

Docket Item #27-A
MASTER PLAN AMENDMENT #94-009

Planning Commission Meeting
October 4, 1994

ISSUE: Consideration of a request for a master plan amendment to change the designation of the Calvert complex on Mt. Vernon Avenue from RH-Residential High to Commercial Residential Mixed Use Medium.

APPLICANT: Calvert Associates, by Harry P. Hart

LOCATION: 3110 Mount Vernon Avenue

CITY COUNCIL ACTION, OCTOBER 15, 1994: City Council approved the recommendation of the Planning Commission and adopted the master plan amendment.

PLANNING COMMISSION ACTION, OCTOBER 4, 1994: A motion by Ms. Fossum to adopt the master plan resolution was not seconded, and the motion failed. A motion by Mr. Hurd, seconded by Ms. Burke, to recommend denial of the request carried on a vote of 4 to 2, with Mr. Wagner and Mr. Komoroske voting against the motion. A motion by Ms. Fossum, seconded by Mr. Komoroske, to reconsider the previous motion passed on a vote of 5 to 1, Ms. Burke voting against. A motion by Mr. Leibach, seconded by Ms. Fossum, to defer the request was not voted on. On a motion by Ms. Burke, seconded by Mr. Wagner, the Commission voted to adopt the master plan amendment by resolution on a vote of 6 to 0. Mr. Ragland was absent.

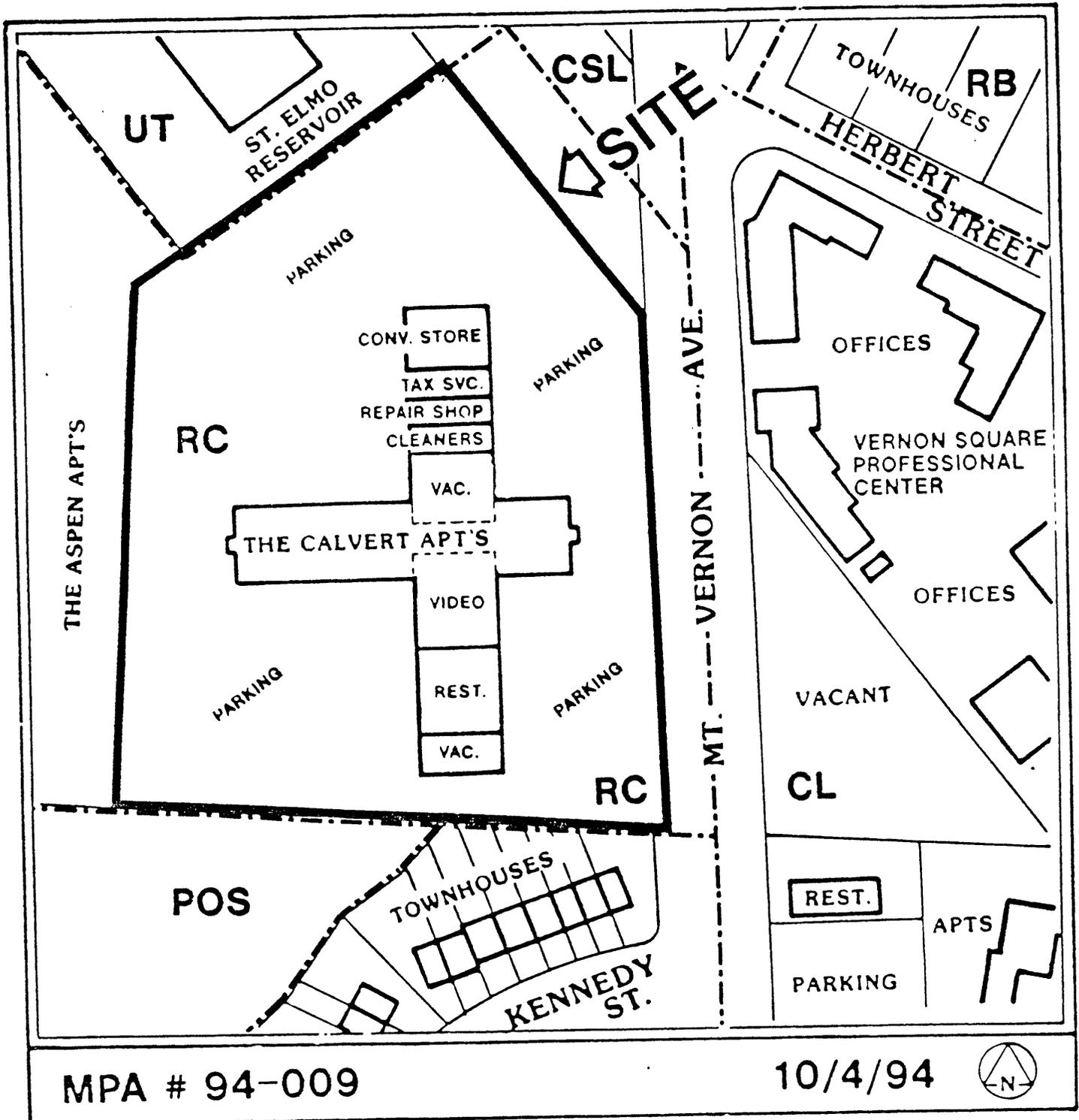
Reason: The Commission agreed with the staff recommendation.

Speakers:

Harry P. Hart, attorney, representing the applicant.

Marilyn Doherty spoke in favor of a more restrictive proffer.

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



MPA # 94-009

10/4/94



EXHIBIT A

STAFF RECOMMENDATION:

Staff recommends approval of the proposed master plan amendment.

DISCUSSION

Background

The Calvert Apartments building is located on a 3.42 acre site located at 3110 Mt. Vernon Avenue. The Calvert Apartments is a 187 unit highrise residential building, with some first floor units (currently 4,375 sq.ft.) used as office space and an additional 16,142 sq.ft. of commercial space located on the first floor facing Mt. Vernon Avenue. The Mt. Vernon commercial space currently includes the following uses:

1. Convenience store
2. Tax service
3. Appliance Repair shop
4. Cleaners
5. Video store
6. Restaurant (Calvert Grill)

In addition, applications for two new special use permits, one for a restaurant and one for a restaurant with comedy theater, are currently under consideration before the Planning Commission and City Council for this space.

Prior to the adoption of the new Master Plan and the concurrent rezoning, the Calvert parcel was zoned C-2 commercial, which allowed a full range of commercial uses in addition to the residential uses. The site was designated Residential High in the Potomac West Small Area Plan and rezoned to RC-Residential High. The RC zone allows a more limited range of commercial uses on the first floor of a residential building. Those commercial uses must be "related to, supportive of, and customarily found" in residential neighborhoods, each requires a special use permit, and the uses are limited to:

1. Bank, saving and loan association
2. Barber shop or beauty shop
3. Cleaning, laundry or pressing (no operation on premises)
4. Convenience store
5. Drugstore
6. Giftshop
7. Grocery store
8. Health and athletic club

- 9. Professional and business office
- 10. Restaurants

In order to broaden the scope of uses permitted in the commercial space, the applicant proposes to change the designation of the Calvert to Commercial Residential Mixed Use (CRMU), with a rezoning to CRMU-M with proffers limiting the remainder of the existing building to RC uses. Specifically, the applicant has proposed the following proffer:

RC zone provisions shall apply, except that up to 16,142 net sq.ft. of space fronting on Mt. Vernon Avenue may have the following CRMU-M uses:

Without a Special Use Permit

- 1. Business and Professional Office
- 2. Medical Office
- 3. Personal Service Establishment
- 4. Retail shopping establishment

With a Special Use Permit

- 5. Amusement Enterprise
- 6. convenience Store
- 7. Day Care Center
- 8. Health and Athletic Club
- 9. Private School, academic or commercial
- 10. Restaurant.

Staff Analysis

The proposed master plan amendment and proffered rezoning are intended to allow the Calvert Apartments the flexibility to operate as it has historically: as a residential apartment building with a commercial shopping center along the frontage. Although the current RC zoning of the building does permit some first floor commercial uses, it does not permit any personal service uses and many retail uses. In addition, every commercial use requires a special use permit under the RC zoning provisions. The proposed amendments, therefore, would permit a wider range of commercial uses and would allow office, retail and personal service uses to operate

without a special use permit, providing more flexibility to the owners as they lease the commercial space.

Staff supports the proposed amendment. The shopping center portion of the Calvert Apartment building has always operated as an independent shopping center, even though it is attached to the residential building. Each unit in the commercial portion of the development faces Mt. Vernon Avenue and has a separate entrance. Parking is provided in front of the center, separate from the residential building. Also, this section of Mt. Vernon Avenue has commercial uses across the street. Staff sees no problem with the continued use of the shopping center in the manner in which it has been used historically.

While the proposed rezoning is technically to CRMU-M, the proffer proposed by the applicant limits the development and use of the property to RC/Residential High except that the portion of the building now operating as a shopping center may continue to be used for a wider range of commercial uses, all of which staff believe are appropriate in this location. The proposed proffer otherwise effectively restricts development on the site to the RC/Residential High. In the unlikely event that the site is redeveloped, density and the scope of uses would not exceed what is now allowed in any way except for the range of commercial uses permitted in the storefronts along Mt. Vernon Avenue.

Staff recommends approval of the proposed master plan amendment and the rezoning to CRMU-L, as proffered by the applicant. The proposed land use designation and zoning more accurately reflect the mixed residential and commercial nature of the Calvert.

STAFF: Sheldon Lynn, Director, Planning and Zoning;
Kimberley Johnson, Chief/Development Division.

Attachments: 1. Resolution MPA94-11
2. Application
2. Revised Proffer

ATTACHMENT 1

RESOLUTION NO. MP-94-11

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 Community Development in August 1994 for changes in designation of the Calvert parcel at 3110 Mt. Vernon Avenue; and

WHEREAS, the Department of Planning and Community Development met with the community on September 19, 1994 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 hearings on the proposed amendment was held on October 4, 1994, 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 **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 Commission's long range

recommendations for the general development of the **POTOMAC WEST 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 **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;

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 the Calvert Apartment Building parcel from RH/Residential High to CRMU-M/Commercial Residential Mixed Use Medium, with a proffered rezoning limiting the use of all but the commercial shopping center facing Mt. Vernon Avenue to RC/Residential High.

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 OCTOBER, 1994.

W.B. Hurd, Chairman

ATTEST:

Sheldon Lynn, Secretary

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation
 S - suggestion F - finding

Transportation & Environmental Services:

No Comments.

Police Department:

No Comments.