

Docket Item #
MASTER PLAN AMENDMENT #95-01

Planning Commission Meeting
February 7, 1995

ISSUE: Consideration of a technical correction to the Alexandria West Small Area Plan Chapter of the 1992 Master Plan changing the land use designation of a portion of the property at 5500 Sanger Avenue and the property at 5517 North Morgan Street from P/Parks and Open Space to CDD/Coordinated Development District.

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

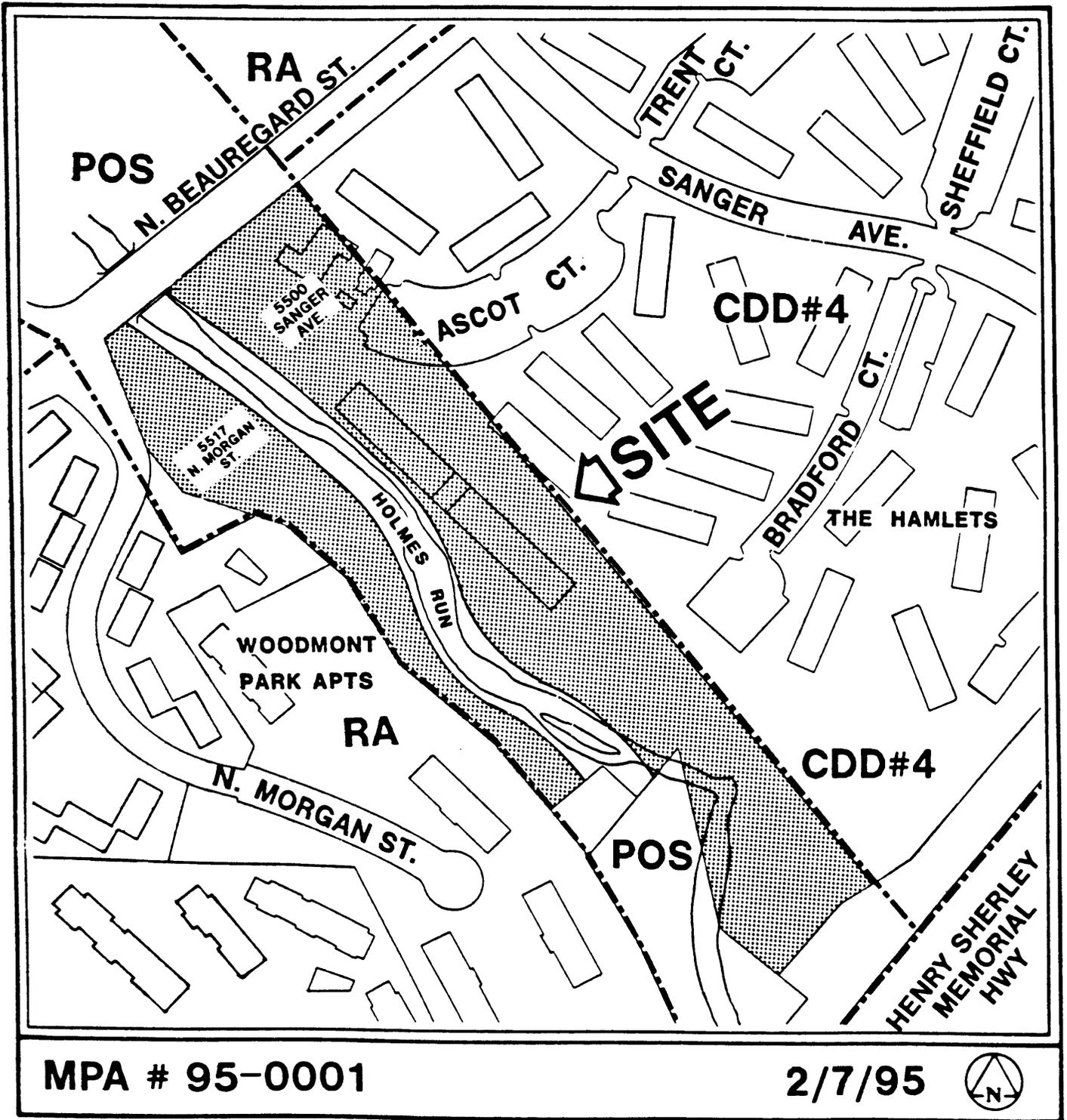
LOCATION: 5500 Sanger Avenue (Part of Parcel 29.00-01-07)
5517 North Morgan Street (Parcel 28.00-05-36)

CITY COUNCIL ACTION, FEBRUARY 25, 1995: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, FEBRUARY 7, 1995: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

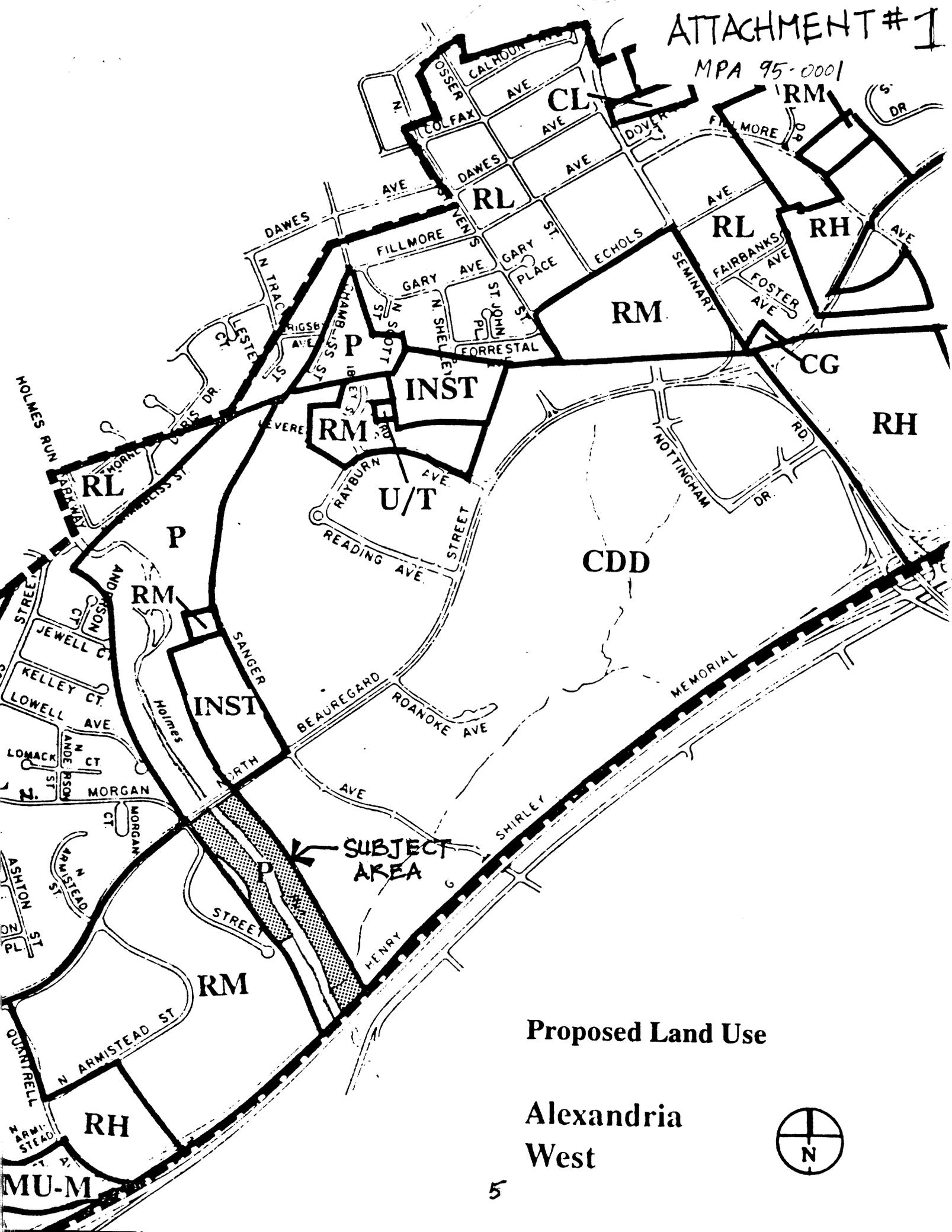
Reason: The Planning Commission agreed with the staff analysis.

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



ATTACHMENT #1

MPA 95-0001



Proposed Land Use

Alexandria
West



STAFF RECOMMENDATION:

Planning staff recommends that the Planning Commission initiate on its own motion a change in the proposed land use for the subject areas in the Alexandria West Small Area Plan from P/Parks and Open Space to CDD/Coordinated Development District.

DISCUSSION

Staff recently became aware of an error in the master plan and zoning map involving two parcels owned by the Mark Winkler Company adjacent to Holmes Run south of North Beauregard Street. The master plan (Alexandria West) and zoning map incorrectly identify the subject land area as P/Parks and Open Space (or POS), which is intended solely for publicly owned open spaces. Since the subject properties are privately owned, such designation is not permissible.

Accordingly to the Alexandria West Plan, the entire Winkler Tract was to be designated Coordinated Development District (CDD), with the adjacent publicly owned areas along Holmes Run designated POS.

Staff believes the POS designation of the subject parcels was a mapping error resulting from confusion about property ownership and the location of certain property lines. Since the subject parcels are part of the Winkler Tract, staff believes the correct designation is CDD, and recommends the Plan and zoning map be amended accordingly.

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

Attachments:

1. Proposed Land Use Map in the Alexandria West Plan.
2. Resolution MPA#95-01.

RESOLUTION NO. MPA#95-01

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, staff identified a mapping error necessitating an amendment to the **ALEXANDRIA WEST SMALL AREA PLAN** section of the 1992 Master Plan in order to change the land use designation of a portion of the property at 5500 Sanger Avenue (Part of Parcel 29.00-01-07) and the property at 5517 North Morgan Street (Parcel 28.00-05-36); 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 February 7, 1995, 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 **ALEXANDRIA 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 **ALEXANDRIA 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 **ALEXANDRIA WEST** section of the City; 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 **ALEXANDRIA 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 **ALEXANDRIA 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 land use designation of a portion of the property at 5500 Sanger Avenue (Part of Parcel 29.00-01-07) and the property at 5517 North Morgan Street (Parcel 28.00-05-36) from P/Parks and Open Space to CDD/Coordinated Development District.

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 7TH DAY OF FEBRUARY, 1995.

W. B. Hurd, Chairman

ATTEST: _____
Sheldon Lynn, Secretary