

Docket Item #21-A
MASTER PLAN AMENDMENT #94-04A
MOUNT VERNON COURT

Planning Commission Meeting
May 2, 1995

ISSUE: Consideration of an amendment to the Potomac West Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the subject property from CSL/Commercial Service Low, CG/Commercial General and RH/Residential High to RM/Residential Medium.

APPLICANT: Bratti Residential and Restoration Inc.
by Duncan W. Blair, attorney

LOCATION: 3200-3306 Mount Vernon Avenue

CITY COUNCIL ACTION, MAY 13, 1995: Approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

PLANNING COMMISSION ACTION, MAY 2, 1995: On a motion by Mr. Wagner, seconded by Mr. Komoroske, 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 agreed with the staff analysis.

Speakers:

Duncan Blair, representing Bratti Residential and Restoration, Inc., the applicant.

PLANNING COMMISSION ACTION, APRIL 6, 1995: On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to defer the request. The motion carried on a vote of 6 to 0.

Reason: This master plan amendment is one of four applications related to the development of a townhouse project on the subject property. The Commission deferred the applications at the last

meeting because the applicant indicated a willingness to redesign the project to address a number of the major issues identified by staff. The applicant submitted revised drawings for staff review prior to the public hearing; however, staff continued to recommend denial of the project because not all of the issues had been addressed and, generally, staff felt the project was poorly designed. At this public hearing, the applicant indicated that it was willing to comply with the remainder of staff's recommended conditions. Because the changes necessary to comply with the conditions were not shown on the plan and the Commission still had concerns about the project, the Commission deferred all of the applications related to the development.

Speakers:

Duncan Blair, representing Bratti Residential and Restoration, Inc., the applicant.

PLANNING COMMISSION ACTION, MARCH 7, 1995: On a motion by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission voted to defer the request. The motion carried on a vote of 7 to 0.

Reason: This master plan amendment is one of four applications related to the development of a townhouse project on the subject property. The applicant indicated the acceptance of the staff recommended conditions for the development plan; however, these conditions would substantially change the development plan for the site. Because the applicant had not submitted a revised plan for staff review, and because it is the policy of the Commission not to approve plans with major changes unless reviewed in advance by staff, the Commission deferred all of the applications related to the development.

Speakers:

Duncan Blair, representing Bratti Residential and Restoration, Inc., the applicant.

PLANNING COMMISSION ACTION, FEBRUARY 7, 1995: By unanimous consent, the Planning Commission deferred the request.

Reason: The applicant requested the deferral.

Insert map for this page

STAFF RECOMMENDATION:

Staff recommends **approval** of the proposed master plan amendment.

DISCUSSION

The subject property is 1.98 acres contained in four lots of record located at 3200-3306 Mt. Vernon Avenue, within the boundaries of the Potomac West Small Area Plan section of the 1992 Master Plan.

The site is located at a juncture where various uses and densities meet, and different portions of the site carry different designations: CSL/Commercial Service Low, CG/Commercial General, RM/Residential Medium and RH/Residential High. The site is zoned accordingly, in a mix of CSL/Commercial Service Low, CG/Commercial General, RA/Residential Multifamily and RC/Residential High. A portion of the site is covered by proffers which limit development to townhouse scale office with a number of conditions.

The applicant has filed this application to amend the master plan to change the designation of the tract to RM/Residential Medium. An application for a rezoning to RA/Residential Multifamily, including the removal of all proffers, is being processed concurrently, as is a development plan for 30 residential townhouse units and an accompanying subdivision application.

Staff believes the proposed designation is consistent with the goals of the Potomac West plan. The surrounding land use is a mix of uses, scales and densities, ranging from highrise residential to single family dwellings and from freestanding retail to townhouse scale office. Medium density residential such as is proposed is certainly consistent with development in the greater area. In fact, a portion of this site, which was designated P/Parks and Open Space under the mistaken assumption that it was privately owned, was already redesignated to RM/Residential Medium by the City just last fall.

Staff supports the change in designation from CSL, CG and RH to RM for the remainder of the site, and recommends approval.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning-
; Kimberley Johnson, Chief, Development.

Attachments: 1 - Resolution
2 - Application

RESOLUTION NO. MPA-94-0004

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 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 **POTOMAC WEST SMALL AREA PLAN** section of the 1992 Master Plan was filed with the Department of Planning and Zoning in December 1994 for changes in the land use designations to the parcels at **3200-3306 Mount Vernon Avenue**; 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 **May 2, 1995** 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 **POTOMAC WEST** 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 **POTOMAC WEST** section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **POTOMAC WEST**; 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 **POTOMAC WEST** 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;

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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 **POTOMAC WEST** 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 at 3200-3306 Mt. Vernon Avenue from CSL/Commercial Service Low and CG/Commercial General and RH/Residential High Density to RM/Residential Medium Density.

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 **2nd DAY OF MAY, 1995.**

W. B. Hurd, Chairman

ATTEST: _____
Sheldon Lynn, Secretary