EXHIBIT NO. 1

20 & 21
11-15-03

Docket Item #16A & B
MASTER PLAN AMENDMENT #2003-0009(16-A)
REZONING #2003-0005(16-B)
MINNIE HOWARD SCHOOL

Planning Commission Meeting
November 6, 2003

ISSUE:

MPA #2003-0009	Consideration of a request for an amendment to the Seminary Hill/Strawberry Hill Small Area Plan chapter of the City's Master Plan to change the land use designation of the subject property from P/Parks and Open Space to I/Institutional.
REZ #2003-0005	Consideration of a request to rezone a portion of the subject property from POS/Public Open Space to R-12/Residential.
APPLICANT:	City of Alexandria Public Schools
LOCATION:	3801 West Braddock Road (Parcel Address: 3701 West Braddock Road)

PLANNING COMMISSION ACTION, NOVEMBER 6, 2003 (MPA#2003-0009): On a motion by Mr. Komoroske, seconded by Mr. Jennings, the Planning Commission voted to approve the Master Plan amendment subject to all applicable codes and ordinances. The motion carried on a vote of 6 to 0. Mr. Wagner was absent.

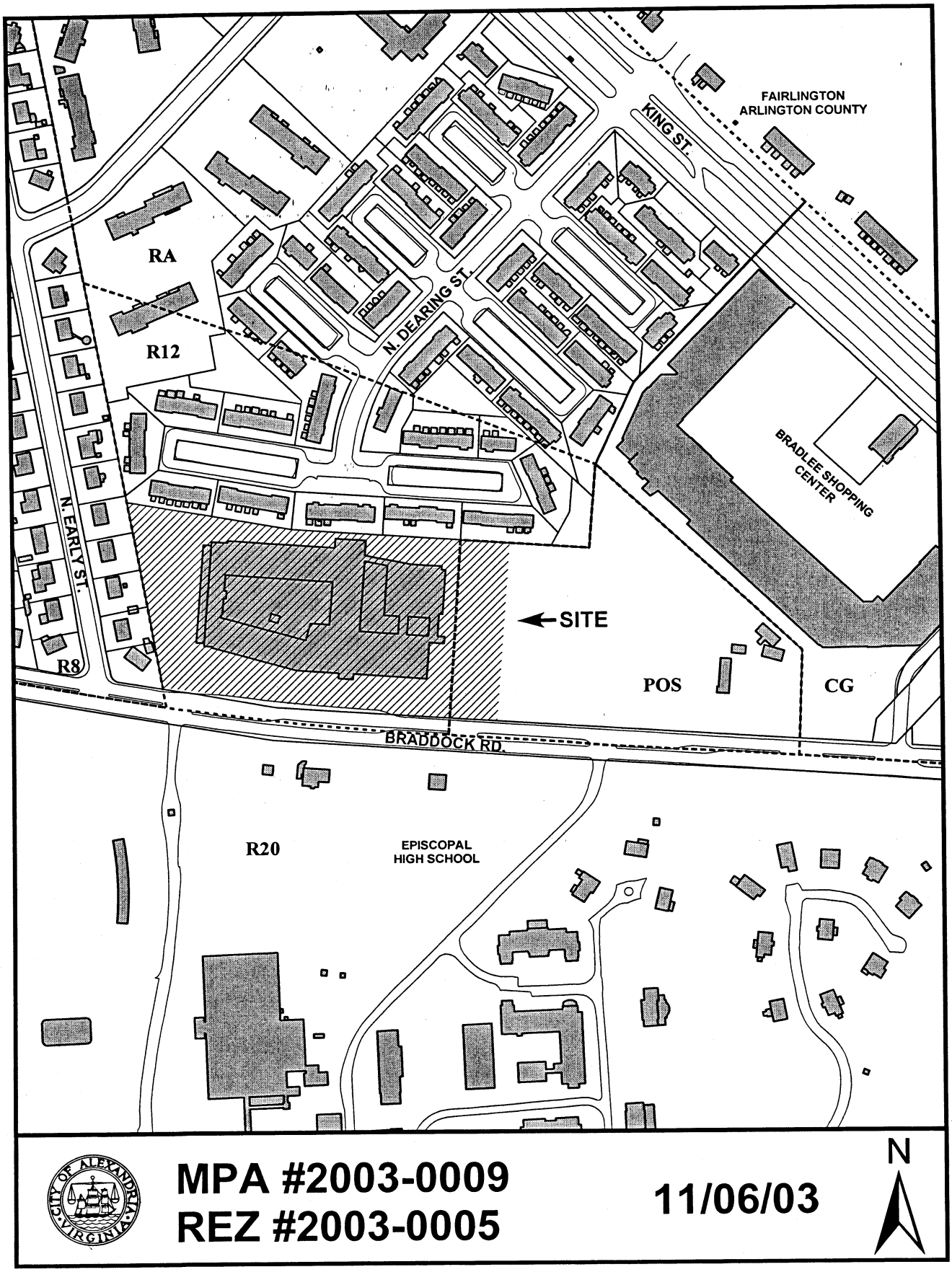
PLANNING COMMISSION ACTION, NOVEMBER 6, 2003 (REZ#2003-0005): On a motion by Mr. Komoroske, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of the rezoning subject to all applicable codes and ordinances. The motion carried on a vote of 6 to 0. Mr. Wagner was absent.

Reason: The Planning Commission generally agreed with the staff analysis.

Speakers:

Julie Crenshaw, 816 Queen Street, generally spoke in favor of the application, but expressed concern about rezoning of open space for schools and about the use of temporary trailers.

J. Howard Middleton, attorney representing the applicant.


FAIRLINGTON
ARLINGTON COUNTY
KING ST.
RA
R12
N. DEARING ST.
BRADLEE SHOPPING CENTER
N. EARLY ST.
SITE
R8
POS
CG
BRADDOCK RD.
R20
EPISCOPAL HIGH SCHOOL
CITY OF ALEXANDRIA VIRGINIA
MPA #2003-0009
REZ #2003-0005
11/06/03
N

STAFF RECOMMENDATION

Staff recommends **approval** of the master plan amendment, pursuant to the attached resolution.

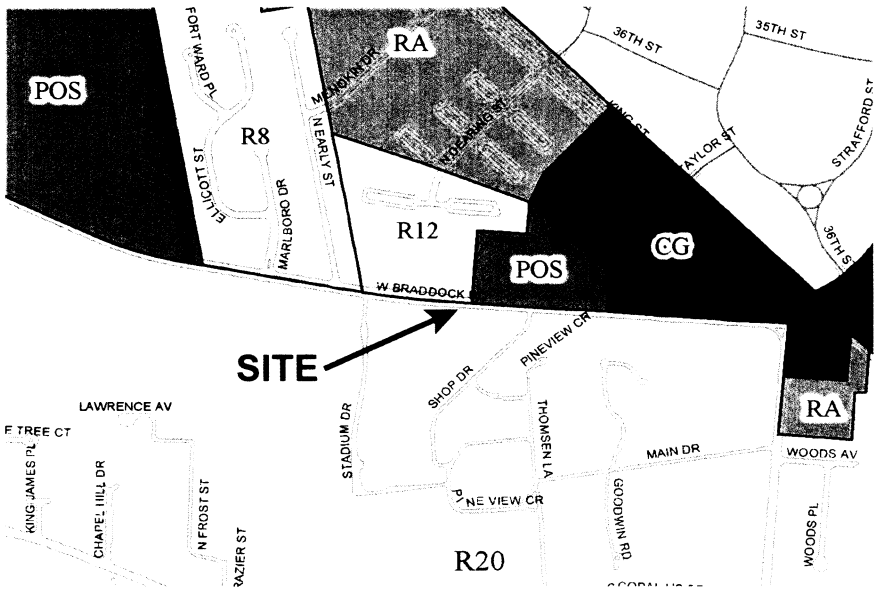
Staff recommends **approval** of the rezoning request.

BACKGROUND

The applicant, Alexandria City Public Schools (ACPS), requests approval to change the zoning of 2.02 acres of the Minnie Howard School site from POS to R-12. The applicant also requests approval to amend the Seminary Hill/Strawberry Hill chapter of the Master Plan to designate the same portion of the site from P/Parks and Open Space to Inst/ Institutional. The portion of the site included in the request consists of the school's eastern parking lot which is immediately adjacent to athletic fields used by both ACPS and the City's Department of Recreation, Parks and Cultural Affairs.

In 1992, the City adopted a new Master Plan, the primary guide for the future development of the City. Since its adoption, the plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. In 1992, as part of the Seminary Hill/Strawberry Hill small area plan, the land use designation for the athletic fields adjacent to the school parking lot was changed from I/Institutional to P/Parks and Open Space to reflect the use of the fields. The change in land use designation also included the majority of the school's parking lot adjacent to the athletic fields. Consistent with the Master Plan change, the zoning map for the same land, including both the athletic fields and the parking lot, was changed from R-12/Single-family residential to POS/Parks and Open Space. The remainder of the site, the portion of land where the school building is located, remained in R-12 zoning. Prior to1992, the entire site had been zoned R-12/Single-family residential since 1963.

Uses surrounding the site are mixed and include residential, commercial, and other institutional uses. To the immediate north are the Fairlington Towne Condominiums in the RA/Multi-family and R-12/Single-family residential zones. To the west are homes zoned R-8/Single-family residential. East of the site is the Bradlee Shopping Center in the CG zone. To the south across Braddock Road is Episcopal High School, zoned R-20/Single-family residential.



PROPOSED MASTER PLAN AMENDMENT AND REZONING

The applicant is requesting that one specific area of land have its land use designation and its zoning changed from POS to R-12. The land at issue is legally described in the application materials. It consists of 1.3 acres of land with 146 feet of frontage on Braddock Road, and essentially represents the existing parking lot located on Braddock Road between the Minnie Howard school building and the athletic fields to the east. That parking lot, consisting of some 100 parking spaces is the primary parking lot for the school. It is also jointly used by both the Schools and the City athletic programs. During the day, the parking lot functions exclusively as the principal parking lot for the school. After hours, in the afternoons, evenings and weekends, the lot provides parking for both athletic events on the fields and for extracurricular activities in the school building.

The Schools have suggested that the City mistakenly included the parking lot land when it made the change in land use designation and zoning on the site meant for the athletic fields. The Schools further assert that it is inappropriate to consider the parking lot as part of the city's athletic field because it functions primarily to support the school use. Staff has researched the mapping that occurred to support the comprehensive rezoning and master plan activities from 1992, but is unable to confirm that the map change here was made in error. It is likely that, in the effort to create appropriate POS sites, the parking lot was included because it is adjacent to and supports the athletic fields at some times of the day.

STAFF ANALYSIS

Staff supports the rezoning of the school's parking lot and the associated master plan amendment. In retrospect it is clear that the parking lot serves both uses, and that there is a rational basis for mapping the parking lot as either part of the school building site or as part of the athletic fields land. While staff cannot say with certainty that the current mapping was a mistake, staff has no objection to remapping the parking lot land area to be consistent with the land use designation and zoning for the Minnie Howard school building. The parking lot use will be made definite by the approval of the DSUP for the expansion of the Minnie Howard campus, and is proposed to be reconfigured to achieve additional parking spaces. Moreover, what is important in this case is that both the Schools and the City engage in a joint and shared use of the parking lot, and that arrangement is proposed to continue.

CONCLUSION

Staff recommends approval of the applicant's request to rezone a portion of the property from POS to R-12 and an amendment to the City's Master Plan to change a portion of the land use designation from P/Parks and Open Space to Inst/Institutional.

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

RESOLUTION NO. MPA 2003-0009

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 Seminary Hill/Strawberry Hill Small Area Plan chapter of the 1992 Master Plan was filed with the Department of Planning and Zoning on July 3, 2003, for changes in the land use designations to the parcel at 3701 West Braddock Road.

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 November 6, 2003, 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 Seminary Hill/Strawberry Hill Small Area Plan section 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 Seminary Hill/Strawberry Hill Small Area Plan chapter of the 1992 Master Plan; and

3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Seminary Hill/Strawberry Hill 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 Seminary Hill/Strawberry Hill Small Area Plan chapter 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;

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 Seminary Hill/Strawberry Hill Small Area Plan chapter 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 parcel at 3701 West Braddock Road from Parks and Open Space to Institutional.

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 6th day of November, 2003.

Richard Leibach, Vice Chairman

Eric Wagner, Chairman
Alexandria Planning Commission

ATTEST: Eileen Fogarty

Eileen P. Fogarty, Secretary