

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 28, 2017

TO: CHAIRWOMAN AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: DOCKET ITEM #12
SUP #2017-00023, 221 S. FAYETTE STREET
CORRECTION AND ADDITIONAL INFORMATION

Special Use Permit #2016-0100 is a request for a parking reduction with Modifications associated with the conversion of a building at 221 S. Fayette Street from office use to residential use. There is a typographical error in the staff report in the section that describes the project's proposal. It erroneously states that the site is in the Commercial Downtown (CD) zone in two places. The site is actually in the Commercial Low (CL) zone. The final staff report will be corrected accordingly. Additionally, Commissioner Brown requested clarification of the staff report's information about the criteria for Special Use Permit (SUP) and Modification approval for this project.

A SUP is the mechanism provided in the Zoning Ordinance for the provision of less off-street parking than is otherwise required. A Parking Reduction must comply with the standards of paragraphs (a) – (d) in Section 8-101(A)(4) of the Zoning Ordinance. For this project these paragraphs apply in the following ways:

- Paragraph (a) requires the applicant to show that it is infeasible to provide the required parking. In this case, the property was constructed with one parking space per dwelling unit and no additional area exists on the lot to provide additional spaces. The four required parking spaces are not available on-site.
- Paragraph (b) only applies to parking a reduction of five or more spaces and does not apply in this project. This project is a request for a reduction of two spaces.
- Paragraph (c) requires that the reduction not adversely affect the neighborhood and meet general special use permit requirements. Staff recommends that this project meets the criteria because the project's one parking space per dwelling is suitable when considering the site's proximity to public transit and its highly walkable location with many businesses and amenities nearby. These features reduce the level of car ownership needed for potential residents.
- Paragraph (d) prohibits the reduction in the existing number of parking spaces at the site. This project meets this criterion.

Project Modifications that accompany a SUP must be justified under the requirement of Section 11-416(A)(1), meaning they must be necessary or desirable to good site development, features of the site design make up for potential negative impacts, and the Modification will not be detrimental to neighboring property or to the public health, safety and welfare. Staff finds the requested Modifications are justifiable because the site's structure originally functioned as a residential property and was granted specific approvals for that purpose when built with ample open space and yards suitable for an Old Town dwelling. Staff recommends that the configuration and placement of the dwelling on the lot provides adequate outdoor space for residential use.

This additional information clarification is intended to further assist the Commission in evaluating this project. Staff continues to recommend approval.