



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Laurie R. Feinberg
Acting Director

October 18, 2018

REQUEST: Minor Subdivision Final Plans with Waiver / 1101, 1105 Hollins Street

RECOMMENDATION: Approval with Waiver to create lots less than 16' wide

STAFF: Matthew DeSantis, AICP

PETITIONER: Kimley-Horn and Associates, Inc c/o Nicholas Leffner, PE

OWNER: South Arlington, LLC

SITE/GENERAL AREA

Site Conditions: The subject properties are currently unimproved and are located at the corner of Hollins Street and S. Arlington Avenue. They formerly consisted of three rowhomes on three separate lots.

General Area: This site is located in the Hollins Market neighborhood. Directly across Hollins Street to the north is the Hollins Market building. The general area consists of a mix of medium-density residential and community retail.

HISTORY

- There is no prior Planning Commission history for this site.

ANALYSIS

Project: The proposal for the site is to construct three, three-story single-family homes. One of the homes would be on 1101 Hollins Street. The other two homes would be on what is currently 1105 Hollins Street after it is split into two lots.

Related to this application, the property directly across S. Arlington Avenue (41 S. Arlington) is also proposed to be subdivided into two lots for the construction of two single-family rowhomes.

Required Waiver: The Rules and Regulations of Land Subdivision require that all newly created lots be a minimum of 16' wide. The total width of 1105 Hollins being only 30'; each proposed lot would measure only 15' wide. Strict application of this standard would result in the prohibition of 1105 Hollins from being split in two because at least one of the resulting lots would not satisfy the lot width requirement. 1101 Hollins, the other parcel that is part of this development, is currently 15' wide. Additionally, the lot in question formerly consisted of two

15' wide lots, but they were consolidated in 1991. Approval of the waiver would effectively "unconsolidate" these two lots.

In its consideration of the proposal, staff reviewed the following factors:

Site Plan Review Committee (SPRC): As no off-street parking is proposed, SPRC review was not required.

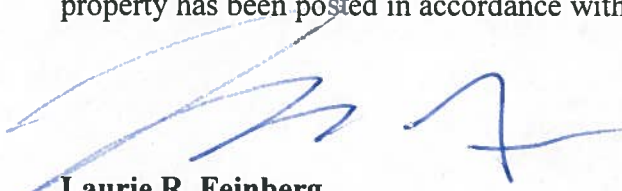
CHAP Regulations: The proposed development is within the Hollins Market Local Historic District and received Commission for Historic and Architectural Preservation approval at their October 8, 2018 meeting.

Elevations: The Development Plan includes three, three-story single-family structures. The front facades feature brick cladding with projecting cement board cladding bay windows. The end unit elevation will be fully covered in brick and the rear elevations will be cementitious plank siding.

Landscaping: No landscaping is required or included in this development proposal.

Zoning Regulations: The proposed development is consistent with the requirements of the land's C-1 zoning designation.

Community Notification: All abutting property owners as well as the Southwest Partnership and the Hollins Roundhouse have been notified of the subdivision application. Additionally, the property has been posted in accordance with Planning Commission guidelines.



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