excluding secondary or tertiary frontages on corner or irregular lots.)

With so few properties in the area of comparison having a similar lot size and lot frontage to proposed Lot 602, or a similar lot size to proposed Lot 603, staff concludes that the proposed subdivision is not substantially consistent with the character of other lots in the area, a finding required in Section 11-1710(B) of the Zoning Ordinance.

Staff also considered, as a hypothetical exercise, whether the proposed new lots would be consistent with the lot size of other lots within the applicant's proposed alternative area of comparison. It should be noted that the way in which the applicant has expressed the data in its additional materials, by using overall average lot size and frontage, is potentially problematic when analyzing lot character. For example, one very small lot could skew results downward even if the majority of the lots in a given area of comparison are larger. For a true comparison, staff has broken down the 22 lots (as developed) within the applicant's proposed area of comparison into the range of sizes expressed in this report (less than 16,000, less than 20,000 and less than 24,000). Proposed Lot 603 would be consistent with the size of half of the other lots. Proposed Lot 602 would be out of character with the other lots in the applicant's proposed area of comparison because it would be only be consistent with the size of about 23% of the lots.

Steep Slopes
The site is in an area where several hills and steep slopes exist. Many of the neighboring lots have areas with steep slopes above 10 percent. These lots, however, also have areas of relatively flat land where the dwelling is typically located. Proposed Lot 603, however, is entirely covered by land with a slope of 19 percent. For reference, a "green circle" or beginner's level ski slope typically has a 6 to 25 percent slope. There is only one other lot in the vicinity with similar pitch, located directly across Lloyd's Lane at 1900 Russell Road, and it is undeveloped.

Tree Protection
Staff also notes the presence of several trees on proposed Lots 602 and 603. In the 2000 staff report for the prior request, the City Arborist had identified two oak trees as being especially worthy of protection if construction were to occur given their eligibility for specimen tree designation. In a recent follow-up visit, the City Arborist confirmed that one of the two trees no longer exists at the site. Although the condition of the second tree, identified as 45-inch black oak and located on proposed Lot 602, has diminished from specimen quality in the last 14 years, it is still worthy of protection. A 38-inch red oak tree located on City property in the same general location as the 45-inch black oak and a 51-inch red oak adjacent to Russell Road on proposed Lot 603 should also be protected. Finally, clusters of smaller trees are along the northern and southern property lines of both proposed Lots 602 and 603 and have been identified for protection.

Condition #4 would require the applicant to submit, within 60 days of approval if the request is approved, a tree protection plan that details tree protection measures consistent with the Alexandria Landscape Guidelines and depicts tree protection areas. Such areas would need to include, at a minimum, the individual trees referenced above, approximately the northern-most 20 feet of proposed Lots 602 and 603 (close to the Lloyd's Lane right-of-way, and approximately the southern-most 40 feet of proposed Lots 602 and 603). The condition also requires the tree protection plan to be incorporated into, and depicted on, future grading plan submissions.

Conclusion
In light of the inconsistency of the proposed lot sizes with the character of the surrounding lots, as well as concerns about the site's steep slopes, staff recommends **denial** of this application.

III. RECOMMENDED CONDITIONS

Staff recommends **DENIAL** of the requested subdivision. If the request is approved, staff recommends that it be approved subject to compliance with all applicable codes and ordinances and the following conditions:

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

2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)

3. With the grading plan submission(s), the applicant shall provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

4. The applicant shall submit a tree protection plan consistent with the Alexandria Landscape Guidelines to the satisfaction of the Director of Planning & Zoning within 60 days of approval. The plan shall, at a minimum, depict tree protection areas around the 38-inch and 45-inch oak trees on proposed Lot 602, the 51-inch oak tree on proposed Lot 603, approximately the northern-most 20 feet of proposed Lots 602 and 603 (near the Lloyd's Lane right-of-way) and on the southern-most 40 feet of proposed Lots 602 and 603. The Director may require the applicant to depict trees designated for protection on subsequent grading plan submissions. (P&Z)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)

R-2 With the grading plan submission(s), provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

C-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)

C-2 Any redevelopment shall comply with Section 5-6-224 (d) of the City Code regarding grading plan requirements. (T&ES)

C-3 Any future development/redevelopment on the subdivided lots shall provide adequate storm water outfall per the requirements of Article XI of Alexandria Zoning Ordinance. (T&ES)

C-4 The development and redevelopment of the subdivided lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)

C-5 Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII and the applicable laws of the Commonwealth of Virginia at the time of submission of the first final plan for storm water management regarding water quality and quantity control. (T&ES)

C-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Code Enforcement:

F-1 No comments received

Recreation, Parks, & Cultural Activities:

F-1 The 38-inch and 45-inch oak trees on proposed Lot 602, the 51-inch oak on proposed Lot 603, and tree clusters on these lots near Lloyd's Lane and the southern portion of the lots should be protected during construction through the establishment of protection zones.

Police Department:

F-1 No comments received

Fire Department:

F-1 No comments or concerns

Real Estate:

F-1 No comments

Archaeology:

F-1 This undertaking will cause no ground disturbance. No archaeological action is required.

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 19, 2014

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, ACTING DIRECTOR OF PLANNING AND ZONING

SUBJECT: SUBDIVISION #2014-0013 200-212 LLOYD'S LANE

Following the issuance of the staff report for the November docket but prior to the actual hearing, the above-referenced subdivision case was deferred due to staff's receipt of new information. First, the applicants submitted additional deed information suggesting that the 1915 subdivision plat, previously considered to constitute the "original subdivision" in both the published staff report and in the previous subdivision case from June 2000, was not the original subdivision for the subject properties. Instead, the applicants stated that an October 1912 metes and bounds description and plat (212 Lloyd's Lane) and a July 1912 metes and bounds description (200 Lloyd's Lane) are the legal documents that actually created the lots. Second, the applicants submitted an alternative area of comparison that they believe should be used to answer the question of neighborhood lot character (See attached email dated November 1, 2014).

Staff agrees with the applicants that the 1912 documents, rather than the 1915 plat, created the subject lots. It is likely that the purpose of the 1915 subdivision plat was to create other lots nearby and merely depicted the subject properties, already in existence as of 1912, as a reference. The attached staff report has been revised in several instances in order to remove references to the "original subdivision" and to clarify that there is no "original subdivision" that includes any lots other than the subject properties.

Staff, however, does not accept the applicant's alternative area of comparison that would only include those properties along the blockface of Lloyd's Lane between Russell and West Braddock Roads. Staff believes that the area of comparison should remain the same as it was described in the November staff report. The attached staff report has been revised to explain in greater detail how staff arrived at its determination of the appropriate area of comparison.

In light of the revisions, the attached staff report should be considered a new document compared to the staff report issued prior to the November hearing. Staff's ultimate conclusion regarding the question of lot character remains the same, however, and it continues to recommend **denial** of the subdivision request.

Nathan Randall

From: Duncan Blair <dblair@landcarroll.com>
Sent: Saturday, November 01, 2014 4:31 PM
To: Alex Dambach; Nathan Randall
Cc: Duncan Blair; Dave Phillips (dmpjr@comcast.net); Angela K. Davis; Paul Wilder
Subject: Lloyd's Lane Subdivision Application

Alex and Nathan: Good afternoon. Thank you for meeting with us yesterday to discuss Phillip's request for the approval of a plat of subdivision of their property on Lloyd's Lane. As we discussed, I believe that the Staff's analysis of the application of 11-1710 (B) is flawed in that it assumed that the 1915 plat was a plat of subdivision of the Phillip's property and adjacent lots to the south and southwest of their property. I requesAs such, that plat and the lots shown on the plat were deemed the "original subdivision" for the purposes of the 11-1710 (B). In fact, the 1915 plat was not a subdivision plat of the Phillip's property for the purpose of determining if the proposed lots are of substantially character of lots in the original subdivision and should not be used as a basis for denial of the approval of the Plat. Likewise, the Staff analysis of lots on Russell Road is not germane for comparison as to character. I submit the proposed lots that meet and exceed all of the R-12 zone regulations are, if the analysis is applicable and required under the Zoning Ordinance, as based on the analysis of the of all the lots on Lloyd's Lane from Russell Road to Braddock Road provided to you at the meeting are consistent with the character of the lots fronting on Lloyd's Lane.

Based on the information provided, I believe the Staff Recommendation for Denial should be withdrawn and the Recommendation should be amended to one for approval.

Thanks for your time and consideration of the materials presented and the arguments presented and our discussions during our meeting. D

Duncan Wardman Blair, Esqu...
Land Carroll & Blair PC

(703) 836-1000 Work
(703) 778-1444 Work

dblair@landcarroll.com

524 King Street
Alexandria, Virginia 22314

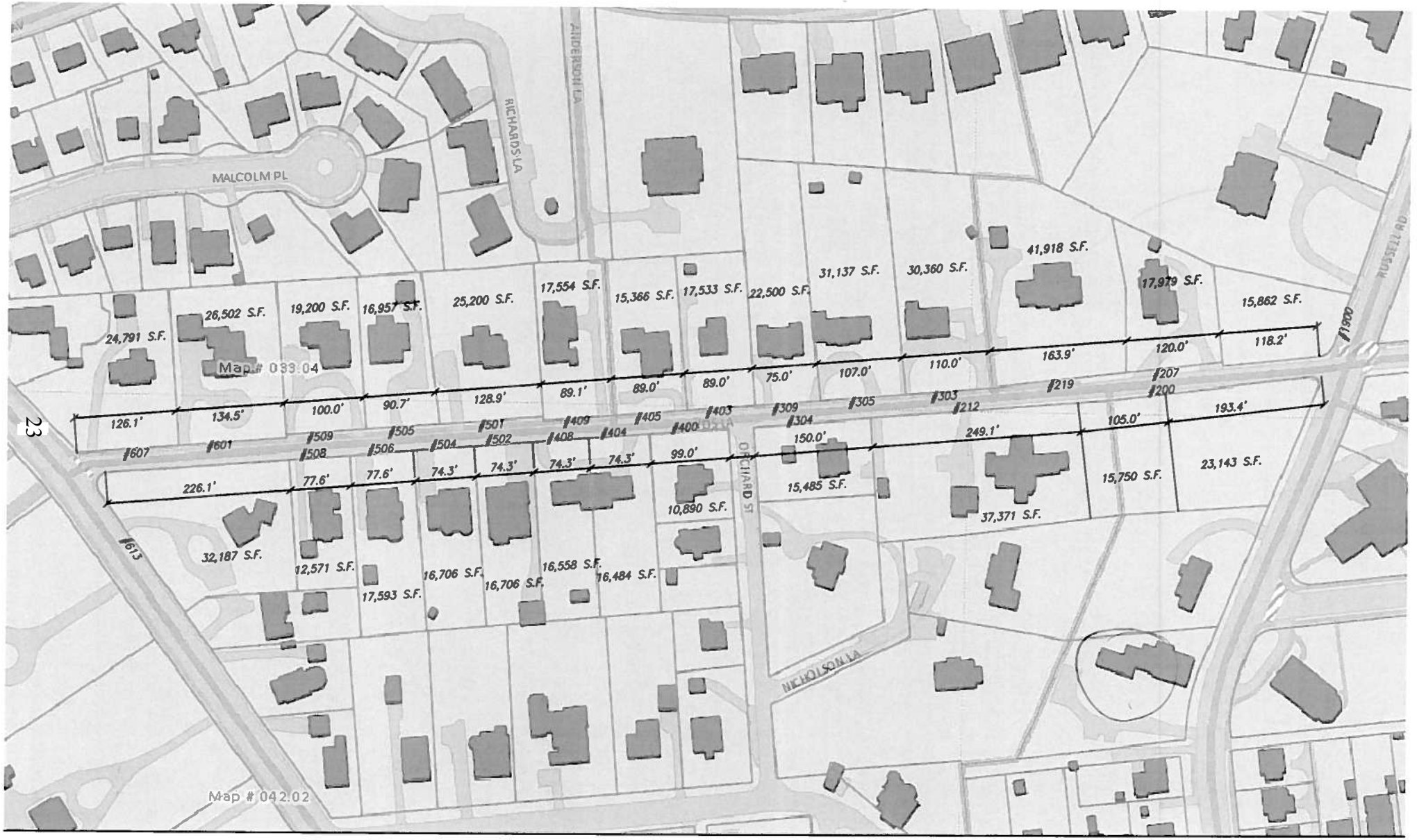
AVERAGE LOT SIZE & LOT FRONTAGE		
20,784 Sq. Ft.		
107 Ft.		

LLOYD'S LANE LOT SIZES & FRONTAGES		
Property Address	Lot Size (Sq. Ft.)	Lot Frontage (Ft.)
#607 Lloyd's Lane	24,791	126
#601 Lloyd's Lane	26,502	135
#509 Lloyd's Lane	19,200	100
#505 Lloyd's Lane	16,957	91
#501 Lloyd's Lane	25,200	129
#409 Lloyd's Lane	17,554	89
#405 Lloyd's Lane	15,366	89
#403 Lloyd's Lane	17,533	89
#309 Lloyd's Lane	22,500	75
#305 Lloyd's Lane	31,137	107
#303 Lloyd's Lane	30,360	110
#219 Lloyd's Lane	41,918	164
#207 Lloyd's Lane	17,979	120
#1900 Russell Road	15,862	118*
#613 Braddock Road	32,187	226*
#508 Lloyd's Lane	12,571	78
#506 Lloyd's Lane	17,593	78
#504 Lloyd's Lane	16,706	74
#502 Lloyd's Lane	16,706	74
#408 Lloyd's Lane	16,558	74
#404 Lloyd's Lane	16,484	74
#400 Lloyd's Lane	10,890	99
#304 Lloyd's Lane	15,485	150
Proposed Lot 601	37,371	249
Proposed Lot 602	15,750	105
Proposed Lot 603	23,143	193
#212 Lloyd's Lane**	43,500	290
#200 Lloyd's Lane**	35,880	257

AVERAGE LOT SIZE & LOT FRONTAGE		
21,319 Sq. Ft.		
116 Ft.		

* Lot frontage on Lloyd's Lane

** Existing properties


MALCOLM PL
RICHARDS LA
ANDERSON LA
ORCHARD ST
NICHOLSON LA
Map # 033.04
Map # 042.02
24,791 S.F.
26,502 S.F.
19,200 S.F.
16,957 S.F.
25,200 S.F.
17,554 S.F.
15,366 S.F.
17,533 S.F.
22,500 S.F.
31,137 S.F.
30,360 S.F.
41,918 S.F.
17,979 S.F.
15,862 S.F.
126.1'
134.5'
100.0'
90.7'
128.9'
89.1'
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75.0'
107.0'
110.0'
163.9'
120.0'
118.2'
607
601
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508
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506
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501
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409
408
405
404
403
400
309
304
305
303
212
219
207
200
1900
226.1'
77.6'
77.6'
74.3'
74.3'
74.3'
74.3'
99.0'
150.0'
249.1'
105.0'
193.4'
613
32,187 S.F.
12,571 S.F.
17,593 S.F.
16,706 S.F.
16,706 S.F.
16,558 S.F.
16,484 S.F.
10,890 S.F.
15,485 S.F.
37,371 S.F.
15,750 S.F.
23,143 S.F.

APPLICATION

SUBDIVISION OF PROPERTY

SUB # 2014-0013

PROPERTY LOCATION: 200 - 212 Lloyds Lane, Alexandria, Virginia 22302

TAX MAP REFERENCE: 42.02 04 13 and 43.01 01 01 **ZONE:** R-12

APPLICANT:

Name: David M. Phillips, Jr. and Nancy E. Phillips

Address: 200 - 212 Lloyds Lane, Alexandria, Virginia 22302

PROPERTY OWNER:

Name: David M. Phillips, Jr. and Nancy E. Phillips

Address: 200 - 212 Lloyds Lane, Alexandria, Virginia 22302

SUBDIVISION DESCRIPTION

Request for approval of a plat of subdivision to resubdivide two (2) existing lots at 200 - 212 Lloyds Lane in to three (3) lots.

☑ **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.

Duncan W. Blair, Esq.
Print Name of Applicant or Agent

524 King Street
Mailing/Street Address

Alexandria, VA 22314
City and State Zip Code

Signature

703-836-1000 703-549-3335
Telephone # Fax #

dblair@landcarroll.com
Email address

8/28/14
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: Fee Paid and Date:

ACTION - PLANNING COMMISSION:

RECEIVED
AUG 28 2014
PLANNING & ZONING

Subdivision # 2014-0013

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.

Not Applicable.

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. David M. Phillips, Jr.		100% T by E w/CLRS
2. Nancy E. Phillips		100% T by E w/CLRS
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 200 - 212 Lloyds Lane, Alexandria, Virginia 22302 (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. David M. Phillips, Jr.		100% T by E w/CLRS
2. Nancy E. Phillips		100% T by E w/CLRS
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 require 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 the12-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 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.

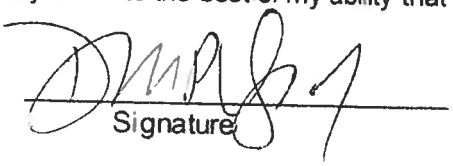
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. David M. Phillips, Jr.	None	PC
2. Nancy E. Phillips	None	PC
3.		

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.

8/28/14 — Date

David M. Phillips, Jr. — Printed Name



Signature

Subdivision # 2014-0013

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 200 - 212 Lloyds Lane

PROJECT ADDRESS: 200 - 212 Lloyds Lane, Alexandria, Virginia 22302

DESCRIPTION OF REQUEST:
Request approval of Plat of Subdivision to resubdivide the two (2) existing lots in to three (3) new lots.

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, for the number of days between 8/28/14 and 11/6/14 in excess of 45 days.

Date: 8/28/14

☐ Applicant

[X Agent

Signature: Duncan W. Blair

Printed Name: Duncan W. Blair

October 24, 2014

Mr. Karl Moritz
Department of Planning & Zoning
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Moritz,

I am writing in enthusiastic support of a proposed subdivision of property at 200 and 212 Lloyd's Lane. We live at the corner of West Braddock and Lloyd's Lane, and our lot spans the first part of Lloyd's Lane entering from West Braddock. We have a driveway that opens up on Lloyd's. As you know, Lloyd's Lane is a very special street in Alexandria, and I appreciate the city taking special care in making decisions regarding new construction on this street. We believe that subdividing this property will actually preserve the character of the street, by preventing the building of an ostentatious McMansion on the larger lot as a whole. This neighborhood is a tight-knit community that understands the need to subdivide and trust that a reputable builder will construct homes that would add even more to the character of this Lane.

Please record our wholehearted support of this subdivision of lots. We believe that it will ultimately preserve the charm and beauty of the street.

Sincerely,

Kathryn Schmidt

Kathryn and John Schmidt
613 West Braddock Road
Alexandria, VA 22302
703-725-0141
kathrynsschmidt@me.com

Edward H. Carter
709 West Braddock Road
Alexandria, Virginia 22302

October 30, 2014

Mr. Karl Moritz
Acting Director
Department of Planning and Zoning
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Re: Phillips – 200 and 212 Lloyd's Lane
Alexandria, Virginia

Dear Mr. Moritz:

I am writing you in order to support Mr. and Mrs. David Phillips' request to allow for a subdivision of their property at 200 and 212 Lloyd's Lane.

While I do not live directly on Lloyd's Lane, as a practical matter, in many ways, I do, as I have many friends (including the Phillips) who live on the street and I walk my dog along it daily. I do not believe that the requested subdivision will in anyway alter the character and charm of Lloyd's Lane (or, selfishly, my walks with Chester).

I appreciate your consideration of their request and hope that you will provide them with the approval that I feel it deserves. Thank you.

Sincerely,

Edward H. Carter

From: Kathy Cassel <bcasl@msn.com>
Sent: Sunday, November 02, 2014 10:28 PM
To: PlanComm
Subject: Docket Item #11 - to be heard on November 6, 2014

TO: Members of the Planning and Zoning Commission
RE: Docket Item #11 - Application for Subdivision on Lloyd's Lane
Public Hearing - November 6, 2014

FROM: Kathleen S. Cassel - 1804 Russell Road - Alexandria, VA 22301

I own the home and land adjacent to the property on Lloyd's Lane. I wish to express my strong **opposition to the proposed sub-division of that property.**

The Alexandria P&Z Staff has recommended **denial** of the application. I hasten to point out that a precedent has already been set: there have been two attempts by previous owners to sub-divide this property (in 1997 and 2000), and both times, it was denied.

When the present owners of the property bought the house and wooded lot in 2003, if they did so with the intention of sub-dividing at some future date, they should have been made aware of those previous denials!

As stated in the Staff report, to re-sub-divide the lot in question "would NOT be in keeping with the size and character of the surrounding lots."

(See Zoning Ordinance #4652 - Section 11-1710B which was amended by roll call vote of the Alexandria City Council in 2010 on a vote of 6-0) The language reads: "No lot shall be re-sub-divided in a manner as to detract from the value of adjacent property..."

The lots in the neighborhood are spacious and have remained through the years in a manner consistent with the intentions of the original plat design. These large and graceful lots are precisely why my husband and I bought here in the first place ...why we remained here...and why we have poured time and money into caring for and maintaining our property in keeping with a high standard.

Furthermore, the P&Z staff expressed major concerns about the location of proposed Lot #602, where the applicant intends to build a house atop one of the steepest hills in Alexandria. The staff compared the pitch of the land to a beginner's ski slope, and added that "only one other lot in the vicinity has a similar pitch and it is undeveloped."

I have lived here for 31 years and have seen first hand the effects of water run-off and erosion on the wooded property, as well as along Lloyd's Lane where water literally cascades down onto Russell Road on the far side of the lot during our infamous heavy rain storms.

At the present time, I have NO problems with run-off or erosion to my land because my late husband and I have spent decades planting trees, shrubs, hedges, and ground cover. Additionally, we have installed both stone & brick "hardscape" areas to re-direct potential water run-off and keep erosion from occurring on our land.

However, if the proposed sub-division is permitted and a house is built on "lot #602", there will be unavoidable and catastrophic consequences to my property.

The reasons are simple:

1.) Trees and shrubs on the wooded, sloping property must, of necessity, be clear-cut (note the large number of trees listed on the survey). In order to bring in heavy equipment (bulldozers, trucks, excavation equipment, materials, etc) the existing trees will be an obstruction, and

therefore must be cleared. The current canopy will then be destroyed forever!

2.) Ground cover (ivy, vines, etc.) will also be removed during excavation. That will inevitability result in a less stable hillside and, as with the tree removal, water run-off and erosion will be unavoidable. One can stand in my driveway, look straight up at the point where the applicant proposes to build, and then envision the potential destruction to my land/home/etc.

3.) The city arborist has designated several specimen trees which he says "should remain". However, digging/grading so closely to the root system of these mature trees will unavoidably result in their ultimate decay and final destruction. One such tree is situated in front of proposed "lot #602". The other two are located on proposed "lot #603".

4.) The result of clear cutting trees, destroying ground cover and vegetation and then excavating not ONE -- but TWO -- foundations will have catastrophic results.

The question is: where will all the water, silt, mud, etc. GO? And the answer is : directly onto my home and property!

I have always known -- and accepted the fact -- that one day a house would be built on the wooded lot. But **NOT** two houses...one of which will be situated at the top of the southwest hillside directly above me.

Subdividing the property is a bad idea. It was a bad idea in 1997. It was a bad idea in 2000. And it remains a bad idea.

I hope you will hear my voice...heed my warning... and help me protect my home and property. At some point, we all need to temper economic gain with human values!

Therefore, I respectfully request that the Planning and Zoning Commissioners concur with staff's recommendation to deny the application for sub-division.

I welcome a visit from members of the Commission -- to see first hand the serious concerns stated in this letter.

Thank you for your time and attention.

Sincerely,

Kathleen Cassel
1804 Russell Road
Alexandria, VA 22301
703-549-9204

Gerald W. Fauth III
Mary T. Fauth
409 Lloyds Lane
Alexandria. VA 22302
(703) 548-4131
gwfauth@comcast.net

November 3, 2014

Mr. Karl Moritz
Alexandria Planning Commission
City of Alexandria
301 King Street, Room 24003
Alexandria, VA 22314

Re: Planning Commission Meeting on 11/06/2014, Docket Item # 11
Case. Subdivision #2014-0013 200 & 212 Lloyds Lane

Dear Mr. Moritz,

We are long-time residents of 409 Lloyds Lane. We fully support the plans submitted by David M. Phillips, Jr. and Nancy E. Phillips in regard to the reconfiguration of their properties (202 and 212 Lloyds Lane) into three (3) separate lots.

According to Alexandria tax record, their properties contain a total of 79,380 square ft. (their survey indicates 76,264 sq. ft.). The current zoning restrictions (R-12) require lots have a 12,000 sq. ft. minimum. As a result, they should be entitled to subdivide their property into 6 lots. Instead, the Phillips are only requesting to reconfigure their property into 3 lots ranging from 15,750 sq. ft., which is much larger than the 12,000 minimum and larger than or equivalent to several other lots on Lloyds Lane (e.g., next door at 304 Lloyds Lane contains 15,485 sq. ft.) to 37,371 square ft., which would be one of the largest lots on Lloyds Lane. As result, the Phillip's request appears to be very reasonable and well within the current zoning restrictions.

I strongly urge the members of the Planning Commission to approve the Phillips' subdivision plans. Please contact us with any questions.

Gerald W. Fauth III

Mary T. Fauth

Jose and Mary Alexandre
502 Lloyds Lane
Alexandria, Virginia 22302
703-683-2757

November 3, 2014

Mr. Karl Moritz, Acting Director
Department of Planning and Zoning
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Dear Mr. Moritz,

Our neighbors, Dave and Nancy Phillips, have asked us to write you in support of their request for the subdivision of their property 200 and 212 Lloyds Lane Alexandria, Virginia 22302. Joe and I do not think the subdivision of their property will impact the character of our street or neighborhood.

Sincerely,

Mary Alexandre

November 4, 2014

Rebecca Burns
1803 Orchard St
Alexandria, VA 22302

ATTN: Mr. Karl Moritz,

The plans re: 200 & 212 Lloyds Lane do not, in my opinion, affect the character of the neighborhood, and would be preferable to other development scenarios.

It is imperative that there be due diligence in the entire process including the building/construction phase to assure that the difficult topography of the lots in no way negatively impact surrounding properties.

I have confidence that the Phillips are aware of these issues and will take appropriate steps to address them - as will the city and utility companies.

Sincerely,

Rebecca Burns

From: Margo Williams <mjw1021@gmail.com>
Sent: Wednesday, November 05, 2014 10:19 PM
To: PlanComm
Subject: Subdivision #2014-0013 200 & 212 Lloyd's Lane

I am writing in opposition to the above cited application. We live downhill from the proposed subdivision. As it is now, with a fully wooded hillside, we get a lot of water flowing down our street during rainstorms and I would be concerned about any change to the vegetation on that steep hill affecting those of us downhill from the proposed lots. I imagine that one structure could be built sensibly on that lot without disturbing the vegetation too much, but not two. If any project is approved for that lot, consideration and special attention should be provided to vegetation and water retention in the design.
Thank you.

Margo J. Williams
102 West Bellefonte Ave

November 6, 2014

Mr. Karl Moritz, Acting Director
Department of Planning and Zoning
City of Alexandria
301 King Street
Alexandria, VA 22314

RE: - 200 & 212 Lloyd's Lane, Alexandria

Dear Mr. Moritz,

I am a neighbor of David and Nancy Phillips who reside on Lloyds Lane in Alexandria, Virginia. My family and I reside at 609 West Braddock Road, Alexandria, VA.

I do not believe the character of the neighborhood would be impacted by the subdivision of the current property and I encourage you to approve the Phillips application.

If you have any questions, please do not hesitate to contact me at 703-836-8369.

Sincerely,

Kirk Blalock

From: Karl Moritz
Sent: Thursday, November 06, 2014 1:40 PM
To: Sam Shelby; dwbapc@gmail.com; Eric Wagner; H Stewart Dunn; Maria Wasowski; Mary Lyman; mindylyle@comcast.net; Nathan Macek
Cc: Katye North; Robert Kerns; Kendra Jacobs; Mark Jinks; Joanna Anderson; Alex Dambach; Ann Horowitz
Subject: Deferral of the Lloyd's Lane subdivision

Chairman Wagner and Members of the Planning Commission

Staff and the applicant now believe that the subdivision application for 200 & 212 Lloyd's Lane needs should be deferred by one month. After the staff report had been written, the applicant's attorney provided staff with a very large volume of documents that he believes are the chain of title for the properties in question. With these documents, he is raising questions about the actual subdivision from which this land originates. While this question may not affect staff's recommendation or conclusion, we definitely feel that it needs to be reviewed by us and by our legal staff before the matter gets heard. The applicant's attorney sent us an e-mail stating that he and his client agree to a deferral to December 2. Section 11-1707 (D) of the Zoning Ordinance states that the director may extend the review period if the applicant submits additional material requiring more time for review, and the time limit for 'automatic approval' shall not apply.

Karl

Karl W. Moritz
Acting Director
City of Alexandria Department of Planning and Zoning
City Hall | Room 2100
301 King Street | Alexandria, VA 22314
Desk: 703-746-3804 | Cell: 571-329-3052

Mr Moritz,

I am in favor of allowing our neighbors at 200 + 212 Lloyds Lane to subdivide their lots

Sincerely,

Henry Fonvielle
305 Lloyds Lane
Alexandria, VA
22302

Mr. Karl Moritz, Acting Director

Department of Planning and Zoning

City of Alexandria

301 King Street

Alexandria, VA, 22314

Re: Phillips -200 & 212 Lloyds Lane, Alexandria

We are 16 year residents of Lloyds Lane. We do not believe that the character of the neighborhood would be impacted by this subdivision of lots.

Thank you,

Eileen Rabbitt and Edward Rabbitt

505 Lloyds Lane

Alexandria, VA 22302

DOCKET ITEM #11

Subdivision #2014-0013
200 - 212 Lloyd's Lane

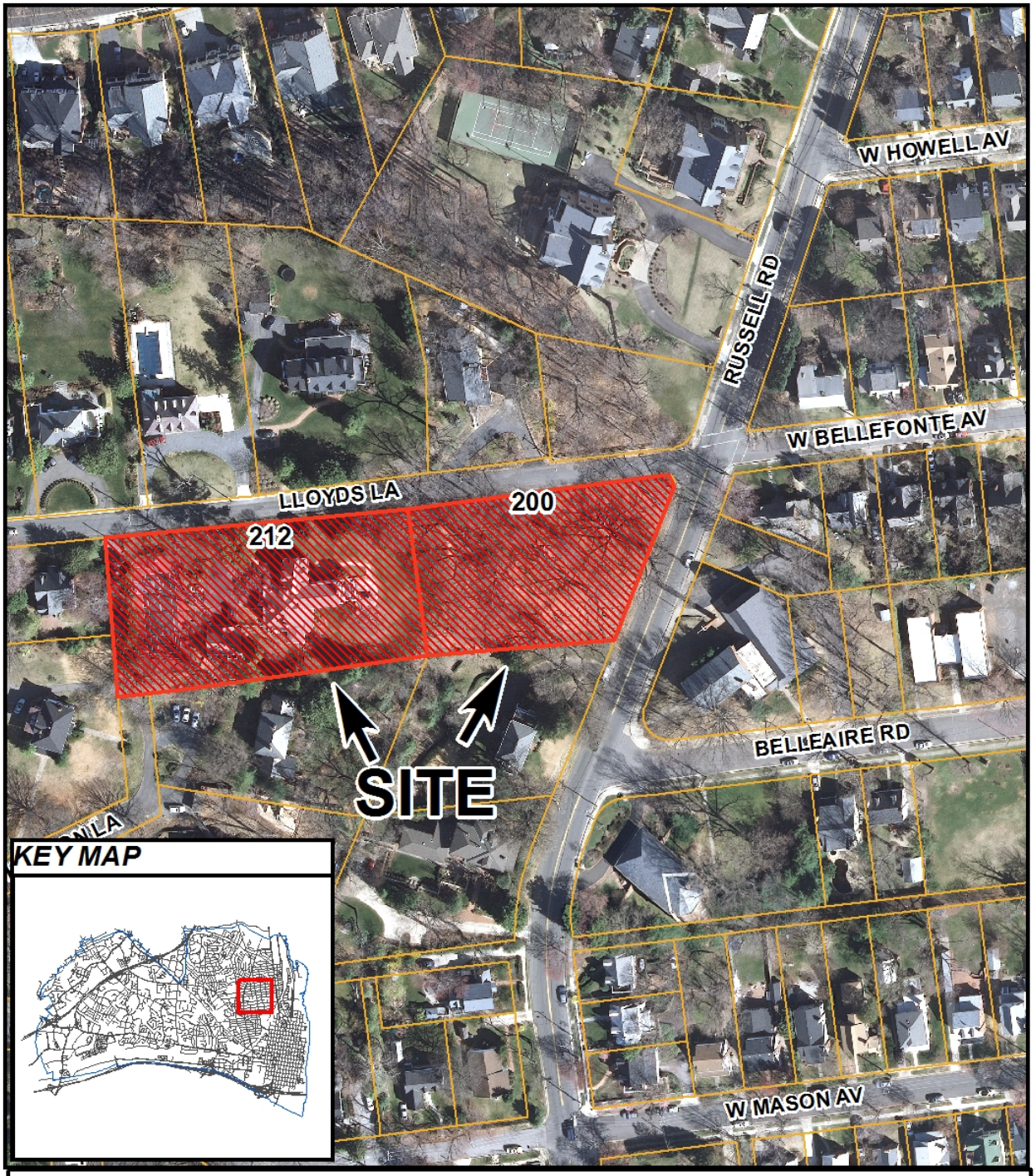
Application	General Data	
Consideration of a request to re-subdivide two existing lots into three new lots.	**Planning Commission Hearing:**	November 6, 2014
	Approved Plat must be recorded by:	May 6, 2016
Address: 200 - 212 Lloyd's Lane	**Zone:**	R-12/Residential
Applicant: David M. Phillips Jr. and Nancy E. Phillips represented by Duncan Blair, attorney	**Small Area Plan:**	Northridge/Rosemont

Staff Recommendation: DENIAL
Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov Alex Dambach alex.dambach@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 6, 2014: The Planning Commission noted the deferral of the request.

Reason: The Planning Commission agreed with the request for deferral.

SPECIAL NOTE: THIS REPORT HAS BEEN SUPERSEDED IN ITS ENTIRETY BY THE DECEMBER 2, 2014 STAFF REPORT (INCLUDING THE NOVEMBER 19, 2014 MEMO) TO PLANNING COMMISSION.



SUB #2014-0013
200 & 212 Lloyd's Lane

N

I. DISCUSSION

The applicants, David M. Phillips Jr. and Nancy E. Phillips, represented by Duncan Blair, attorney, request approval to re-subdivide two existing lots into three new lots at 200 and 212 Lloyd's Lane.

SITE DESCRIPTION

The subject site is two lots of record. The property at **200 Lloyd's Lane** has 257.6 feet of frontage on Lloyd's Lane, 170.1 feet of frontage on Russell Road, and a total lot area of 32,764 square feet. No structures exist on the lot. It is a unique lot in that is has extremely steep slopes of approximately 19 percent in its eastern half and a grade change of 30 feet. The property at **212 Lloyd's Lane** has 290 feet of frontage on Lloyd's Lane, 150 feet of lot depth, and a total lot area of 43,500 square feet. It is improved with a two-story single-family dwelling and accessory structures.

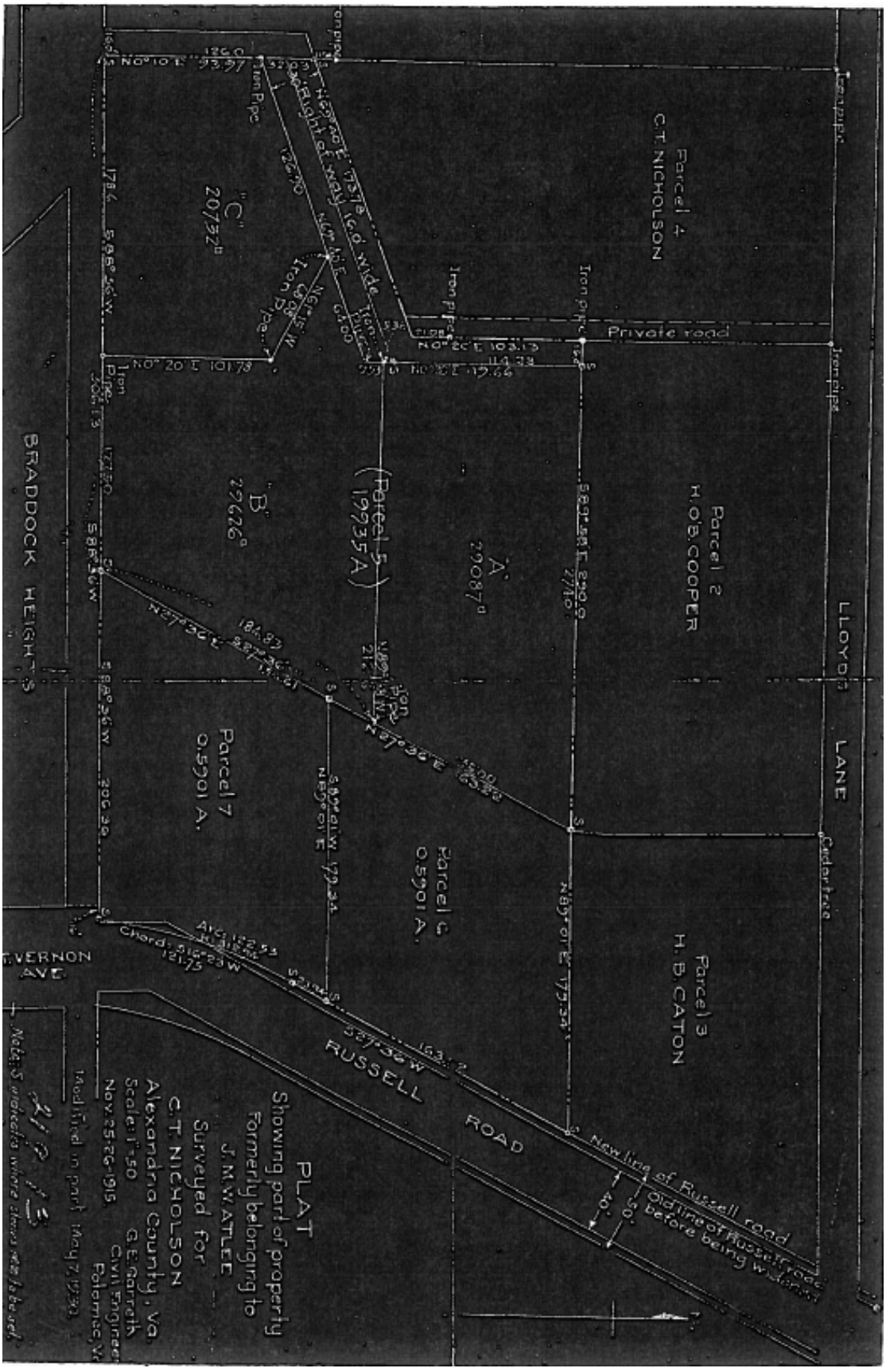
The properties are surrounded nearly entirely by other single-family dwellings. Immanuel Lutheran Church is also located across Russell Road to the east.

BACKGROUND

The property appears to have been first subdivided in 1912 and was subsequently part of a 1915 plat for the Atlee/Nicholson subdivision (see Figure 1 on the next page). The other properties in this subdivision are located to the south and west of the subject site.

A prior owner of the subject properties received Planning Commission approval for Subdivision #96-0026 in February 1997 to move the lot line between 200 and 212 Lloyd's Lane. No new lots were proposed as part of this request. The owner did not record the subdivision within the proper timeframe and the approval expired in 1998. In 2000, a new property owner requested subdivision approval (SUB#2000-0005) to split the existing 200 Lloyd's Lane property into two lots. The proposal was similar to the current request in that three lots in total were proposed along this portion of Lloyd's Lane. Unlike the current request, the lot line between the two existing lots at 200 and 212 Lloyd's Lane would not have changed.

Figure 1: Original 1915 Subdivision



Staff recommended denial of the request, finding that the new lots would not be consistent with the character of the neighborhood given that both new lots would have been significantly smaller than the majority of the lots located within the original 1915 subdivision. It also raised concern about the consistency of the proposal with the neighborhood in terms of lot frontage, and it noted that two oak trees on the new interior lot were considered specimen trees that needed to be preserved. The applicant withdrew the subdivision request prior to the scheduled Planning Commission hearing in June 2000.

PROPOSAL

The applicant proposes to re-subdivide the two existing lots into three new lots as shown in Figure 2 of this report (see next page). The applicant expects to construct a new single-family dwelling on proposed Lot 602 and another on proposed Lot 603. Proposed Lot 601 would retain the existing single-family dwelling and accessory structures, and it would be the largest of the three new lots at 37,371 square feet. Proposed Lot 602 would be the smallest of the three lots, with a lot size of 15,750 square feet. Proposed Lot 603 would be located at the corner of Lloyd's Lane and Russell Road. It would measure 23,143 square feet in size and features 19 percent steep slopes on its entirety.

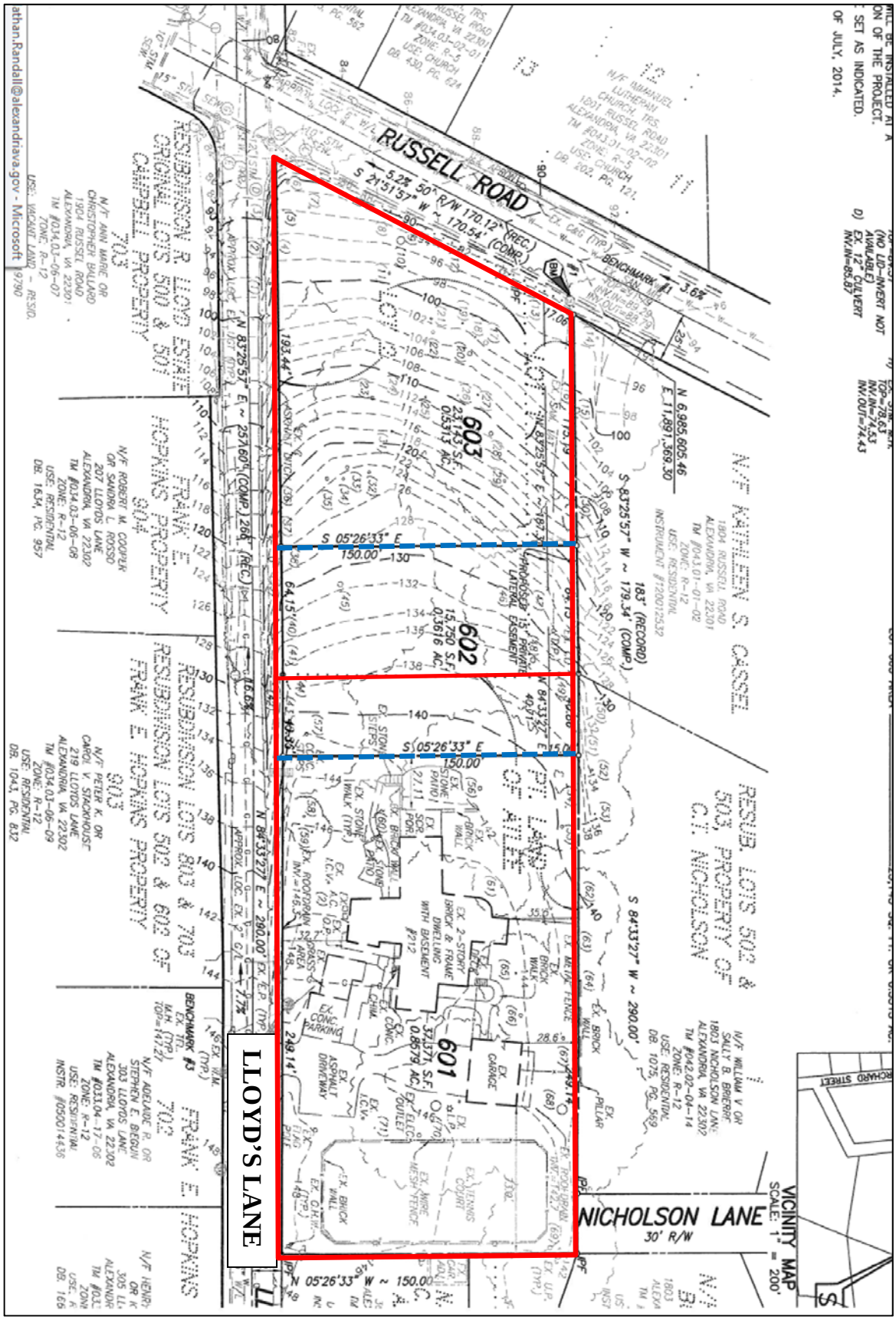
ZONING / MASTER PLAN DESIGNATION

The property is zoned R-12 / Single-Family zone. As shown in the table below, the proposal meets minimum lot size, frontage, and width requirements for single-family dwellings in the zone. The property is located within the Potomac West Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for uses consistent with the R-12 zone.

Table 1: Zoning Analysis

	Existing		**Minimum Required**	*Proposed*		
	200 Lloyd's Lane	**212 Lloyd's Lane**		**Lot 601**	**Lot 602**	**Lot 603**
Lot Size	32,764 sq. ft.	43,500 sq. ft.	12,000 sq. ft.	37,371 sq. ft.	15,750 sq. ft.	23,143 sq. ft.
Lot Width		290'	80' (Interior Lot)	249.1'	105'	
	240' (Lloyd's Lane) 147' (Russell Road)		95' (Corner Lot)			175' (Lloyd's Lane) 147' (Russell Road)
Lot Frontage	257.6' (Lloyd's Lane) 170.1' (Russell Road)	290'	60'	249.1'	105'	193.4' (Lloyd's Lane) 170.1' (Russell Road)

Figure 2: Current Subdivision Request



SUBDIVISION STANDARDS

Sections 11-1706 and 11-1709 of the Zoning Ordinance contain several technical subdivision requirements and Section 11-1710(D) stipulates a general requirement that all lots meet zone requirements. Section 11-1710(B) requires that every subdivided lot 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." A provision requiring new lots to be consistent with the character of other nearby lots has existed in the Zoning Ordinance for many years and was strengthened in 2006 in the first of three "infill" text amendments.

Section 11-1710(B) further explains that the lots within a given subdivision proposal should be compared to those existing lots located

> within the original subdivision area, evidence of which may be shown by: (1) Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and (2) land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.

II. STAFF ANALYSIS

Staff does not support the requested re-subdivision. Although all three new lots would meet minimum lot size, frontage and width requirements for the R-12 zone, the Zoning Ordinance requires consideration of both the minimum zone requirements as well as subdivision requirements including the lot character. Similar to its finding 14 years ago, staff concludes that two of the lots proposed here would not be consistent with the character of other lots in the original subdivision area and in two adjacent subdivision areas. Proposed Lot 602, the smallest and narrowest lot, would be inconsistent with regard to lot size and lot frontage. Proposed Lot 603, at the corner of Lloyd's Lane and Russell Road, would be inconsistent with regard to lot size. Staff is also concerned about the presence of steep slopes on proposed Lot 603. Although grading and stormwater issues would be considered as part of a separate (and administrative) grading plan process for the construction of a future dwelling, and this is a hilly area of Alexandria, this lot would have particularly steep slopes. Staff therefore recommends **denial** of the subdivision request.

Neighborhood Character – Lot Size and Lot Frontage

The most significant reason for staff's recommendation of denial of the requested re-subdivision is that proposed Lot 602 would be smaller than the majority of the other lots in the immediate area. The original subdivision area, which includes those properties to the west and south of the site, are generally large lots exceeding 20,000 square feet, and are generally irregularly-shaped with slanting property lines. A few re-subdivisions were approved in this area over the last 100 years. In 1926, two smaller lots were created on the northern portion of "Parcel 4" at the corner of Lloyd's Lane and Orchard Street. In 1941 and in 1949 Parcels "A", "B" and "C" were re-

subdivided twice into their current configuration. Despite these subdivisions, the defining lot characteristics of the original subdivision remain largely intact today. The only exception are the two lots created in the re-subdivision of Parcel 4 in 1926, which were developed as one lot that today measures a combined 15,485 square feet.

In addition to the area of the original subdivision, staff has incorporated into its analysis two additional areas of adjacent land that are similar to the original subdivision area. Consideration of additional properties is justified in this instance given that land immediately across Lloyd's Lane from the subject site is not located within the original subdivision area but shares the same R-12 zoning and many lot characteristics. The two additional areas, the Frank E. Hopkins and Campbell subdivisions, are shown in Figure 3 (see below). The Frank E. Hopkins subdivision was not created all at one time but rather emerged in its present configuration after several re-subdivisions in the 1940s and 1950s. The Campbell subdivision was subdivided in 1949 and its northern-most property was re-subdivided in 1951 and 1988. Like the Atlee/Nicholson subdivision, the lots in these areas are generally larger than 20,000 square feet and are irregularly shaped.

Figure 3: Subdivisions in Area of Comparison

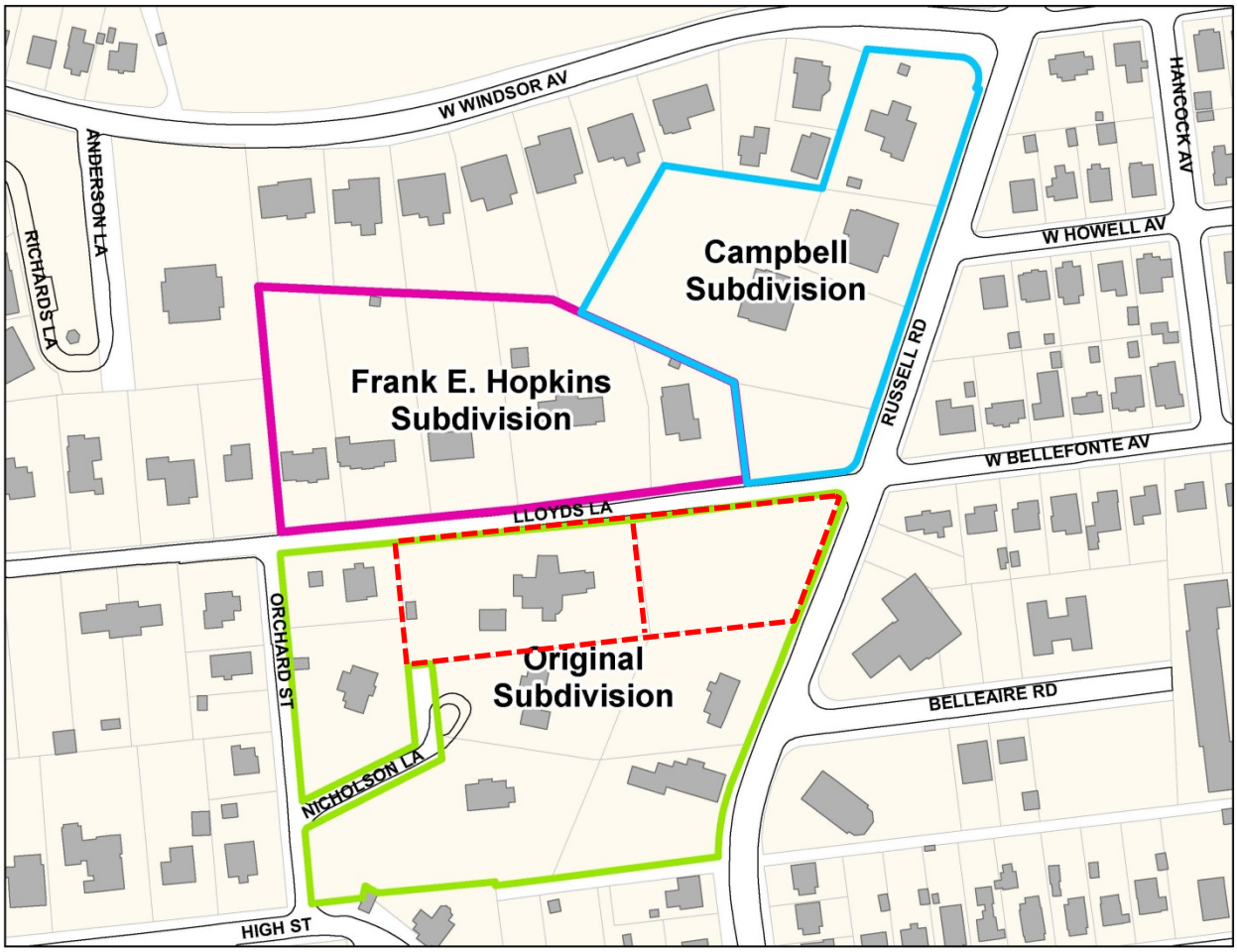


Table 2 below shows the lot size and frontage information for the 15 lots in the original Atlee/Nicholson, Frank E. Hopkins, and Campbell subdivisions excluding the subject site. The existing lot sizes and frontages for 200 and 212 Lloyd's Lane, and the proposed Lots 602 and 603 have been added for comparison purposes.

Table 2: Neighborhood Lot Sizes & Frontages

Property Address	Lot Size (Sq. Ft.)	Lot Frontage (Ft.)	Subdivision
304 Lloyd's Lane	15,485	150 / 95 *	Atlee/Nicholson (Original)
1803 Orchard Street	30,447	219 / 165 / 105*	
1800 Nicholson Lane	51,133	240 / 94 / 61 *	
1803 Nicholson Lane	26,528	90	
1706 Russell Road	27,910	147	
1804 Russell Road	25,056	163	
207 Lloyd's Lane	17,979	120	Frank E. Hopkins
219 Lloyd's Lane	41,918	164	
303 Lloyd's Lane	30,360	110	
305 Lloyd's Lane	31,137	107	
309 Lloyd's Lane	22,500	82	
1900 Russell Road	15,862	132 / 78 *	Campbell
1904 Russell Road	70,786	134	
1910 Russell Road	18,506	134	
2000 Russell Road	27,980	157	
200 Lloyd's Lane	*32,764*	*257*	Atlee/Nicholson (Original)
212 Lloyd's Lane	*43,500*	*290*	
Proposed Lot 602	**15,750**	**105**	
Proposed Lot 603	**23,143**	**193**	

Note: Properties marked with an asterisk have secondary or tertiary frontages.

As shown in the table above, only two existing properties in the area of comparison (all three subdivisions) measure less than 16,000 square feet: 304 Lloyd's Lane and 1900 Russell Road. Only two more properties measure less than 20,000 square feet: 207 Lloyd's Lane and 1910 Russell Road. Finally, only one additional property measures less than 24,000 square feet: 309 Lloyd's Lane. Compared to the current proposal and excluding the existing lots at the site, only two out of 15 properties (13%) have a lot size as small as proposed Lot 602 (15,750 square feet). Only four out of 15 properties (26%) have a lot frontage less than, or within five feet more than, the 105 feet of frontage proposed for Lot 602. This calculation excludes secondary or tertiary frontages on corner or irregular lots that are not directly comparable to the singular frontage for proposed Lot 602, an interior lot. Only five out of 15 properties (33%) have a lot size as small as proposed Lot 603 (23,143 square feet).

With so few properties in the area of comparison having a similar lot size and lot frontage to proposed Lot 602 or a similar lot size to proposed Lot 603, and no additional circumstances exist such as a concentration of smaller or narrower lots in the immediate vicinity, staff concludes that

the proposed subdivision is not substantially consistent with the character of other lots in the area, a finding required in Section 11-1710(B) of the Zoning Ordinance.

Steep Slopes
The site is in an area where several hills and steep slopes exist. Many of the neighboring lots have areas with steep slopes above 10 percent. These lots, however, also have areas of relatively flat land where the dwelling is typically located. Proposed Lot 603, however, is entirely covered by land with a slope of 19 percent. For reference, a "green circle" or beginner's level ski slope typically has a 6 to 25 percent slope. There is only one other lot in the vicinity with similar pitch, located directly across Lloyd's Lane at 1900 Russell Road, and it is undeveloped.

Tree Protection
Staff also notes the presence of several trees on proposed Lots 602 and 603. In the 2000 staff report for the prior request, the City Arborist had identified two oak trees as being especially worthy of protection if construction were to occur given their eligibility for specimen tree designation. In a recent follow-up visit, the City Arborist confirmed that one of the two trees no longer exists at the site. Although the condition of the second tree, identified as 45-inch black oak and located on proposed Lot 602, has diminished from specimen quality in the last 14 years, it is still worthy of protection. A 38-inch red oak tree located on City property in the same general location as the 45-inch black oak and a 51-inch red oak adjacent to Russell Road on proposed Lot 603 should also be protected. Finally, clusters of smaller trees are along the northern and southern property lines of both proposed Lots 602 and 603 and have been identified for protection.

Staff recommends in Condition #4 that the applicant should submit, within 60 days of approval, if the request is approved, a tree protection plan that details tree protection measures consistent with the Alexandria Landscape Guidelines and depicts tree protection areas. Such areas would need to include, at a minimum, the individual trees referenced above, approximately the northern-most 20 feet of proposed Lots 602 and 603 (close to the Lloyd's Lane right-of-way, and approximately the southern-most 40 feet of proposed Lots 602 and 603. The condition also requires the tree protection plan to be incorporated into, and depicted on, future grading plan submissions.

Conclusion
In light of the inconsistency of the proposed lot sizes with the character of the surrounding lots in the same original subdivision and in the adjacent subdivisions, as well as concerns about the site's steep slopes, staff recommends **denial** of this application.

III. RECOMMENDED CONDITIONS

Staff recommends **DENIAL** of the requested subdivision. If the request is approved, staff recommends that it be approved subject to compliance with all applicable codes and ordinances and the following conditions:

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

2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)

3. With the grading plan submission(s), the applicant shall provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

4. The applicant shall submit a tree protection plan consistent with the Alexandria Landscape Guidelines to the satisfaction of the Director of Planning & Zoning within 60 days of approval. The plan shall, at a minimum, depict tree protection areas around the 38-inch and 45-inch oak trees on proposed Lot 602, the 51-inch oak tree on proposed Lot 603, approximately the northern-most 20 feet of proposed Lots 602 and 603 (near the Lloyd's Lane right-of-way) and on the southern-most 40 feet of proposed Lots 602 and 603. The Director may require the applicant to depict trees designated for protection on subsequent grading plan submissions. (P&Z)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)

R-2 With the grading plan submission(s), provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

C-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)

C-2 Any redevelopment shall comply with Section 5-6-224 (d) of the City Code regarding grading plan requirements. (T&ES)

C-3 Any future development/redevelopment on the subdivided lots shall provide adequate storm water outfall per the requirements of Article XI of Alexandria Zoning Ordinance. (T&ES)

C-4 The development and redevelopment of the subdivided lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)

C-5 Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII and the applicable laws of the Commonwealth of Virginia at the time of submission of the first final plan for storm water management regarding water quality and quantity control. (T&ES)

C-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Code Enforcement:

F-1 No comments received

Recreation, Parks, & Cultural Activities:

F-1 The 38-inch and 45-inch oak trees on proposed Lot 602, the 51-inch oak on proposed Lot 603, and tree clusters on these lots near Lloyd's Lane and the southern portion of the lots should be protected during construction through the establishment of protection zones.

Police Department:

F-1 No comments received

Fire Department:

F-1 No comments or concerns

Real Estate:

F-1 No comments

Archaeology:

F-1 This undertaking will cause no ground disturbance. No archaeological action is required.

SURVEYOR'S CERTIFICATE:

I, RONALD J. KELLER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF ALL THE LAND CONVEYED TO DAVID M. PHILLIPS, JR. & NANCY E. PHILLIPS ON MARCH 19, 2003 2003 BY J. KIRBY FARRELL, JR. & LAURA GRIFFIN FARRELL AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #030010624 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT.

IRON PIPES MARKED THUS —O— WILL BE SET AS INDICATED.

GIVEN UNDER MY HAND THIS 10TH DAY OF JULY, 2014.

EXISTING STORM SEWER TABLE

A) EX. STM. M.H.
TOP=83.48
INV.=79.58 (RECORD)
(COULD NOT OPEN)

B) EX. CURB INLET
TOP=78.09
(NO LID–INVERT NOT AVAILABLE)

C) EX. CURB INLET
TOP=84.31
(NO LID–INVERT NOT AVAILABLE)

D) EX. 12" CULVERT
INV.IN=85.87

E) EX. 12" CULVERT
INV.IN=81.61

F) EX. STM. M.H.
TOP=82.03
INV.OUT=78.63

G) EX. STM. M.H.
TOP=81.09
INV.=77.44 (RECORD)
(COULD NOT OPEN)

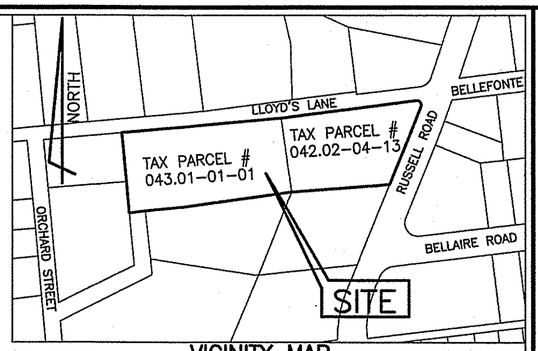
H) EX. STM. M.H.
TOP=78.63
INV.IN=74.53
INV.OUT=74.43

LOT TABULATION:

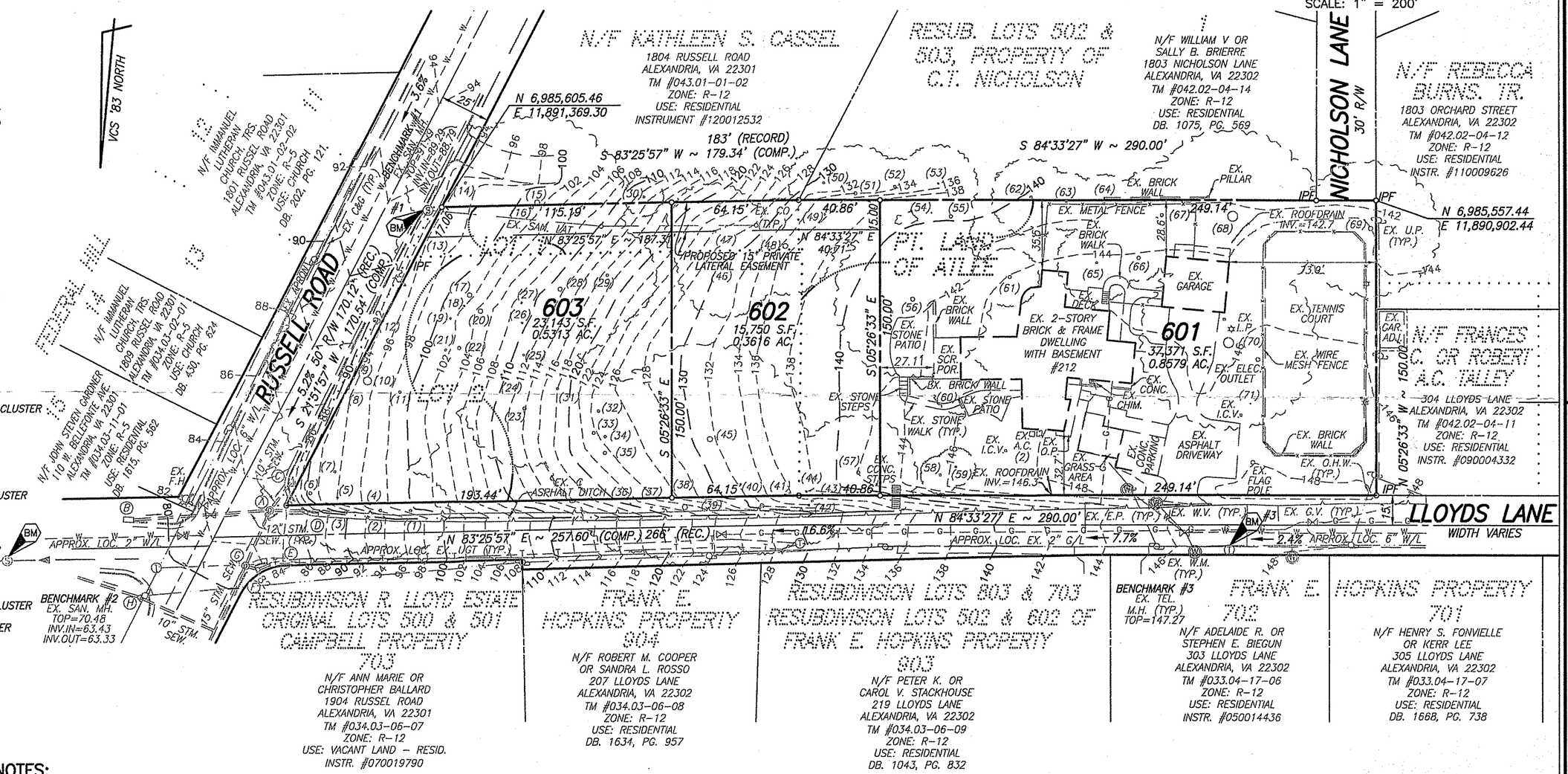
TOTAL SITE AREA	76,264 S.F. OR 1.7508 AC.
EXISTING NUMBER OF LOTS	THREE (3)
PROPOSED NUMBER OF LOTS	THREE (3)
MINIMUM LOT AREA REQUIRED	12,000 SQ. FT. OR 0.2755 AC.
MINIMUM LOT AREA PROPOSED	15,750 SQ. FT. OR 0.3616 AC.
LOT 601 AREA	37,371 SQ. FT. OR 0.8579 AC.
LOT 602 AREA	15,750 SQ. FT. OR 0.3616 AC.
LOT 603 AREA	23,143 SQ. FT. OR 0.5313 AC.

EXISTING TREE TABLE:

1) 15" LOCUST
2) 15" CHERRY
3) 15" CHERRY
4) 10" LOCUST
5) 10" WALNUT
6) 18" ASH
7) 12" HICKORY
8) 8" MAPLE
9) 8" MAPLE
10) 48" OAK
11) 15" CHERRY
12) 10" MAPLE
13) 8" SYCAMORE
14) 12" DOGWOOD
15) 30" OAK
16) 18" CHERRY
17) 25" POPLAR
18) 8" CHERRY
19) 10" ASH
20) 25" POPLAR
21) 12" LOCUST
22) 10" CHERRY
23) 20" ASH
24) 8" ASH
25) 10" ASH
26) 10" ASH
27) 10" OAK
28) 24" OAK
29) 15" CHERRY
30) 12" MAGNOLIA
31) 12" CHERRY
32) 15" CHERRY
33) 18" CHERRY
34) 15" CHERRY
35) 20" LOCUST
36) 12" CHERRY
37) 10" LOCUST
38) 10" MAPLE
39) 30" OAK
40) 24" CHERRY CLUSTER
41) 8" MAPLE
42) 10" MAPLE
43) 10" OAK
44) 10" OAK
45) 30" OAK
46) 12" CHERRY
47) 15" WALNUT
48) 30" TREE CLUSTER
49) 10" ASH
50) 12" MAPLE
51) 18" CHERRY
52) 15" ASH
53) 8" MAPLE #2
54) 6" HOLLY
55) 20" HOLLY
56) 24" MAPLE
57) 20" OAK
58) 10" HOLLY CLUSTER
59) 10" CEDAR
60) HOLLY CLUSTER
61) 18" BIRCH
62) 15" ASH
63) 15" CEDAR
64) 12" CEDAR
65) 12" MAPLE
66) 20" HOLLY
67) 18" PINE
68) 60" OAK
69) 25" ASH
70) 60" MAPLE
71) 6" MAPLE



VICINITY MAP
SCALE: 1" = 200'



GENERAL NOTES:

1. TAX MAP: #041.01–01–01 & 042.02–04–13 ZONE: R–12
2. OWNER: DAVID M. PHILLIPS, JR. OR NANCY E. PHILLIPS
206 LLOYDS LANE
ALEXANDRIA, VA 22302
INSTR. #030010624
3. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER CITY OF ALEXANDRIA GPS MONUMENT #563. ELEVATION= 94.17'

HORIZONTAL BEARINGS AND LOCATIONS ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 PER CITY OF ALEXANDRIA CONTROL MONUMENT GPS #562: N6,986,388.14 E11,891,641.65 COMB. FACTOR 0.999951705

CITY OF ALEXANDRIA CONTROL MONUMENT GPS #563: N6,985,531.92 E11,891,386.94 COMB. FACTOR 0.999950221

4. TITLE COMMITMENT FURNISHED BY STEWART TITLE GUARANTY CO. FILE NUMBER: MT–03–019, DATED MARCH 19, 2003 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TOTAL SITE AREA = 76,264 S.F. OR 1.7508 AC.
7. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER LOCATED IN LLOYD'S LANE & RUSSELL ROAD. EXISTING SEWER LATERAL WILL BE MAINTAINED AND NEW LATERALS WILL BE EXTENDED TO SERVE THE PROPOSED LOTS.
8. THERE ARE NO RESOURCE PROTECTION AREAS (RPA) ON THIS PROPERTY. ALL PROPERTY LIES WITHIN THE RESOURCE MANAGEMENT AREA (RMA) AND OUTSIDE THE 100–YEAR FLOODPLAIN LIMITS.
9. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
10. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.

APPROVED
CITY PLANNING COMMISSION ALEXANDRIA, VA
CHAIRMAN
DATE — DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED
DATE — DIRECTOR T.&E.S.

COMMONWEALTH OF VIRGINIA
RONALD J. KELLER
Lic. No. 1457–B
10 JULY 2014
LAND SURVEYOR

PRELIMINARY PLAT

SHOWING LOTS 601–603
RESUBDIVISION OF THE PROPERTY OF

DAVID M. PHILLIPS, JR. & NANCY E. PHILLIPS

(INSTRUMENT #030010624)
BEING THOSE THREE PARCELS CONVEYED TO THE GLADYS SAUNDERS ARMSTRONG REVOCABLE TRUST BY GLADYS SAUNDERS ARMSTRONG (DB. 1550, PG. 705)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 40' DATE: JULY 10, 2014

PRELIMINARY ONLY. NOT FOR RECORDATION !!

FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington St. Alexandria, Virginia 22314 (703) 549–6422

AUG 28 2014
PLANNING & ZONING

PRELIMINARY SUBDIVISION PLAT
SUB #2014–0013
200 & 212 LLOYD'S LN

COMP.	T.G. / W.D.S.
DRAWN	T.G. / W.D.S.
CHECKED	R.J.K.

FILE NO. 14–91
SHEET 1 OF 1