

Docket Item # 17
MASTER PLAN AMENDMENT #99-0006
REZONING #99-0007
NEW ANIMAL SHELTER

Planning Commission Meeting
May 4, 1999

ISSUE: Consideration of a request for amendment to the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the 1992 Master Plan to change the land use designation and zoning of the western portion of the Cameron Run Regional Park parcel from POS/Public Open Space to I/Industrial for a proposed animal shelter and to correct the zoning designation of the eastern portion of the same parcel by changing it from OCM(100)/Office Commercial Medium (100) to POS/Public Open Space.

APPLICANT: City of Alexandria, Department of General Services

LOCATION: 4001 Eisenhower Avenue

CITY COUNCIL ACTION, MAY 15, 1999: Approved the master plan amendment and the rezoning.

PLANNING COMMISSION ACTION, MAY 4, 1999: On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission voted to approve the master plan amendment and to recommend approval of the rezoning. The motion carried on a vote of 6-0. Mr. Dunn was absent.

Reason: The Commission agreed with the staff analysis.

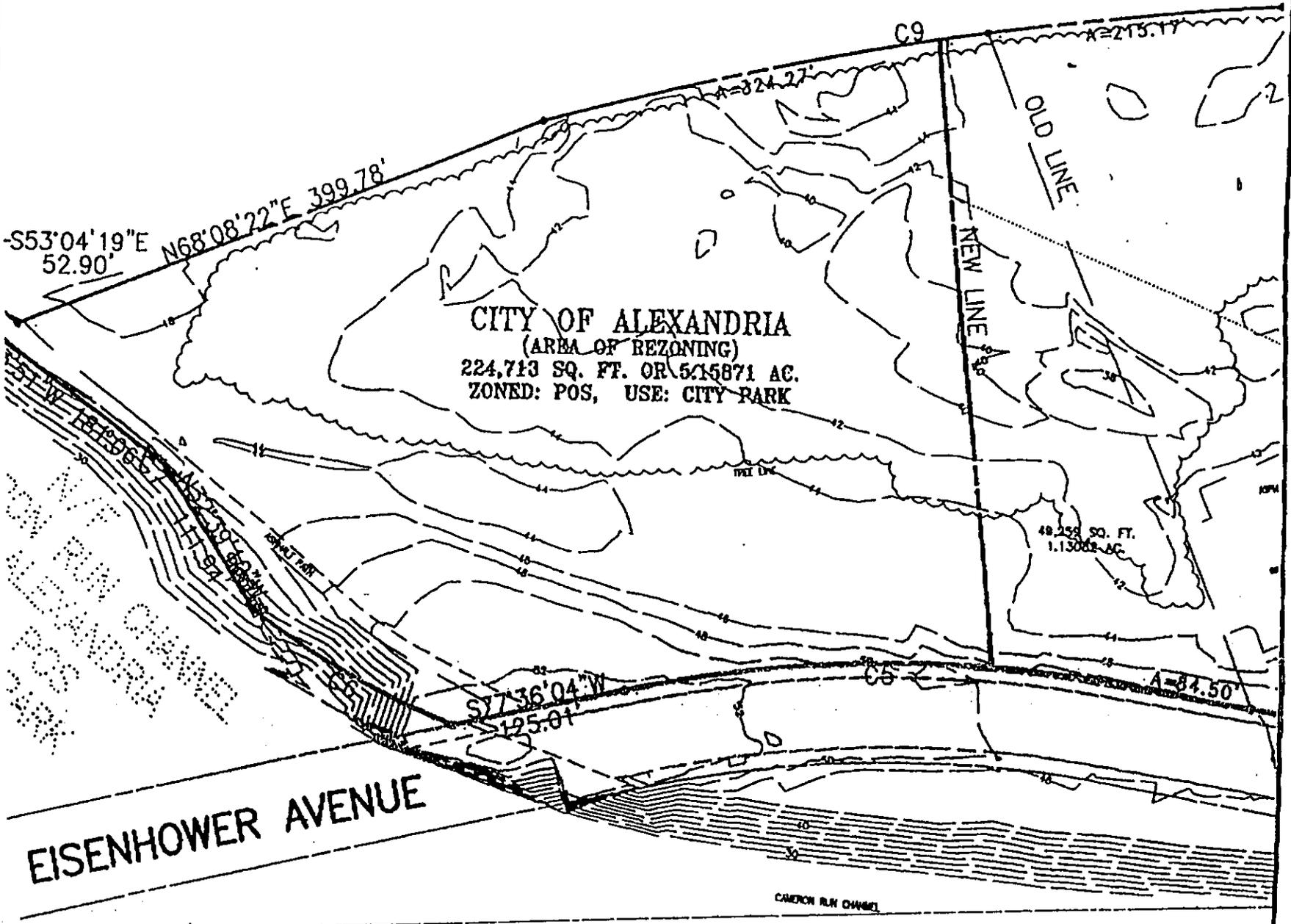
Speakers:

Rick Stevens, Cameron Run Regional Park manager, spoke against the proposal, describing picnic areas that should remain part of the Regional Park and areas of trees that would be lost.

Michele Evans, Assistant City Manger, explained that the City was discussing all issues, including the picnic area and the trees, with representatives of the Northern Virginia Regional Park Authority and that the City intended to address all of the Authority's concerns.

N METROPOLITAN AREA TRANSIT AUTHORITY
ID: UT, USE: MASS TRANSPORTATION

S59°45'58"
17.77'



ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS
WILLIAM H. GARDON ASSOCIATES, INC.
4301 Dally Drive • Charlottesville, Virginia 22901



ALEXANDRIA ANIMAL SHELTER

REVISED ZONING BOUNDARY

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the master plan amendment and rezoning of the western portion of the Park parcel from POS to I, with the following proffer, and the rezoning of the eastern portion of the Park parcel from OCM(100) to POS.

Proffer : If the rezoning proposal in REZ #99-0007 is granted, the use of the parcel identified in that application, consisting of 6.3 acres, and located at the western end of Cameron Run Regional Park, will be limited to the following use and no other uses: City of Alexandria animal shelter.

DISCUSSION

This application proposes to (1) change the land use designation and the zoning of a 6.3 acre site at the western edge of the Cameron Run Regional Park parcel from POS/Public open space to I/Industrial in order that the City can use that land as the site for development of a new animal shelter; and (2) correct a mistake in the zoning map by changing the zoning of a six acre portion of the Cameron Run Regional Park parcel at its eastern end from OCM(100)/Office commercial medium (100) to POS/Public open space.

Cameron Run Regional Park

The Cameron Run Regional Park occupies a large piece of land in the Eisenhower Valley between the Cameron Run stream on the west and the Cameron Parke townhouse development on the east. The site is one land parcel with Eisenhower Avenue as its southern border and the WMATA and railroad rights-of-way on the north. The park contains 31 acres of land and includes, in addition to Lake Cook, a miniature golf course, large public swimming pools and other related facilities with parking areas. The City owns the property and leases it to the Northern Virginia Regional Park Authority, which operates the regional park.

The Cameron Run Regional Park parcel is zoned POS, except for a six acre portion of it at the eastern edge which, although properly identified in the master plan as park land, is mistakenly zoned for office and residential development together with the land farther east. The six acre eastern part of the site is now incorrectly zoned OCM(100) even though it includes most of Lake Cook. The mistake evidently occurred in 1992 as the small area plan maps were translated into zoning maps.

The western portion of the Cameron Run Regional Park parcel is undeveloped. It is treed and occupied by scrub overgrowth. A parcel of land of 6.3 acres has been identified as not currently used for park operations and appropriate for the City's new animal shelter. See aerial photograph.

New Animal Shelter

The City's animal shelter is now located in a small facility on South Payne Street. It has operated there without substantial renovations since the early 1950's. In 1987, when the state cited the City for noncompliance with several serious facility and operations requirements, the City recognized that the animal shelter facility would not be able to support the City's long term needs. In 1988 the City determined that the animal shelter would need a new location. The existing site, because of its configuration, and the existing building, because of its size and condition, make it impossible to expand the facility at its current location to meet state

requirements.

The proposed site on Eisenhower Avenue is well suited to the City's animal control, care and adoption service needs. The shelter has four functional service areas: receiving animals for care, holding animals awaiting further treatment or adoption, adoption of animals, and general animal control. The City has since 1989 contracted with the Animal Welfare League of Alexandria (AWLA) to operate the existing facility. In addition to contributing over \$400,000 annually to the operating budget for the animal shelter, AWLA with its corps of volunteers will provide approximately \$500,000 for the funding of the initial studies for the new shelter and will participate in the funding of its development. A conceptual plan has been developed for a new shelter (see attached report) which will be 12,000 square feet in size, designed to meet state capacity requirements through the year 2010, and comparable with similar projects in neighboring jurisdictions.

Under the zoning ordinance, an animal shelter is only allowed in the I/Industrial zone. The land proposed for the new animal shelter must therefore be rezoned to I to accommodate the use.

STAFF ANALYSIS

Although the rezoning for the animal shelter removes some six acres from City park land, there are several aspects of the site which make it well suited to the animal shelter use. In addition, staff believes that the shelter will be an appropriate neighbor of the existing Cameron Park. Usually a difficult use to site, the proposed shelter will have natural buffering on three sides of it in the form of railroad and Metro tracks to the north, Cameron Run and the City's mulch pile to the west, and Eisenhower Avenue to the south. Mature tree growth on the north and east provide appropriate visual and acoustical buffers to the adjacent park. The nearest residential areas are approximately one half mile to the east.

The proposal for the shelter includes opportunities for restoration of the natural wildlife habitat in the area. The outdoor amphitheater will be accompanied by a pond in order to attract wildlife and will form the base of wildlife educational opportunities for children. Additional joint functions that can be undertaken with the regional park authority will feature activities for children, from schools, day care centers and other programs, at both the shelter and Cameron Run Regional Park. In addition, the shelter plan includes the construction of an amphitheater for presentations and of meeting rooms for the use of civic groups. Finally, the new shelter will provide additional parking that may be used jointly by users of the adjacent Cameron Run

Regional Park facility.

While other truly industrial uses would not be appropriate at this location, staff believes this unique land use will benefit the City and is appropriately sited at the undeveloped west end of the Cameron Run Regional Park parcel. The application is accompanied by a proffer which limits in perpetuity the industrial uses which can be located here to only the City's animal shelter. Thus, even after rezoning to I/Industrial, no other industrial use can be proposed for the site. With that protection, staff recommends approval of the master plan change and the rezoning of the west end of Cameron Park parcel from POS to I/Industrial. Staff also recommends correcting the zoning map error by rezoning the east end of the parcel from OCM(100) to POS.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning; Barbara Ross, Deputy Director.

RESOLUTION NO. MPA-99-0006

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 Seminary Hill/Strawberry Hill Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on March 19, 1999 for changes in the land use designations to the parcels at 4001 Eisenhower Avenue; 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 May 4, 1999 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 Seminary Hill/Strawberry Hill 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 Seminary Hill/Strawberry Hill 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 Seminary Hill/Strawberry Hill 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 Seminary Hill/Strawberry Hill 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;

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 Seminary Hill/Strawberry Hill 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 4001 Eisenhower Avenue from POS/Public Open Space to I/Industrial.

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 May, 1999.

W. B. Hurd, Chairman

ATTEST: _____
Sheldon Lynn, Secretary

PROFFER

If the rezoning proposal in REZ #99-0007 is granted, the use of the parcel identified in that application, which consists of 6.3 acres and is located at the western end of Cameron Run Regional Park will be limited to the following and no other uses:

CITY OF ALEXANDRIA ANIMAL SHELTER

Dated: _____

Signed: _____

Title: _____