

CITY OF WINCHESTER, VIRGINIA

PROPOSED CITY COUNCIL AGENDA ITEM

CITY COUNCIL MEETING OF: 08/25/15 (work session) CUT OFF DATE: 08/19/15
09/08/15 (regular mtg/motion to approve)

RESOLUTION \_\_\_ ORDINANCE \_\_\_ PUBLIC HEARING

ITEM TITLE:

SD-15-384 Request of Pennoni Associates Inc. on behalf of Oakcrest Builders Inc. subdivision approval for a 10-lot subdivision at 715 South Braddock Street (Map Number 212-1-C-8) zoned Central Business (B-1) District

STAFF RECOMMENDATION:

Approval with conditions.

PUBLIC NOTICE AND HEARING:

None.

ADVISORY BOARD RECOMMENDATION:

Planning Commission unanimously recommended approval with conditions.

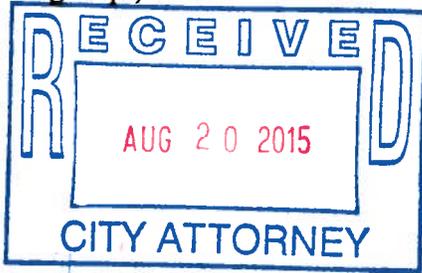
FUNDING DATA: N/A

INSURANCE: N/A

The initiating Department Director will place below, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda.

Table with 4 columns: DEPARTMENT, INITIALS FOR APPROVAL, INITIALS FOR DISAPPROVAL, DATE. Rows include Zoning & Inspections, City Attorney, City Manager, and Clerk of Council.

Initiating Department Director's Signature: (Planning Dept) [Signature] 8/19/15



APPROVED AS TO FORM: [Signature] 8/20/2015 CITY ATTORNEY

# CITY COUNCIL ACTION MEMO

**To:** Honorable Mayor and Members of City Council

**From:** Tim Youmans, Planning Director

**Date:** August 19, 2015

**Re:** SD-15-384 Request of Pennoni Associates Inc. on behalf of Oakcrest Builders Inc. subdivision approval for a 10-lot subdivision at 715 South Braddock Street (Map Number 212-1-C-8) zoned Central Business (B-1) District

---

**THE ISSUE:**

The request is for approval of a 10-lot subdivision which includes nine (9) townhouse lots and one common lot containing off-street parking and open space. The proposal includes 9 off-street parking spaces and results in a net increase in green area when compared to the former convenience store use of the site.

**RELATIONSHIP TO STRATEGIC PLAN:**

Goal #2- Promote and accelerate revitalization of catalyst and other areas throughout the city

**BACKGROUND:**

See attached staff report

**BUDGET IMPACT:**

N/A

**OPTIONS:**

1. Approve as recommended by Planning Commission
2. Deny

**RECOMMENDATIONS:**

Recommend Option 1

**SD-15-384** Request of Pennoni Associates Inc. on behalf of Oakcrest Builders Inc. for subdivision approval for a 10-lot subdivision at 715 South Braddock Street (Map Number 212-1-C-8) zoned Central Business (B-1) District.

---

#### REQUEST DESCRIPTION

The request is for approval of a 10-lot subdivision which includes nine (9) townhouse lots and one common lot containing off-street parking and open space. The proposal includes 9 off-street parking spaces and results in a net increase in green area when compared to the former convenience store use of the site.

#### AREA DESCRIPTION

The site is zoned Central Business (B-1) and is not within any overlay district such as the Historic Winchester (HW) historic district nor any Corridor Enhancement (CE) district. Surrounding properties at the other three corners at the intersection of S. Braddock St and W. Pall Mall St are also zoned B-1 and contain a mix of residential and commercial uses. Adjoining property to the north is zoned Residential Business (RB-1) and contains residential use. Land immediately to the west is zoned B-1 and contains a single-family dwelling. Land further to the west along Washington Street is zoned Medium Density Residential (MR) with HW overlay and contains single-family residences. The vacant site previously housed the 7-Eleven convenience store and gas filling operation prior to it relocating to the corner of Gerrard and S. Loudoun Street. The former building was demolished and the asphalt and concrete paving has been removed from the site.



#### STAFF COMMENTS

Because this townhouse development entails more than 3 proposed lots, it is required to go through a Major Subdivision approval process that requires the Preliminary Subdivision to be handled as a public hearing at the Planning Commission level. A public hearing is not required at the City Council level where a motion is all that is needed to approve or deny the subdivision.

The proposed townhouse development fits well with the character of the downtown streetscape where most of the buildings are situated out close to the street line (as compared to the more suburban arrangement of the former convenience store which was set back from the street with a large expanse of asphalt parking area. Even though the property is not within the local historic district, the applicant has made great strides at designing the townhouses to fit in with the surrounding architecture. The B-1 zoning would permit one or more structures up to 75 feet in height and the 17,100 square foot parcel would allow at least 17 apartments or condos. Depending upon use of density bonuses, the density could be over 35 units.

The proposed townhouses are on separately platted lots ranging in size from 917 to 1,160 square feet in size. The proposed common lot is 8,370 square feet in size. The two-story townhouse units include

basements. The ground floors for the 6 attached units facing only along S. Braddock St are 648sq.ft. (18' X 36'). The ground floors for the two attached units that front along W. Pall Mall St and the one detached unit at the corner are 720 sq. ft. (20' X 36'). A four (4) foot 2<sup>nd</sup> floor rear overhang is depicted on the site plan drawings for all units. Based upon that larger 2<sup>nd</sup> floor area, the units (excluding basement area) will range from 1,368-1,520 sq. ft. in size.

The site is located in the 50% reduction parking exemption district which means that the 9 proposed townhouse units, each with two bedrooms, would only require a total of 4 parking spaces. The applicant is providing 9 off-street parking spaces including 1 handicap parking space. The elimination of driveway entrances along S. Braddock Street adds to the supply of onsite parking spaces as well.

A waiver of the 45% green space requirement will be needed with this request. Staff supports this waiver since the resulting development renders a net increase in green area as compare to the former convenience store use. The townhouse site plan includes 17.4% green area whereas the former use contained 11.0% green area. Most of the proposed green area is adjoining the less intensive RB-1 zoned land to the north and northwest. The applicant is proposing to replace existing shade trees within the S. Braddock St public right-of-way. Staff recommends somewhat larger caliper than the minimum 2" caliper for these trees. The applicant should also clarify the minimum height of screening trees and shrubs proposed along the west side of the parking lot adjoining the single-family dwelling.

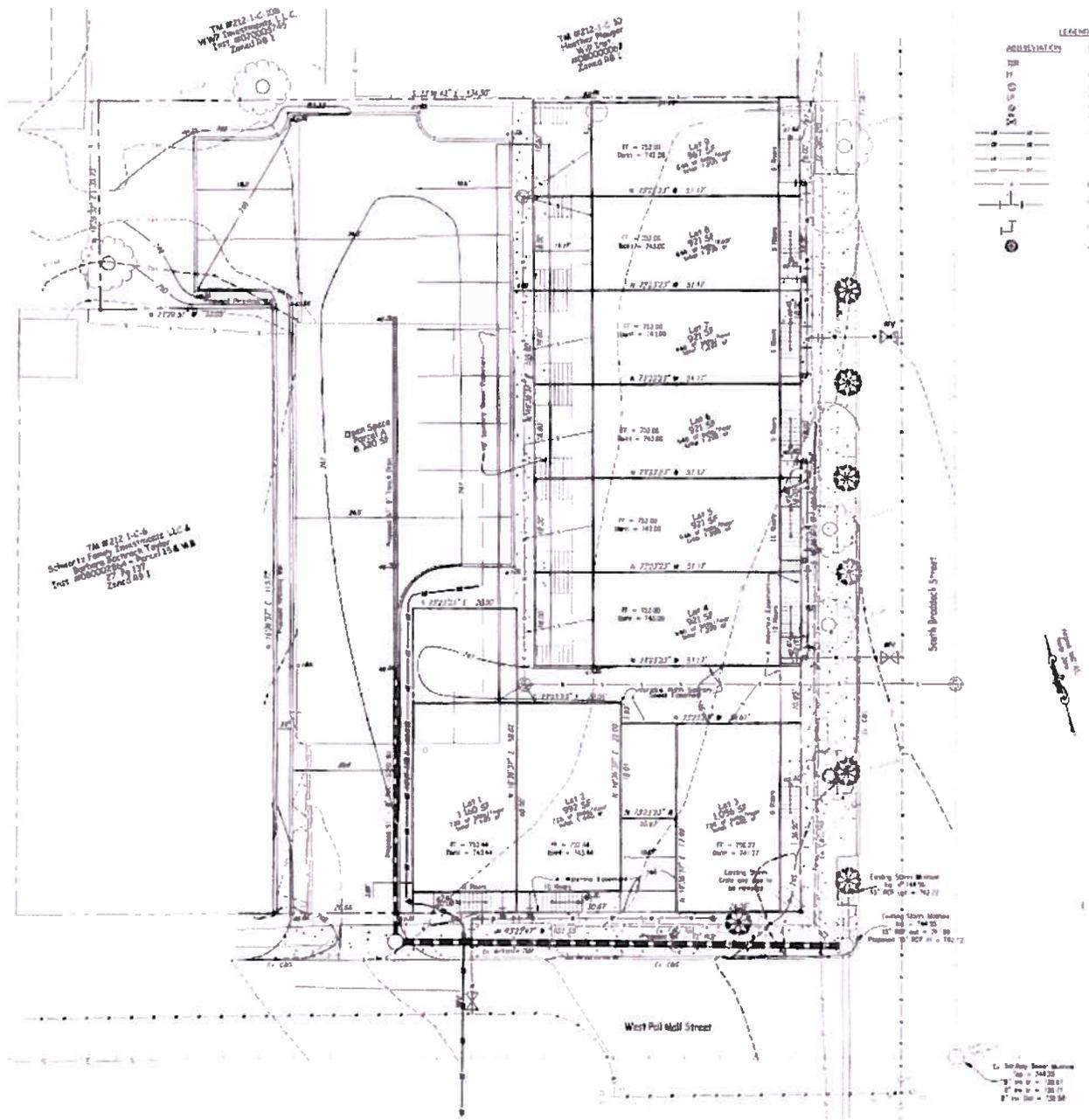
As a Townhouse Major Subdivision, a draft Deed of Dedication and copy of the Subdivision Covenants and Restrictions must be submitted for City Attorney Review. Since the project includes a common lot for parking and open space, a homeowners association (HOA) must be created. The HOA document must include a mandatory annual budget and clear outline of how the common elements will be maintained (e.g. provisions for maintaining landscaping and parking areas). Since there are no new public improvements (e.g. city streets and utilities) there is no requirement for Subdivision Surety.

At the Planning Commission public hearing, one resident expressed concerns about the availability of on-street parking. The applicant is already providing more than double the amount of off-street parking and the change from the convenience store to the townhouses increases the amount of curbside parking since there would no longer be any driveway openings along the S. Braddock Street frontage.

#### **RECOMMENDATION**

Staff feels that the proposed use is desirable and that the proposed subdivision provides increased opportunities for home ownership in the downtown area consistent with the Strategic Plan.

At the August 18, 2015 meeting, the Commission approved the Preliminary Subdivision **SD-15-384** and forwarded Final Subdivision SD-15-384 to City Council recommending approval with a waiver of the green space requirement as shown on the plans. The recommendation is subject to staff review and approval of the Deed of Dedication and HOA documents, including an annual budget for maintenance of common elements.



# Old Town Commons Subdivision Plat

SD-15-384