

DOCKET ITEM #
MASTER PLAN AMENDMENT #93-004

PLANNING COMMISSION
THURSDAY, NOVEMBER 4, 1993

ISSUE: Consideration of a resolution to amend the Braddock Road Metro Station Small Area Plan chapter of the 1992 Master Plan by changing the land use designation of two properties from RM-Residential Medium to INST-Institutional.

APPLICANT: City of Alexandria
by Jean Taylor Federico, Director, Office of Historic Alexandria.

LOCATION: 638 North Alfred Street and 906 Wythe Street

ZONING: RB/Townhouse (CL/Commercial Low, with proffers, pending)

STAFF RECOMMENDATION: The Planning staff recommends approval of the proposed Master Plan amendment.

CITY COUNCIL ACTION, NOVEMBER 13, 1993: City Council approved the recommendation of the Planning Commission and approved the proposed master plan amendment. [City Attorney is to prepare the necessary ordinance.]

PLANNING COMMISSION ACTION, NOVEMBER 4, 1993: On a motion by Mr. Wagner, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the proposed master plan amendment. The motion carried 6-0, with Mr. Ragland absent.

Reason:

The Planning Commission agreed with the staff recommendation.

Speakers:

None.

BACKGROUND

The applicant is requesting an amendment to the Braddock Road Metro Station small area plan, to change the land use designation of 638 North Alfred Street and the adjacent property at 906 Wythe Street from RM-Residential Medium to INST-Institutional. The property at 638 North Alfred Street contains the Alexandria Black History Resource Center, and the property at 906 Wythe Street contains a vacant two-family dwelling which the City proposes to purchase, renovate and convert to a research library for the existing Resource Center.

In conjunction with this Master Plan amendment, the applicant is also requesting a change in the zoning classification of these properties from RB/Townhouse to CL/Commercial Low, proffered to public museum use or related activities allowed in the CL zone.

The area surrounding the subject properties is zoned RB and used for residential purposes (primarily townhouse), with the exception of the Charles Houston Center property to the north across Wythe Street, which is zoned POS. The Master Plan land use designation for the subject properties and the surrounding area is RM-Residential Medium. The Charles Houston Center is designated P-Parks and Open Space.

When staff drafted the plan, properties that were known to contain public institutional uses were mapped INST-Institutional on the proposed land use map, to reflect the existing use of such properties. Staff believes that the Alexandria Black History Resource Center, which is a public institutional use, should be included among those properties designated Institutional on the land use plan.

Within the plan area, some of the properties designated Institutional involve uses which are commonly found in residential areas, such as a library or a school. The proposal to designate the Resource Center property and the proposed research library property Institutional is therefore consistent with the treatment of similar institutional uses found in residential areas elsewhere in the plan.

Recommendation

One of the principal goals of the Braddock Road Metro Station plan is to preserve and strengthen the residential areas within the plan area. The existing Resource Center is an important neighborhood and city cultural facility, which has had a positive influence on the surrounding residential neighborhood. Staff believes the proposed change to the plan to facilitate the proposed expansion of the Resource Center into the adjacent building is consistent with this goal. Furthermore, in view of the historical significance of this black neighborhood to the city, staff believes the proposed amendment in support of the Resource Center and proposed library in this area is especially appropriate.

Staff recommends that the proposed Master Plan amendment be approved.

STAFF: Sheldon Lynn, Director, Planning and Community Development; Barbara Ross, Deputy Director; Kimberley Johnson, Principal Planner; Ronald Yake, Senior Planner.

ATTACHMENTS:

1. Draft Resolution.
2. Master Plan Amendment/ Rezoning Application.

ATTACHMENT #1

RESOLUTION NO. MPA-93-

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 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 **BRADDOCK ROAD METRO STATION SMALL AREA PLAN** section of the 1992 Master Plan was filed with the Department of Planning and Community Development in October 1993 for changes in the land use designation for the parcels at 638 North Alfred Street and 906 Wythe Street; and

WHEREAS, the Department of Planning and Community Development met with residents and property owners in the **BRADDOCK ROAD METRO STATION** area on October 20, 1993 to discuss the proposed revision; and

WHEREAS, the Department of Planning and Community Development 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 4, 1993 with all public testimony and written comment considered; and

WHEREAS, the Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **BRADDOCK ROAD METRO STATION AREA** 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 **BRADDOCK ROAD METRO STATION AREA** section of the 1992 Master Plan; and
3. The proposed amendment shows the Commission's long range recommendations for the general development of the **BRADDOCK ROAD METRO STATION AREA**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Commission

may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the **BRADDOCK ROAD METRO STATION AREA** 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;

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 **BRADDOCK ROAD METRO STATION** 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 54.04-12-03 (638 North Alfred Street) and 54.04-12-02 (906 Wythe Street) from RM-Residential Medium to INST-Institutional.

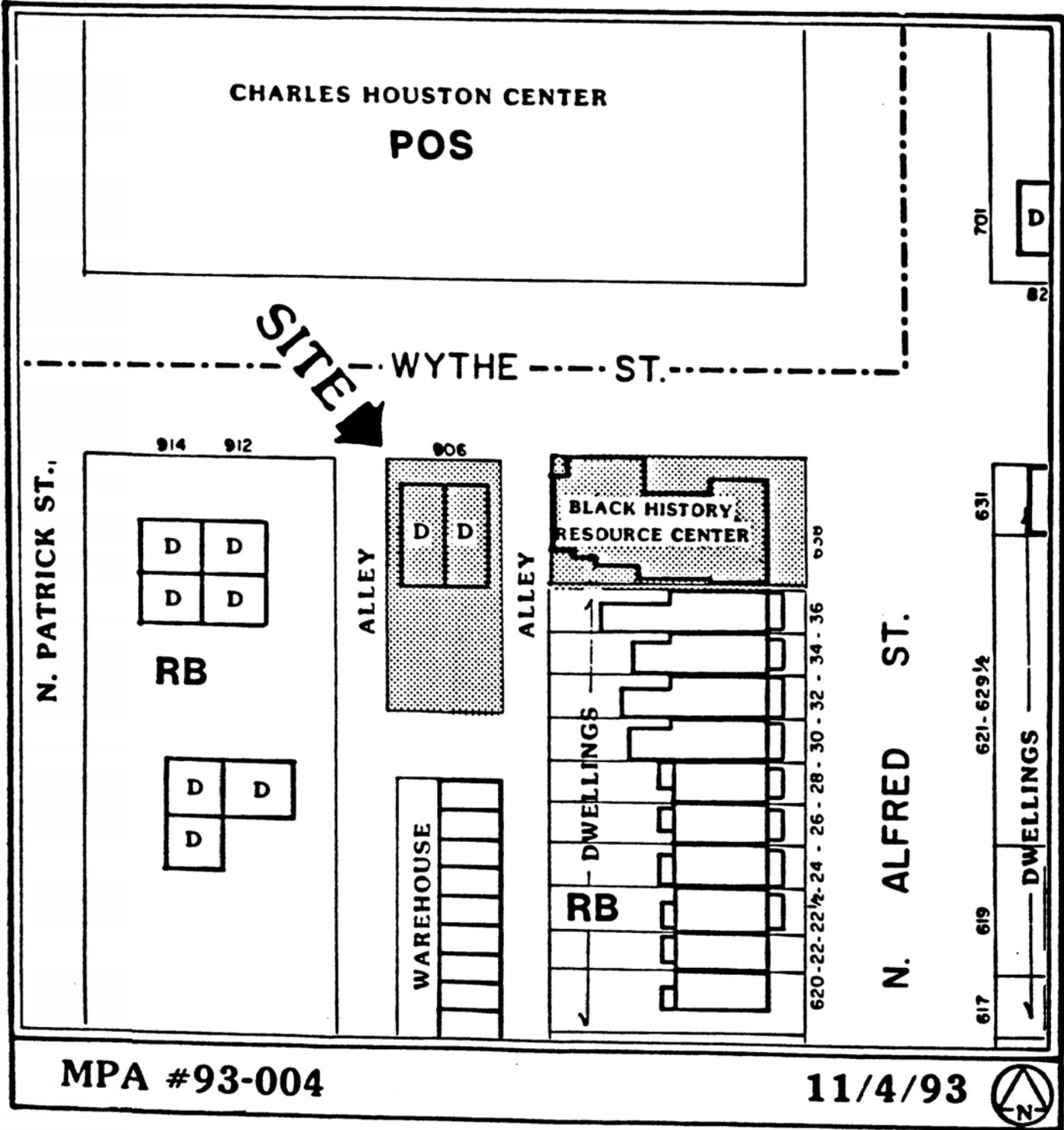
2. This resolution shall be signed by the Chairman of the Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED THE 4th DAY OF NOVEMBER, 1993.

William Hurd, Chairman

ATTEST: _____
Sheldon Lynn, Secretary

The subject property and surrounding land uses are shown on the sketch below:

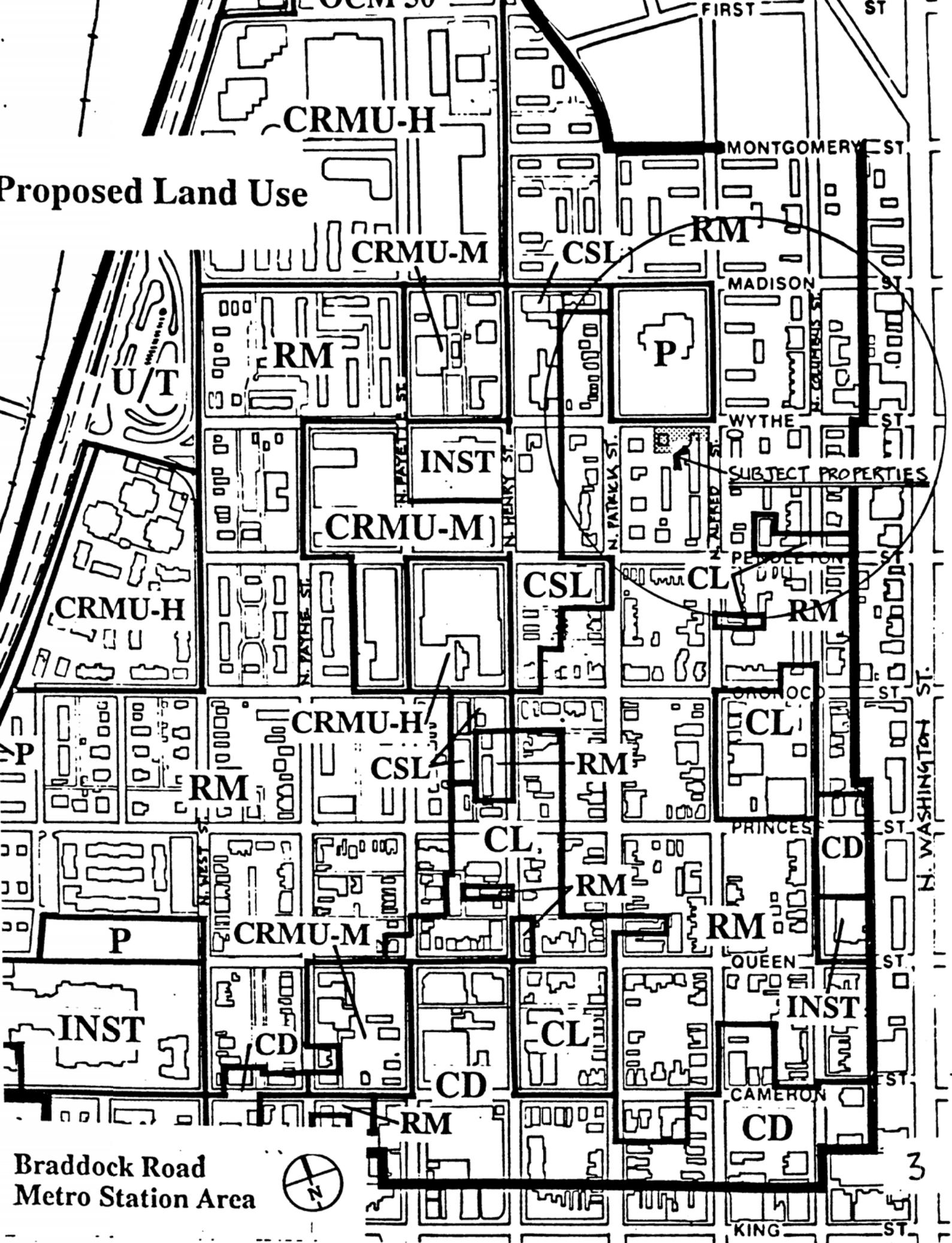


MPA #93-004

11/4/93



Proposed Land Use



Braddock Road
Metro Station Area

