

Docket Item #2-A
MASTER PLAN AMENDMENT #96-0006
310 & 310-A S. COLUMBUS ST.

Planning Commission Meeting
October 1, 1996

ISSUE: Consideration of an amendment to the Old Town Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the subject property from RM/Residential to CD/Commercial Downtown.

APPLICANT: City of Alexandria
Department of Planning and Zoning

LOCATION: 310 and 310-A South Columbus Street

CITY COUNCIL ACTION, OCTOBER 19, 1996: Approved the recommendation of the Planning Commission and approved the master plan amendment.

PLANNING COMMISSION ACTION, OCTOBER 1, 1996: By unanimous consent, the Planning Commission adopted the resolution and 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.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission initiate on its own motion a change to the master plan designation for the subject property from RM/Townhouse Zone to CD/Commercial Downtown.

BACKGROUND :

Staff became aware of an error in the master plan and zoning map involving the properties at 310 and 310-A South Columbus Street. The subject properties are two recorded lots located in the interior of the block bounded by South Columbus Street, Duke Street, South Washington Street, and Wolfe Streets. The properties to the east of the subject site are zoned CD/Commercial Downtown, while the properties to the west, north and east are zoned RM/residential. A ten foot wide vacated alley runs along the southern boundary of both lots and a 15 foot wide alley runs along the east side of 310 South Columbus Street.

The lot at 310 South Columbus Street is a parking lot owned by R.L. Kane and serves the adjacent commercial uses on South Washington Street, including the R.L. Kane office at 311 South Washington Street. The lot has a depth of 30 feet, a width of 46 feet and an area of 1,350 square feet. The lot is zoned RM/residential townhouse. Prior to the adoption of the 1992 Master Plan and rezoning, the lot was zoned RB/Residential Townhouse.

310-A South Columbus Street is a vacant parcel with a depth of 25 feet, a width of 46 feet and an area of 1,125 square feet. Although shown as zoned RM/Residential Townhouse on the zoning map, the site is also within the DIP Urban Renewal Plan area and its use is governed by the adopted DIP special use permit (SUP), which effectively limits the use of the lot to commercial parking. Prior to the approval of the DIP plan and SUP, this lot had been zoned RB/Residential Townhouse. The DIP process required that zoning of lots be consistent with the plan, and in conjunction with approval of the DIP plan, the lot was rezoned from R-B to C-2-B/Commercial in 1981. In 1992, the lot was rezoned to RM/Residential Townhouse with the adoption of the City's new master plan.

While both properties were rezoned in 1992 to RM/Residential Medium, it is not clear from the Old Town Small Area Plan whether or not this was intended. The existing zoning map in the plan erroneously shows both properties as being zoned RB prior to 1992, while in fact the lot at 310-A South Columbus was zoned C-2-B. And while the plan does not show any change to the zoning of these parcels on the map highlighting changes, it does in fact change the zoning of both properties to RM/Residential Townhouse. Staff believes that at the time of the rezoning it was the intent of the plan to rezone commercially used parcels to CD and residentially used parcels to RM or RB. Under this rationale, both of the subject properties should

have been designated for commercial use and rezoned to CD rather than to RM, because one of the parcels is used for commercial parking and other is limited to use for commercial parking under the provisions of the approved special use permit. Therefore, staff recommends correcting the properties' designation in the small area plan to CD/Commercial Downtown and rezoning them accordingly, to CD.

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

RESOLUTION NO. MPA-96-0006

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 Old Town Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on September 5, 1996 for changes in the land use designations to the parcels at 310 and 310-A South Columbus 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 October 1, 1996 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 Old Town 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 Old Town 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 Old Town 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 Old Town 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 Old Town 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 at 310 and 310-A South Columbus Street from RM/Residential to CD/Commercial Downtown.

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 1st day of October, 1996.

W. B. Hurd, Chairman

ATTEST:

Sheldon Lynn, Secretary