

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

25. MPA-92-10

Public Hearing and Consideration of an amendment to the Old Town North Small Area Plan Chapter of the 1992 Master Plan to increase the F.A.R. allowed without a special use permit under the CDX land use designation for small parcels in a retail focus area when structured parking is provided. Applicant: Kyriacos Euripides, by Harry P. Hart, Attorney.

COMMISSION ACTION: Approved, and referred back to staff a text amendment for the CDX provisions of the zoning ordinance consistent with the approved change. 4-0

City Council approved the recommendation of the Planning Commission and approved the staff-recommended change to the Old Town North small area plan text and referred back to staff for the preparation of a text amendment for the CDX provisions of the Zoning Ordinance consistent with the change and referred to the City Attorney for preparation of an ordinance.

Council Action:

26. MPA-92-14

Public Hearing and Consideration of an amendment to the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan to increase heights allowed within the Cameron Center CDD district from 200 feet with a maximum average of 150 feet up to 225 feet with a variety of building heights. Applicant: Alexandria Research Center Limited Partnership, by Harry P. Hart, Attorney.

COMMISSION ACTION: Approved the change with amended language to read "that building height with a Special Use Permit shall not exceed 200 feet with a variety of building heights or, if the use is predominately residential, 225 feet with a variety of building heights. 4-0

City Council approved the recommendation of the Planning Commission and approved the staff-recommended change to the King Street-Eisenhower Avenue small area plan with amended language and referred to the City Attorney for preparation of an ordinance.

Council Action:

Docket Item 4A
Planning Commission
Tuesday, March 16, 1993
7:30 p.m., City Hall

KING STREET/EISENHOWER AVENUE SMALL AREA PLAN

ISSUE: Consideration of the following request to amend the King Street Eisenhower Avenue Chapter of the 1992 Master Plan:

PA-92-14: An application to increase heights allowed within the Cameron Center CDD district with a CDD special use permit from 200 feet with a maximum average of 150 feet up to 225 feet with a variety of building heights. Applicant: Alexandria Research Center Limited Partnership, by Harry P. Hart, Attorney.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the following amendment to CDD principle #2 for Cameron Center (bold underline indicates new language):

that building height with a Special Use Permit not exceed ~~200~~ **225** feet with a maximum-average-of-150-feet, variety of building heights.

PLANNING COMMISSION ACTION MARCH 16, 1993: Motion by Mr. Komoroske seconded by Mr. Leibach to approve the staff-recommended change to the King Street-Eisenhower Avenue plan with amended language and to approve a resolution consistent with the amended language passed 4-0 by a recorded roll call vote, Mr. Komoroske, Mr. Leibach, Mr. Wagner and Mr. Hurd voting in favor. Mr. Ragland, Ms. Fossum and Ms. Burke were absent.

The amended language adopted by the Planning Commission is as follows:

"that building height with a special use permit shall not exceed 200 feet with a variety of building heights or, if the use is predominately residential, 225 feet with a variety of building heights."

Reason: The Planning Commission generally agreed with the staff recommendation, but felt that the additional height should only be allowed in residential projects.

Speakers:

Harry P. Hart, spoke for the applicant.
Ellen Pickering, spoke against the amendment.
Marilyn Doherty, spoke against the amendment.

CITY COUNCIL ACTION ALTERNATIVES: City Council may approve, approve with modifications, or deny the amendment by a simple majority vote. If Council approves an amendment to the Master Plan, it should be referred to the City Attorney for preparation of an ordinance.

RESOLUTION NO. MP-93-2

WHEREAS, under the Provisions of Section 11-900 and Section 11-1504 of the City of Alexandria Zoning Ordinance, 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, an application for amendment to the KING STREET/EISENHOWER AVENUE SMALL AREA PLAN section of the 1992 Master Plan was filed with the Department of Planning and Community Development in December 1992 for changes in the COD principles for Cameron Center; and

WHEREAS, the Department of Planning and Community Development met with residents and property owners in the KING STREET/EISENHOWER AVENUE AREA on January 28, 1993 to discuss the proposed revision; and

WHEREAS, the Department of Planning and Community Development 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 March 16, 1993 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 KING STREET/EISENHOWER AVENUE 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 KING STREET/EISENHOWER AVENUE section of the 1992 Master Plan; and

3. The proposed amendment is generally consistent with the Commission's long range recommendations for the general development of the KING STREET/EISENHOWER AVENUE 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 KING STREET/EISENHOWER AVENUE 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 amendment to the KING STREET/EISENHOWER AVENUE SMALL AREA PLAN, as summarized below, and as comprised of the maps, charts and descriptive matter attached hereto and incorporated by reference, is hereby adopted in its entirety as an amendment to the 1992 Consolidated Master Plan of the City of Alexandria, Virginia.

Change COD principle #3 for Cameron Center (pg. 67 of the King Street/Eisenhower Avenue Plan) as follows:

that building height with a Special Use Permit not exceed 200 feet with a maximum average of 150 feet; variety of building heights or, if the use is predominately residential, 225 feet with a variety of building heights.

2. This resolution shall be signed by the Chairman of the Commission and attested by its secretary, and a true copy of this resolution and attachments forwarded and certified to the City Council.

ADOPTED THE 16th DAY OF MARCH, 1993.

ATTEST:


Sheldon Lynn, Secretary


Chairman

Docket Item 4A
Planning Commission
Tuesday, March 16, 1993
7:30 p.m., City Hall

KING STREET/EISENHOWER AVENUE SMALL AREA PLAN

ISSUE: Consideration of the following request to amend the King Street Eisenhower Avenue Chapter of the 1992 Master Plan:

PA-92-14: An application to increase heights allowed within the Cameron Center CDD district with a CDD special use permit from 200 feet with a maximum average of 150 feet up to 225 feet with a variety of building heights. Applicant: Alexandria Research Center Limited Partnership, by Harry P. Hart, Attorney.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the following amendment to CDD principle #2 for Cameron Center (**bold underline indicates new language**):

that building height with a Special Use Permit not exceed **200 225** feet with a **maximum-average-of-150-feet**; variety of building heights.

PLANNING COMMISSION ACTION MARCH 16, 1993: Motion by Mr. Komoroske seconded by Mr. Leibach to approve the staff-recommended change to the King Street-Eisenhower Avenue plan with amended language and to approve a resolution consistent with the amended language passed 4-0 by a recorded roll call vote, Mr. Komoroske, Mr. Leibach, Mr. Wagner and Mr. Hurd voting in favor. Mr. Ragland, Ms. Fossum and Ms. Burke were absent.

The amended language adopted by the Planning Commission is as follows:

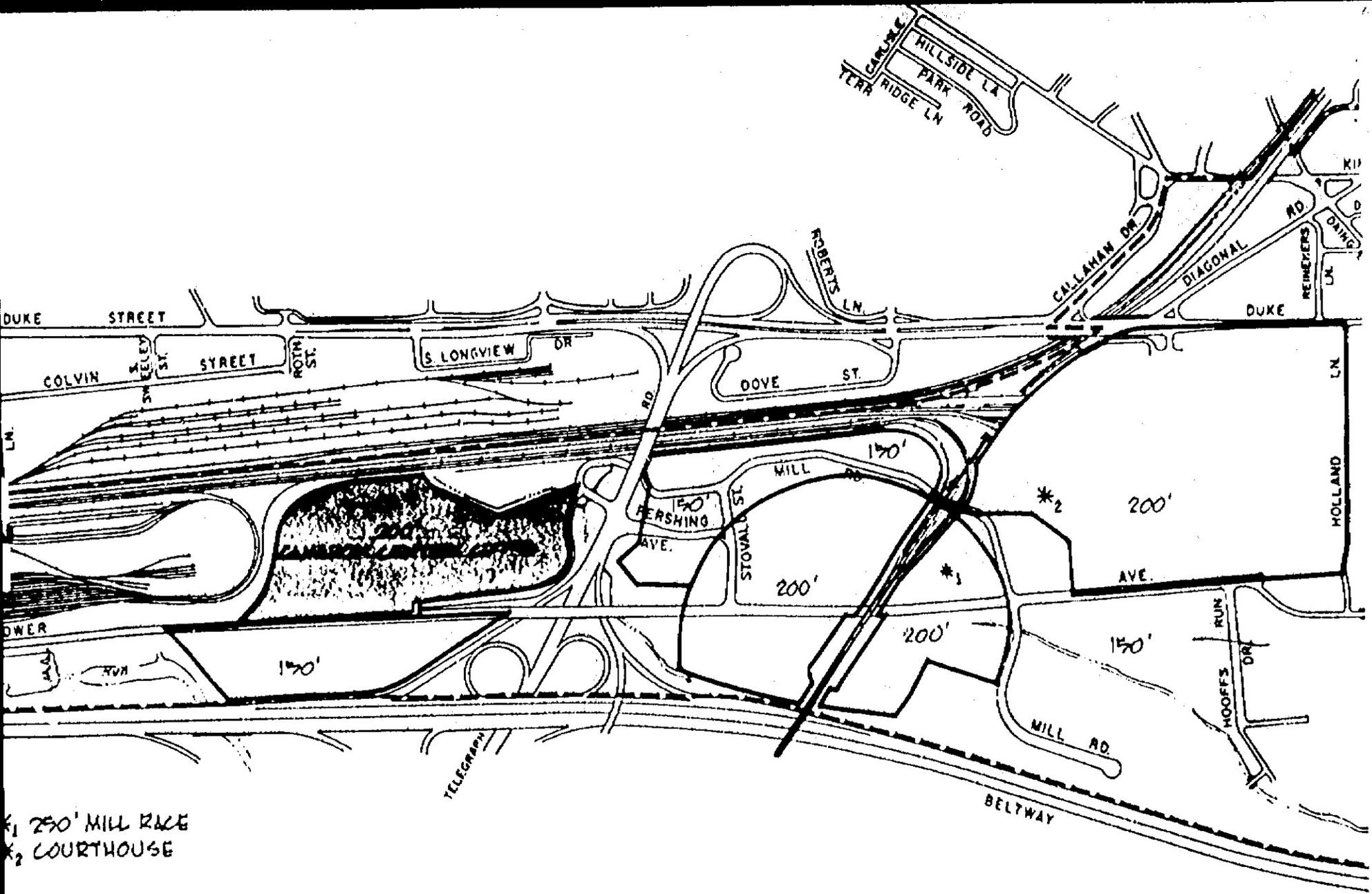
"that building height with a Special use Permit shall not exceed 200 feet with a variety of building heights or, if the use is predominately residential, 225 feet with a variety of building heights."

Reason: The Planning Commission generally agreed with the staff recommendation, but felt that the additional height should only be allowed in residential projects.

Speakers:

Harry P. Hart, spoke for the applicant.
Ellen Pickering, spoke against the amendment.
Marilyn Doherty, spoke against the amendment.

CITY COUNCIL ACTION ALTERNATIVES: City Council may approve, approve with modifications, or deny the amendment by a simple majority vote. If Council approves an amendment to the Master Plan, it should be referred to the City Attorney for preparation of an ordinance.



Eisenhower Avenue



MAXIMUM ALLOWABLE HEIGHTS

DISCUSSION:

The Cameron Center Coordinated Development District (CDD) is a 20.4 acre site located on Eisenhower Avenue just west of Telegraph Road. The King Street/Eisenhower Avenue Small Area Plan provides for the development of the Cameron Center CDD at a maximum height of 77 feet without a CDD special use permit. With a CDD special use permit, heights may rise to 200 feet, with a maximum average of 150 feet. The applicant is requesting that the Master Plan Coordinated Development District guidelines for Cameron Center be amended to increase heights from "200 feet with a maximum average of 150 feet" up to "225 feet with a variety of building heights".

Generally, heights within the Cameron Valley portion of the King Street/Eisenhower Avenue are limited to 150 or 200 feet with a special use permit. Heights beyond 200 feet are permitted in only two locations: 1) the Duke Street CDD permitted the Federal Courthouse to rise to 225 feet; 2) the Eisenhower Avenue CDD allows additional height, up to a total of 250 feet, as a bonus when affordable housing is provided. The Mill Race project, which included an affordable housing component, was approved at the maximum 250 feet allowed under this bonus provision.

Recommendations

Staff recommends approval of the amendment to increase heights allowed with a CDD special use permit from 200 feet to 225 feet. Heights beyond 200 feet have already been allowed at other locations in the eastern end of the Cameron Valley; additional heights on this site may be reasonable. The special use permit process ensures that the City will be able to evaluate the additional heights on a case-by-case basis.

In addition, staff recommends that the Planning Commission amend the CDD language requiring building heights to be "an average of 150 feet" and replace it with a requirement for "a variety of building heights." It is very difficult to calculate an average height when one building may have a variety of heights, as is the case in the proposed Foundry development. The objective of this provision is to encourage a diversity of building heights. This can be achieved through the site plan review process rather than using a mathematical formula.

STAFF: Sheldon Lynn, Director, Planning and Community Development; Larry Grossman, Chief of Comprehensive Planning; Kimberley Johnson, Planning; Gregory Tate, Planning.

Attachments 1) Resolution
 2) Master Plan Amendment Application
 3) Letter From Harry P. Hart, Applicant's Attorney

RESOLUTION NO. MP-93

WHEREAS, under the Provisions of Section 11-300 and Section 11-1504 of the City of Alexandria Zoning Ordinance, 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, an application for amendment to the KING STREET/EISENHOWER AVENUE SMALL AREA PLAN section of the 1992 Master Plan was filed with the Department of Planning and Community Development in December 1992 for changes in the CDD principles for Cameron Center; and

WHEREAS, the Department of Planning and Community Development met with residents and property owners in the KING STREET/EISENHOWER AVENUE AREA on January 28, 1993 to discuss the proposed revision; and

WHEREAS, the Department of Planning and Community Development 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 March 16, 1993 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 KING STREET/EISENHOWER AVENUE 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 KING STREET/EISENHOWER AVENUE section of the 1992 Master Plan; and
3. The proposed amendment is generally consistent with the Commission's long range recommendations for the general development of the KING STREET/EISENHOWER AVENUE 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 KING STREET/EISENHOWER AVENUE 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 amendment to the KING STREET/EISENHOWER AVENUE SMALL AREA PLAN, as summarized below, and as comprised of the maps, charts and descriptive matter attached hereto and incorporated by reference, is hereby adopted in its entirety as an amendment to the 1992 Consolidated Master Plan of the City of Alexandria, Virginia.

Change CDD principle #3 for Cameron Center log. 67 of the King Street/Eisenhower Avenue Plan as follows:

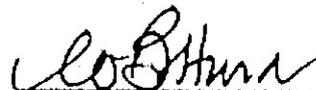
that building height with a Special Use Permit not exceed 200 feet with a maximum average of 150 feet; variety of building heights or, if the use is predominately residential, 225 feet with a variety of building heights.

2. This resolution shall be signed by the Chairman of the Commission and attested by its secretary, and a true copy of this resolution and attachments forwarded and certified to the City Council.

ADOPTED THE 16th DAY OF MARCH, 1993.

ATTEST:


Sheldon Lynn, Secretary


Chairman

APPLICATION FOR MASTER PLAN AMENDMENT AND/OR ZONING MAP AMENDMENT	MPA # 92-14 ZMA #
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A	TYPE OF APPLICATION: (Check One)		
<input checked="" type="checkbox"/>	Master Plan	<input type="checkbox"/>	Zoning Map
<input type="checkbox"/>		<input type="checkbox"/>	Master Plan and Zoning Map

B	APPLICANT		
	Name Alexandria Research Center Ltd Principal		Telephone (703) 799-0999
	Address c/o Metropolitan Asset Management, Inc. 7704 Richmond Hwy, Suite 210, Alexandria, VA 22306		
	INTEREST IN PROPERTY (Check One)	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Developer	<input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Lessee <input type="checkbox"/> Other (specify) _____
	If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria. Yes ___ No ___? If yes, provide proof of current City business license. If no, said agent shall be required to obtain a business license prior to filing application.		

C	PROPERTY OWNERSHIP (Check One)	<input type="checkbox"/>	Individual Owner
		<input checked="" type="checkbox"/>	Corporation or Partnership Owner
	Identify each person or individual with ownership interest, or, if Corporation or Partnership Owner, each person with more than 10% interest in such Corporation or Partnership.		
	1	Name Walter C. Robbins	Extent of Interest
		Address c/o Metropolitan Asset Mngmnt, Inc. 7704 Richmond Hwy, Suite 210, Alex.	99%
	2	Name	Extent of Interest
		Address	
	3	Name	Extent of Interest
		Address	
CHECK HERE IF CONTINUED ON SEPARATE ATTACHED SHEET _____			

**APPLICATION FOR MASTER PLAN AMENDMENT
AND/OR ZONING MAP AMENDMENT**

**MPA #
ZMA #**

D PROPERTY INFORMATION

Provide the following information for each property for which an amendment is being requested

	Address and Tax Map-Block-Lot No	Use		Master Plan Designation		Zoning Designation		Street Frontage (Feet)	Land Area (Acres)
		Existing	Proposed	Existing	Proposed	Existing	Proposed		
1	233 Telegraph Rd 234 Telegraph Ave 235 Telegraph Ave	Vacant	CID Mixed Use	CII	CII	CII	CII	approx 2500'	9.24 + 21.1 A
2									
3									
4									
5									
6									
7									
8									
9									
10									

CHECK HERE IF CONTINUED ON SEPARATE ATTACHED SHEET _____

47

**APPLICATION FOR MASTER PLAN AMENDMENT
AND/OR ZONING MAP AMENDMENT**

**MPA #
ZMA #**

E JUSTIFICATION FOR AMENDMENT

- 1 Explain how and why the proposed amendment(s) is necessary, desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies.

This request is to increase the CDD height limit from 200 feet with a maximum average of 150 feet to 220 feet with a variety of building heights.

The increase is necessary to accommodate 2.5 FAR of residential development on the Foundry property. The maximum increase is small (10%) basically to accommodate a parapet wall and a solarium which add to the attractiveness of design. It is beneficial to surrounding properties for the above reason. It is in character with Cameron Center Small Area Plan because it assists in providing residential use in an area where the City wants a residential mix. Thus it is consistent with City policy and is in the one area of the City where height is most tolerable.

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET _____

- 2 Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools.

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET _____

50

**APPLICATION FOR MASTER PLAN AMENDMENT
AND/OR ZONING MAP AMENDMENT**

**MPA #
ZMA #**

E JUSTIFICATION FOR AMENDMENT (CONTINUED)

3 If this application is for conditional zoning approval pursuant to section 11-804 of the zoning code, identify all preferred conditions that are to be considered part of this application (See zoning code section 11-804 for restrictions on conditional zoning)

N/A

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET _____

I certify that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grant permission to the City of Alexandria, Virginia, to post placard(s) notice on the property(ies) which is the subject of this application.

Name of Owner or Authorized Agent (print or type)

Harry E. Hart, Esq.

Telephone

(703) 836-5757

Address

307 North Washington Street, Alexandria, VA 22314

Signature

Date

1/8/93

FOR CITY STAFF USE ONLY

Date Application Received

File Paid \$

Date Application Complete

Staff Reviewer

Date Planning Commission Public Hearing

Action

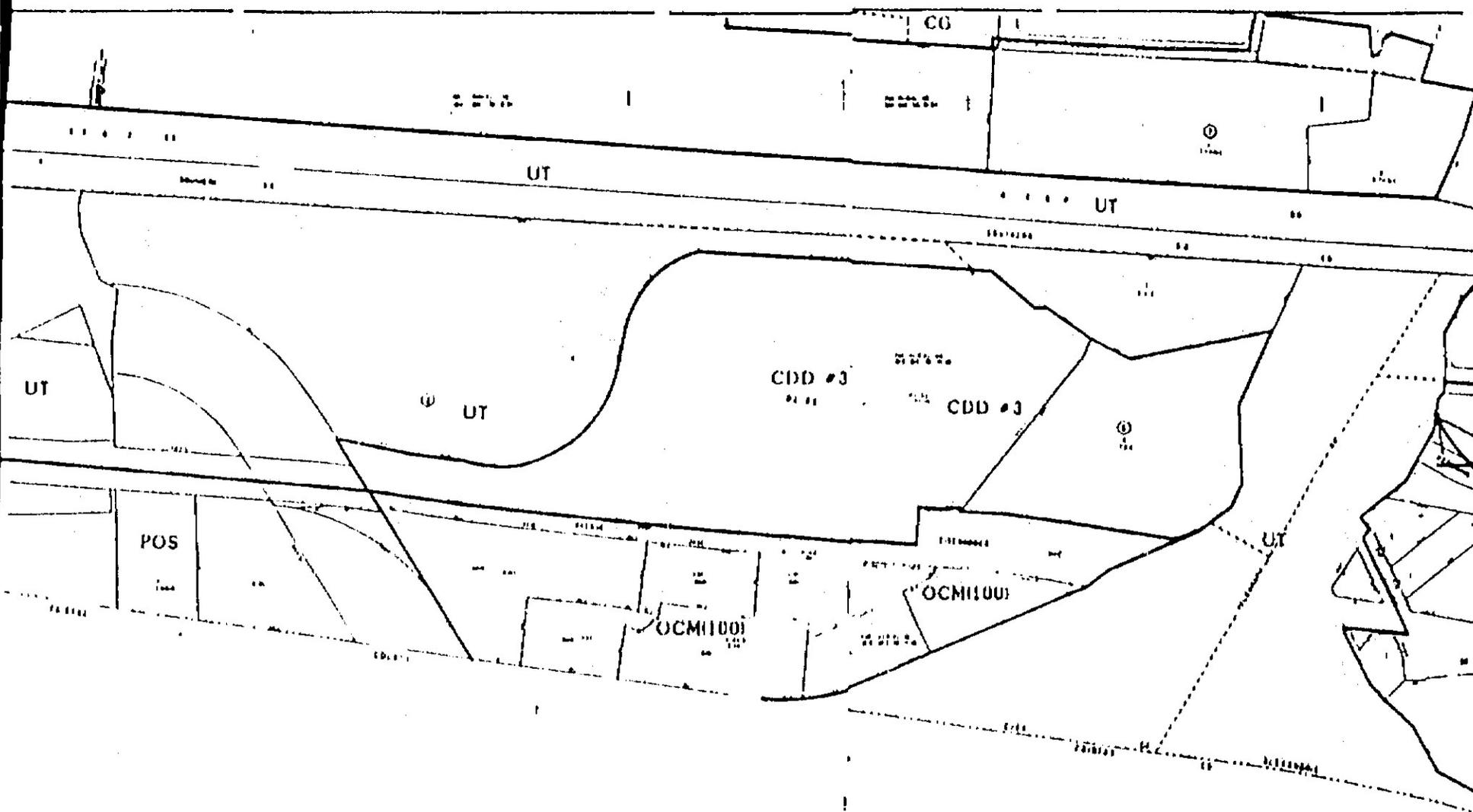
Date City Council Public Hearing

Action

Date Ordinance Adopted

Number

K



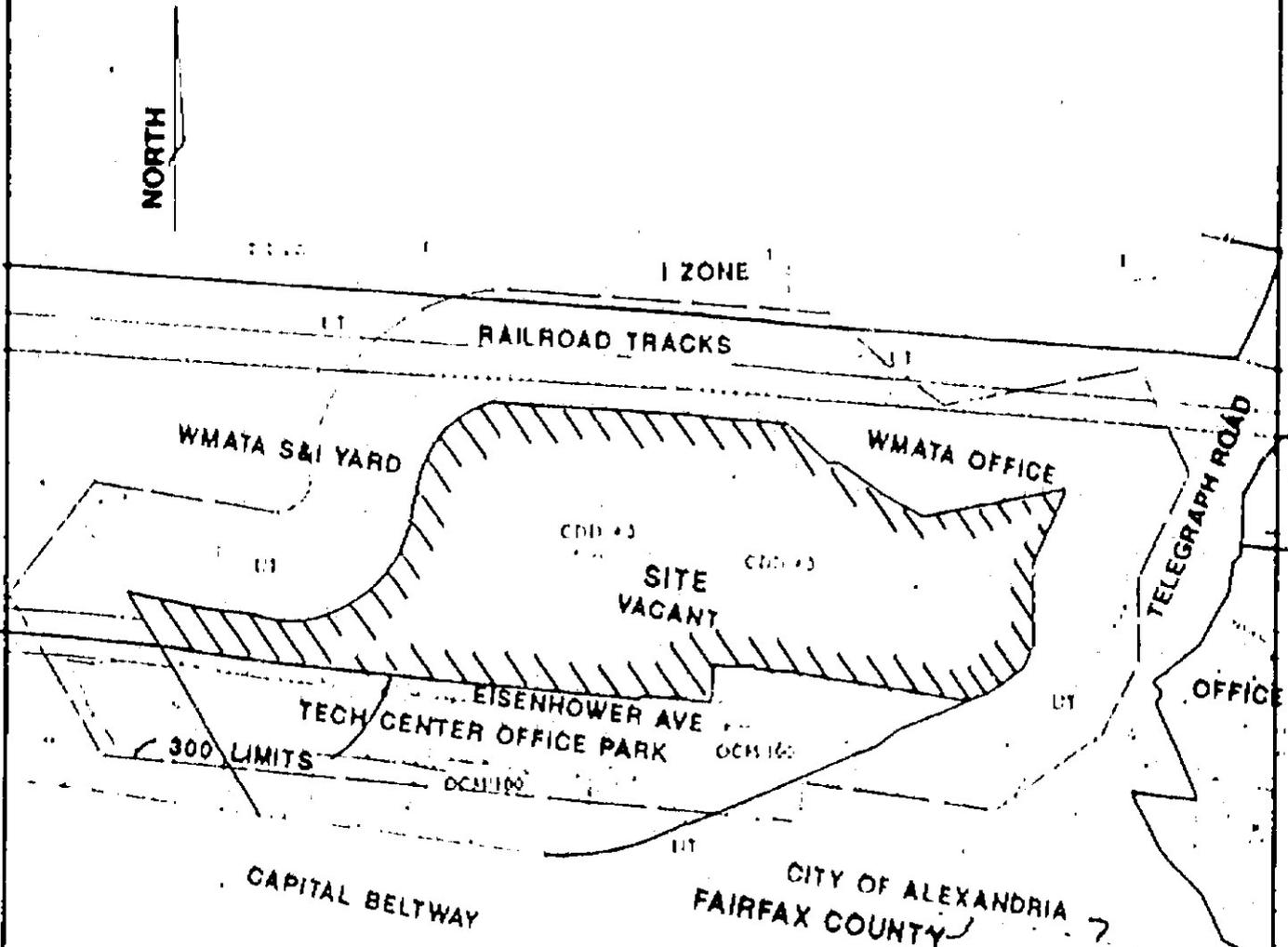
<p>Legend</p> <p>Symbol</p> <p>Color</p>	<p>Scale</p>	<p>Map Title</p> <p>ALEXANDRIA, VIRGINIA</p> <p>ASSESSMENT MAP</p>	<p>Map ID</p> <p>7A1 1100</p>	<p>Map Date</p> <p>7/1/70</p>	<p>Map Author</p> <p>7A1 7200</p>	<p>Map Reviewer</p>	<p>Map Status</p>
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7A1 1100

7A1 7200

VICINITY MAP
MASTER PLAN AMENDMENT
CDD # 3
CITY OF ALEXANDRIA, VIRGINIA

NORTH



HOLLAND ENGINEERING
 2111 EISENHOWER AVENUE
 ALEXANDRIA, VIRGINIA

SCALE: 1" = 500'
 DRAWN BY: TG
 CHECKED BY: _____
 F.B. / PG.: N/A
 JOB NO.: VA 813-4

REVISIONS:
 DATE: 1-7-93