

Docket Item #10-A
MASTER PLAN AMENDMENT #96-0008
HABITAT FOR HUMANITY

Planning Commission Meeting
February 4, 1997

ISSUE: Consideration of an amendment to the Braddock Road Metro Station Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the subject property from CL/Commercial Low to RB/Residential.

APPLICANT: Habitat for Humanity of Northern Virginia

LOCATION: 1107, 1109, 1111 Princess Street

CITY COUNCIL ACTION, FEBRUARY 22, 1997: Approved the Planning Commission recommendation and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

PLANNING COMMISSION ACTION, FEBRUARY 4, 1997: On a motion by Mr. Wagner, seconded by Ms. Fossum, 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:

Mr. Jonathan Rak, attorney for the applicant.

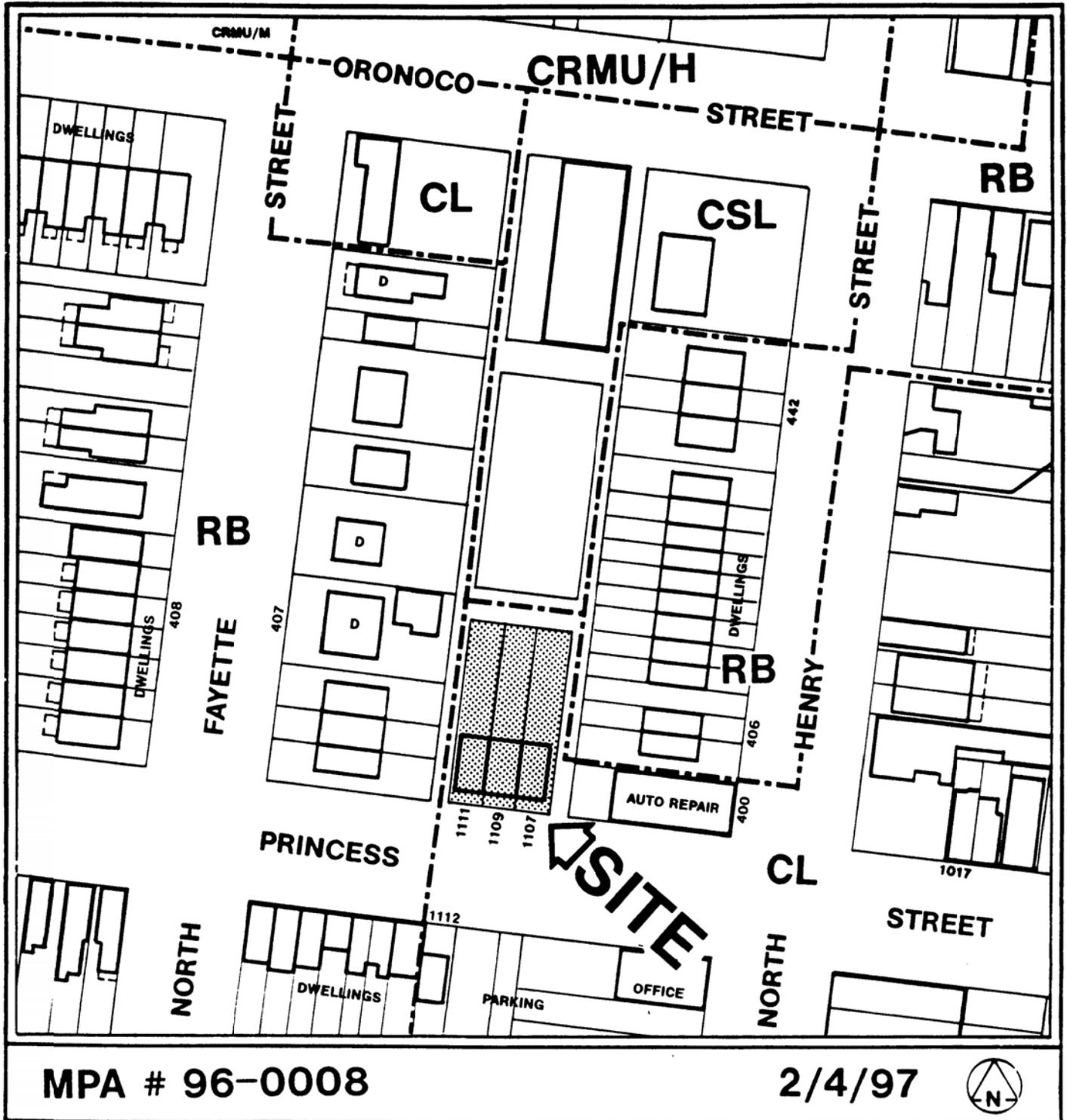
PLANNING COMMISSION ACTION, DECEMBER 3, 1996: The Planning Commission noted the deferral of the request.

Reason: The applicant failed to comply with the requirements for legal notice.

STAFF RECOMMENDATION:

Staff recommends approval of the master plan amendment to change the zoning from CL/commercial low to RB/residential townhouse for the properties at 1107, 1109, and 1111 Princess Street.

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



MPA # 96-0008

2/4/97



(Not to Scale)

BACKGROUND:

The applicant, Habitat for Humanity of Northern Virginia, Inc., proposes to amend the master plan and zoning map for the subject property from CL/commercial low to RB/residential townhouse. The change is requested so that the applicant may construct three townhouse units for its low income homeownership program.

The subject property is comprised of 5,400 square feet of vacant land and is divided into three existing lots, each with 18 feet of frontage on Princess Street and a depth of 100 feet. An existing ten foot wide alley parallels the eastern edge of the property and an 18 foot wide alley borders the property to the rear. The property is in the Parker-Gray Historic District.

The properties to the west and east are zoned RB, with the exception of one CL zoned property at the northwest corner of Henry and Princess Streets. The properties to the north and south are commercially zoned, CL and CSL. The property is currently vacant, but was used as a commercial laundry in the past.

The applicant proposes to construct three townhouse units, one on each of the existing 1,800 square foot lots (see Special Use Permit #96-0181). The houses will be approximately 1,200 square feet in area and have two stories.

STAFF ANALYSIS:

A major goal of the adopted Braddock Road Small Area Plan is the preservation and improvement of existing residential neighborhoods within the plan area. To implement this goal, the land use designations and zoning of commercial and industrial areas adjacent to residential neighborhoods were changed to accommodate less intense commercial activities. Also, residentially used properties were rezoned to residential zones, primarily RB, in order to preserve existing residential uses.

The subject property was zoned CL because it was occupied by a one story laundromat, which was demolished in August of 1992. The site is now vacant. Had the site contained residences when the new zoning was adopted, it would have been zoned RB because of the adjacent RB to the east and west. Further, the subject lots are similar to other residential lots in the block that range from 1,100 square feet to 4,000 square feet, and are predominately developed with

townhouses. The proposed townhouse units will have around 1200 square feet of area, a size that is compatible to the existing residences.

The RB zoning is necessary to the applicant's plan to build three low income, owner occupied townhouses. Under the CL zone provisions only two units could be constructed on the property, because a minimum lot size of 1,980 square feet is required for townhouses. While the RB provisions also generally require a lot size of 1,980 square feet, the zone is more flexible, allowing a reduction in the minimum lot size to 1,600 square feet with special use permit approval.

STAFF RECOMMENDATION:

While staff does not normally recommend changes to the master plan solely to increase development densities, this change will further the master plan goal of conserving residential areas and the City's goal of providing affordable home ownership opportunities. Staff supports the master plan amendment and rezoning from the CL to RB.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development; Elizabeth Wilcox,
Urban Planner.

RESOLUTION NO. MPA-96-0008

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 of Alexandria 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 Zoning on November 4, 1996, for changes in the land use designations to the parcels at 1107, 1109, 1111 Princess Street; 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 4, 1997 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 Braddock Road Metro Station Small Area Plan 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 Small Area Plan 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 Braddock Road Metro Station Small Area Plan; 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 Braddock Road Metro Station Small Area Plan 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 Braddock Road Metro Station Small Area Plan 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 located at 1107, 1109, 1111 Princess Street from CL/Commercial Low to RB/Residential.

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 4th day of February, 1997.

W. B. Hurd, Chairman

ATTEST:

Sheldon Lynn, Secretary