

Docket Item #6-A
MASTER PLAN AMENDMENT #94-010

Planning Commission Meeting
October 4, 1994

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 a portion of the properties at 3699 Russell Road and 3200 Mt. Vernon Avenue (formerly used as railroad right-of-way) from P/Parks and Open Space to RM/Residential Medium.

APPLICANT: City of Alexandria, Virginia
Department of Planning and Zoning

LOCATION: 3699 Russell Road (Tax Map #15.01-08-08)
3200 Mt. Vernon Avenue (Tax Map #15.04-01-13)

CITY COUNCIL ACTION, OCTOBER 15, 1994: 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, OCTOBER 4, 1994: By unanimous consent, the Planning Commission adopted the master plan amendment by resolution.

Reason: The Planning Commission agreed with the staff analysis.

Note: After adoption of the consent docket, and consideration of items removed from the consent docket, several persons requested permission to speak on this item; they had neglected to request that the item be removed from the consent docket. The Chairman denied their request noting that others interested in the item probably left when the consent docket was approved, and pointing out that they would have another opportunity to speak to the item at City Council.

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

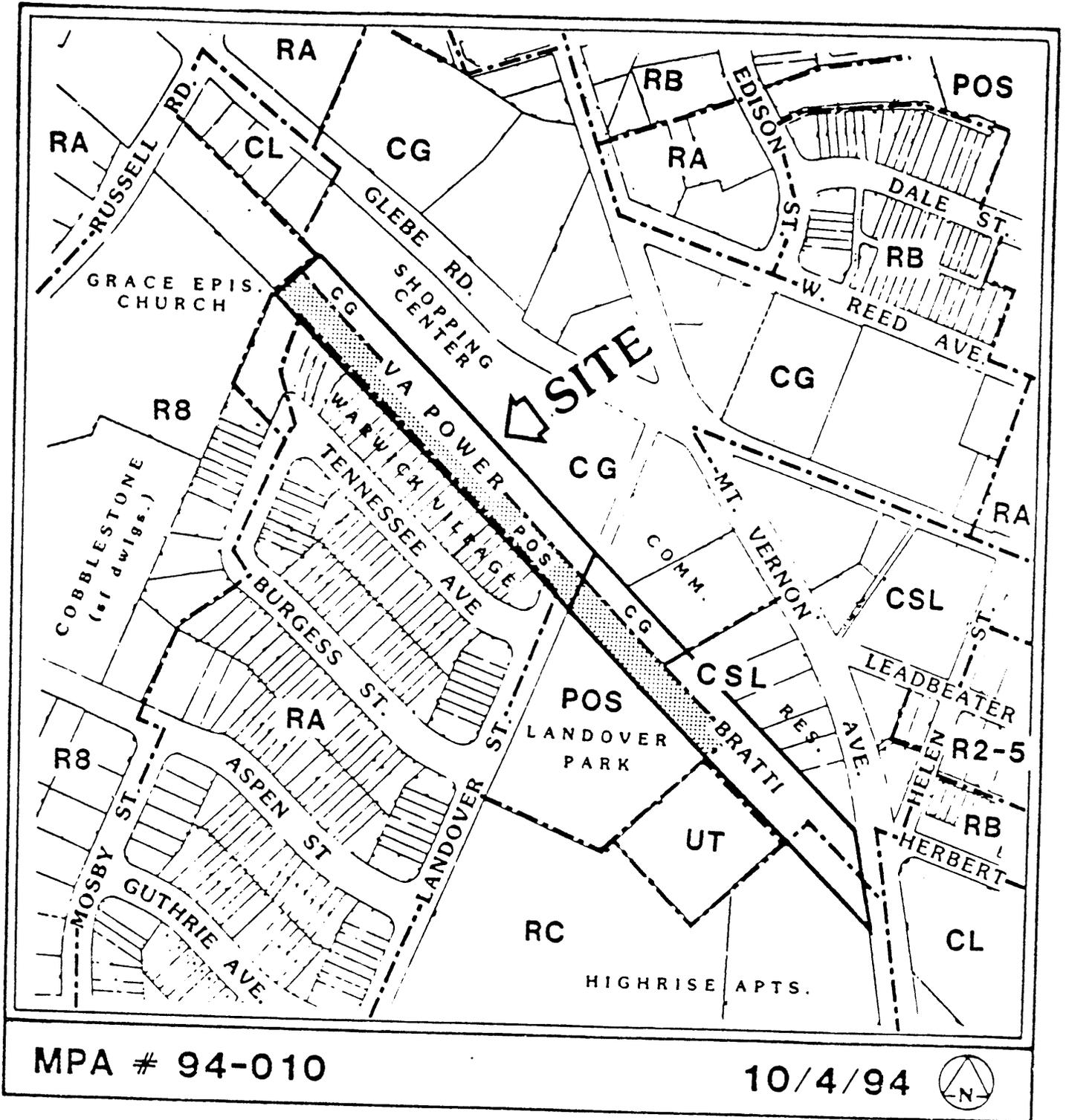


EXHIBIT B

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission initiate on its own motion a change in the proposed land use in the Potomac West Small Area Plan from P/Parks and Open Space to RM/Residential Medium for the subject properties.

DISCUSSION

Background

Staff recently became aware of an error in the master plan and zoning maps involving an area of land located between Mt. Vernon Avenue and the Grace Episcopal Church property at 3603 Russell Road. The land involved, owned by Virginia Power and Ronald Bratti, includes two narrow (100 ft. wide) parcels of land formerly used for railroad right-of-way by the Washington and Old Dominion Railroad. The master plan and zoning map designate the northern half of these parcels for CG and CSL commercial (the designations of adjacent properties to the north), with most of the southern half (1.25 acres) designated as POS/Public Open Space. Since the POS designation is intended for public park areas only, staff believes a master plan amendment and rezoning are in order.

Prior to the adoption of the new master plan and zoning map in June 1992, the strip of land currently zoned POS was zoned RA residential (from Grace Episcopal Church property east to Landover Street) and C-2 commercial (from Landover Street east to end of POS zone). The former RA portion (50' X 740') is owned by Virginia Power and is adjacent to townhouse properties (Warwick Village) located to the south, zoned RA. The former C-2 portion (50' X 345') is owned by Ronald Bratti and is adjacent to a public park (Landover Park) located to the south, zoned POS. Both portions of this POS zoned strip of land are primarily steeply graded (with grades up to 30-40%).

Staff spoke to a representative of Virginia Power regarding plans for their portion of the old railroad right-of-way, zoned CG and POS. At this time, Virginia Power is interested in selling their parcel to the owner of the adjacent shopping center for future parking lot expansion. Virginia Power would like the POS rezoning issue resolved in order to move forward with the sale of their parcel.

City staff has also had preliminary discussions regarding plans for Mr. Bratti's portion of the old railroad right-of-way, zoned CG, CSL, RC, and POS. According to these early discussions, Mr. Bratti is interested in developing his parcel for townhouse development.

Staff Analysis

Staff believes the split zoning of this former railroad right-of-way (CG and CSL to the north and POS to the south) was intended to provide a transition or buffer between the commercial properties to the north and Warwick Village townhouse properties to the south. This is consistent with one of the goals of the Potomac West Plan, which is to provide effective buffer areas between residential and

commercial areas. Staff recommends that the POS portion (50' X 1,085') of this former railroad right-of-way be designated RM/Residential Medium in the master plan and rezoned to RA/Multifamily, consistent with neighboring Warwick Village. Such an amendment to the master plan and rezoning would allow townhouse development on the Bratti property, but would limit expanded parking on the Virginia Power property to the northern half of the parcel, which is designated and zoned CG.

STAFF: Sheldon Lynn, Director of Planning; Kimberley Johnson, Chief/Development; Ronald Yake, Senior Planner.

Attachments:

- 1 - Proposed Land Use Map in the Potomac West Plan.
- 2 - Resolution MP94-12

RESOLUTION NO. MP94-12

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, a request for an amendment to the **POTOMAC WEST SMALL AREA PLAN** section of the 1992 Master Plan was made to the Department of Planning and Zoning in June 1994 in order to change the land use designation of the properties at 3699 Russell Road (Tax Map #15.01-08-08) and 3200 Mt. Vernon Avenue (Tax Map #15.04-01-13); and

WHEREAS, the Department of Planning and Zoning met with the community on September 19, 1994 to discuss the proposed revision; 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 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 P/Parks and Open Space portion of the properties at 3699 Russell Road and 3200 Mt. Vernon Avenue (formerly used as railroad right-of-way) from P/Parks and Open Space to RM/Residential Medium.

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