

Docket Item # 8-A  
MASTER PLAN AMENDMENT #2002-0004  
REZONING #2002-0003  
SAMUEL MADDEN HOMES

Planning Commission Meeting  
December 3, 2002

**ISSUE:** Consideration of a request for amendment to the Old Town and Old Town North Small Area Plan Chapter of the 1992 Master Plan and the Zoning Map to change the land use designation of the subject property from RM/Residential to CRMU-X/Commercial Residential Mixed Use.

**APPLICANT:** Applicant: Eakin/Youngentob Associates Inc.  
by Jonathan P. Rak, attorney

**LOCATION:** 409 North Pitt Street  
(Block bounded by North Pitt Street, North Royal Street,  
Princess Street, and Pendleton Street)

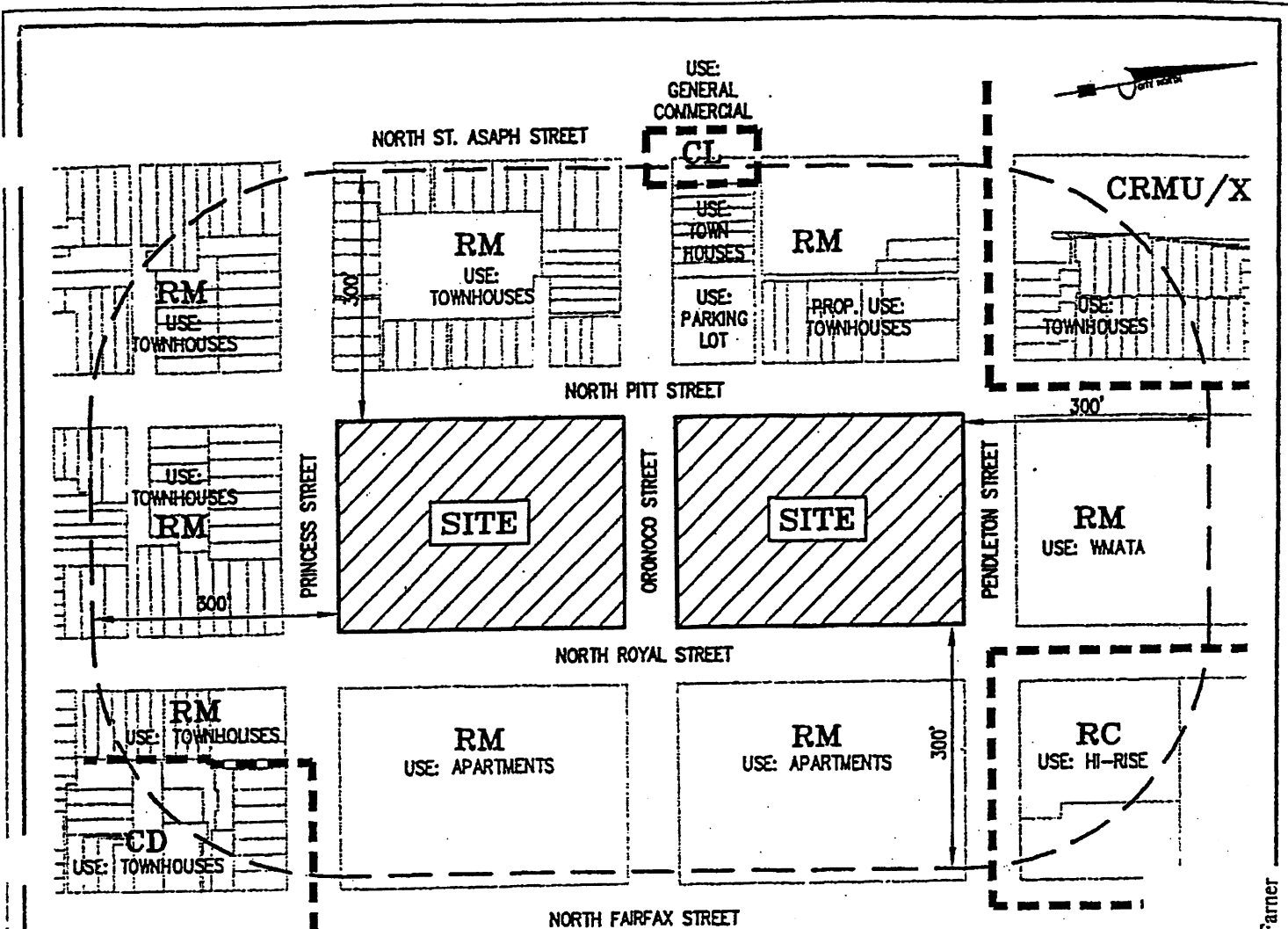
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**CITY COUNCIL ACTION, DECEMBER 14, 2002:** City Council approved the Planning Commission recommendation.

**PLANNING COMMISSION ACTION, DECEMBER 3, 2002:**

On a motion by Ms. Fossum, seconded by Mr. Komoroske, the Planning Commission voted to approve the Master Plan amendment and rezoning, subject to all applicable codes and ordinances and the staff recommendations. The motion carried on a vote of 6 to 0; Mr. Dunn was absent.

Refer to docket item #8-B (DSUP 2002-0029).



J. Farner

VICINITY MAP  
**SAMUEL MADDEN HOMES**  
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 200'      DATE: SEPTEMBER 17, 2002

SAMUEL MADDEN HOMES  
 MPA #2002-0004  
 REZ #2002-0003

DWG:P:\1970\1970-01-004\Survey\Plots\1970-01-VICMAP.dwg		SHEET 1 OF 1	
COUNTY REF NO: N/A			
SCALE: 1" = 200'			
BCG PROJ NO: 1970-01-003	Bowman Consulting Group, Ltd.      Phone: (703) 548-2188		
DATE: N/A	2121 Eisenhower Avenue, Suite 302      Fax: (703) 683-5781		
BY: RJS	Alexandria, Virginia 22314      www.bowmanconsulting.com		
CHK: DZ	© Bowman Consulting Group, Ltd.		
DATE: 9-17-02			

MPA #2002-0004  
REZ #2002-0003  
SAMUEL MADDEN HOMES

DETAILS OF THE MPA AND REZ REQUEST ARE CONTAINED IN THE REPORT FOR  
DSUP 2002-0029.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Kimberley Johnson, Chief, Development;  
Jeffrey Farner, Urban Planner.

RESOLUTION NO. MPA 2002-0004

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 Old Town Small Area Plan and the Old Town North Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on September 18, 2002 for changes in the land use designations to the parcels at 409 North Pitt Street, block bounded by North Pitt, North Royal, Princess and Pendleton Streets; 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 December 3, 2002 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the Old Town Small Area Plan and Old Town North Small Area Plan sections of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the Old Town Small Area Plan and the Old Town North Small Area Plan sections of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Old Town Small Area Plan and the Old Town North 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 Old Town Small Area Plan and the Old Town North Small Area Plan sections 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;

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RESOLUTION NO. MPA 2002-0004

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 Old Town Small Area Plan and the Old Town North Small Area Plan sections 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 at 409 North Pitt Street, block bounded by North Pitt Street, North Royal Street, Princess Street and Pendleton Street from RM/Residential to CRMU-X/Residential.

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 3rd day of December, 2002.

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Eric Wagner, Chairman  
Alexandria Planning Commission

ATTEST:

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Eileen P. Fogarty, Secretary