

Docket Item # 12-A
MASTER PLAN AMENDMENT #2001-0002
REZONING #2001-0002
LINDSAY MOTOR CAR SERVICE

Planning Commission Meeting
December 4, 2001

- ISSUE:** Consideration of a request for amendment to the Fairlington/Bradlee Small Area Plan Chapter of the 1992 Master Plan to (1) change the land use designation from Institutional to CSL/Commercial Service Low, and (2) change the zoning from R-8/Residential to CSL/Commercial Service Low.
- APPLICANT:** Lindsay Motor Car Inc.
by J. Howard Middleton, Jr., attorney
- LOCATION:** 1407-1499 West Braddock Road.
[East of Fern Street, a portion of the Blessed Sacrament church property]
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CITY COUNCIL ACTION, DECEMBER 15, 2001: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, DECEMBER 4, 2001: On a motion by Mr. Komoroske, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission generally agreed with the staff analysis and the applicant represented that it would file a proffer to limit the rezoning to the specific plan proposed. As to the proposed development and use, there were two major remaining issues at the hearing: the setback of the building along Kenwood Avenue and the hours of operation for the service facility.

As to the setback, the Planning Commission concurred with staff that the residential uses needed to be visually screened from the proposed commercial building. Staff had recommended a minimum setback of 27 feet adjacent to Kenwood Avenue in order to retain the existing mature trees which would buffer the service facility from the majority of Kingsgate residences. The applicant argued that the trees could probably be saved with only a 23 foot setback and agreed to provide additional plantings to provide buffering. The Planning Commission agreed with staff that the existing trees were essential but also wanted to incorporate the applicant's proposed landscaping plan for additional plantings. To do both, the Commission approved the 23 foot

setback but added a condition requiring, if the three existing trees die within five years of construction, replacement trees which are large (5 inch caliper or greater) and in an equal amount of caliper lost.

As to the issue of the hours of operation, staff, out of concern for impacts on adjacent residential uses, recommended a closing time of 9:00 p.m.; the applicant requested the ability to work on cars until 12:00 midnight. At the hearing, the applicant agreed to limit the 9:00 p.m. to midnight operation to a maximum of four employees and to activity occurring inside the building only. With those limitations, the Commission approved the extension of hours.

The other changes made by the Commission to the staff recommendations were clarifications requested by the applicant and the community.

Speakers:

Howard Middleton, representing the applicant.

Jay Parker, landscape architect for the applicant.

David Brown, North Ridge Citizens Association, spoke generally in support of the application but noted that there has not been an official meeting of the association since the staff report was produced and therefore there is no formal final position on some of the staff recommendations. Mr. Brown requested a number of clarifications to the conditions and asked that the body shop be required to relocate earlier than prior to issuance of Certificates of Occupancy.

Fran Vogel, Kingsgate Condominium Association, spoke generally in support of the application, but only with the conditions recommended by staff. She noted their concerns about traffic, particularly with respect to the opening of Peach Street.

Jack Sullivan, Seminary Hill Association, indicated the association has taken no position on the application but noted a deep concern about the expansion of commercial into the residentially zoned area and the integrity of the small area plan.

Margaret Haynes, in a letter read by Kathy Holmes, expressed support for the proposal.

Steve Colantuoni, North Ridge resident and Lindsay employee, spoke in support of the proposal.

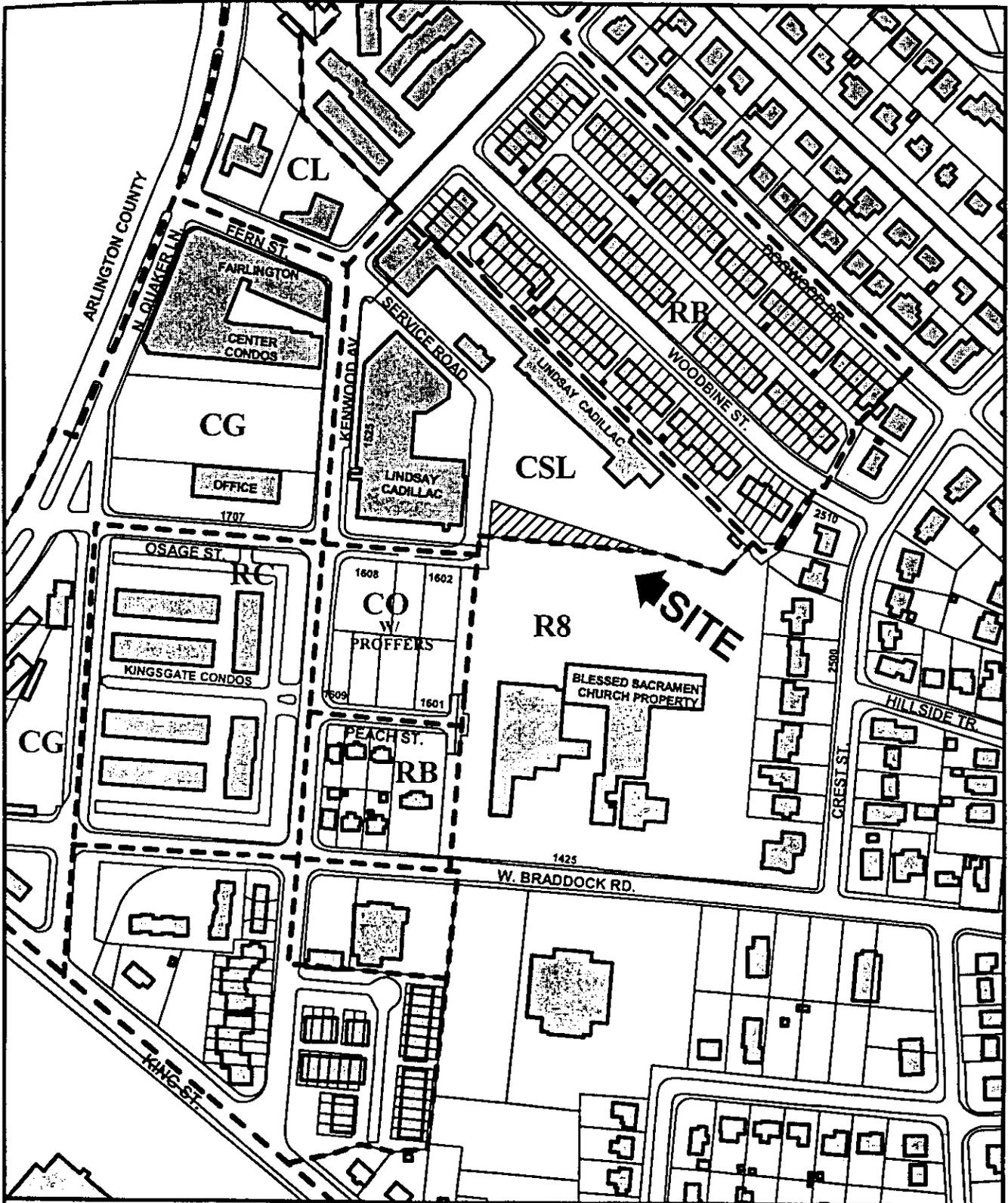
Carlyle Ring, North Ridge resident, spoke in support.

Donald Simpson, North Ridge resident, spoke in support.

MPA #2001-0002
REZ #2001-0002
Lindsay Motor Car Service

STAFF RECOMMENDATION:

Staff recommends approval.



MPA #2001-0002
RZ #2001-0002

12/04/01



BACKGROUND:

The applicant, Lindsay Motor Car Service, requests a master plan amendment and rezoning for a triangularly shaped 0.18 acre portion of land owned by the Diocese of Arlington and presently part of the Blessed Sacrament Church property. The subject site is designated Institutional by the Fairlington/Bradlee small area plan and zoned R-8/single-family residential. A pending subdivision has been requested for this property in conjunction with a development special use permit application (case DSUP#2001-0007). The subject site is contiguous to the southern boundary of the Saturn of Alexandria parking lot.

Upon rezoning, the land will be conveyed to the applicant and consolidated into the adjacent Lindsay-owned property to allow construction of a parking structure and car wash facility under the development special use permit. The proposed parking structure will provide additional off-street parking for both Lindsay automotive operations and the Blessed Sacrament Church congregation on Sundays and specified holidays. The development site plan indicates that controlled access from Fern Street to the parking garage structure for Lindsay personnel, with a second point of ingress/egress from the Blessed Sacrament Church site providing direct access to garage from the church parking lot.

STAFF ANALYSIS:

Staff has no objection to the proposed master plan amendment and rezoning for a portion of land being subdivided from the Blessed Sacrament property. The proposed rezoning to CSL/Commercial service low will allow Lindsay to construct a one-story structured parking deck and regularize the property line between these two properties. The parking deck will help to alleviate the on-street parking problems created by Lindsay employees and also provide additional parking for the Blessed Sacrament Church congregation for weekend church services.

Although staff supports the proposed zoning change, construction of the parking deck did raise concerns for the visual impacts that would result from building a parking structure adjacent to residential and church properties. Staff identified the following concerns:

- architectural facade treatment of parking deck,
- visibility of large circular ramp from adjacent residential properties,
- lighting illumination and type on the parking deck and
- the partial exposure of vehicles parked at-grade beneath the parking deck.

MPA #2001-0002
REZ #2001-0002
Lindsay Motor Car Service

To minimize these impacts, staff has recommended conditions in the development special use permit for improving the parking structure's architectural appearance, increasing the landscape screening and providing appropriate lighting levels and fixtures. These recommended improvements are discussed in greater detail in the development special use permit staff report.

Staff believes the proposed rezoning will not negatively impact any surrounding properties and will permit Lindsay to improve its operations by providing additional parking while staying at its current location.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Gregory Tate, Urban Planner;
Leslie Parrish, Urban Planner.

RESOLUTION NO. MPA 2001-0002

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Fairlington/Bradlee Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on April 5, 2001 for changes in the land use designations to the parcels located at 1407-1499 West Braddock Road [east of Fern Street and a portion of the Blessed Sacrament Church property] ; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on September 4, 2001 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is in keeping with the character of the Fairlington/Bradlee Small Area Plan; and
2. The proposed amendment will meet the goals for the area, which include (1) preservation and maintenance of adjacent neighborhoods; (2) preservation and maintenance of neighborhood serving retail; (3) ensuring that commercial redevelopment is compatible with surrounding neighborhoods; (4) maintaining traffic circulation in the area, and (5) improving the visual appearance in the area consistent with principles of urban design; and
3. The proposed amendment is generally consistent with Planning Commission's long-range recommendations for the general development of the Fairlington/Bradlee Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Fairlington/Bradlee Small Area Plan section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

RESOLUTION NO. MPA 2001-0002

Page 2

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Fairlington/Bradlee Small Area Plan section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change the designation of parcels located at 1407-1499 West Braddock Road [east of Fern Street and a portion of the Blessed Sacrament Church property]
from Institutional to CSL/Commercial Service Low.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 4th day of December, 2001.

Eric Wagner, Chairman

ATTEST: _____
Eileen P. Fogarty, Secretary