

Docket Item #19-A
MASTER PLAN AMENDMENT #97-0001
REZONING #97-0001
OAKLAND BAPTIST CHURCH
QUAKER LANE APARTMENTS

Planning Commission Meeting
June 3, 1997

ISSUE: Consideration of an amendment to the 1992 Master Plan to change the land use designation and request for rezoning from R-20/Residential to RA/Residential.

APPLICANT: Oakland Baptist Church, by Robert J. Nash;
City of Alexandria, Department of Planning & Zoning

LOCATION: 3408 King Street and 1205 North Quaker Lane

CITY COUNCIL ACTION, JUNE 14, 1997: Approved the recommendation of the Planning Commission.

PLANNING COMMISSION ACTION, JUNE 3, 1997: On a motion by Mr. Leibach, 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 6 to 0. Mr. Dunn was absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Robert J. Nash, representing the applicant.

STAFF RECOMMENDATION

Staff recommends approval of the following amendments to the 1992 Master Plan:

1. The entire church parcel at 3408 King Street shall be included in the Taylor Run/Duke Street Small Area Plan, and designated as institutional. The language discussing the parcel should be clarified to explain that the property is a church on a small lot and designated as RA so that it can expand to meet the needs of its congregation.
2. The Taylor Run/Duke Street Small Area Plan shall be amended to include the Quaker Lane Apartment parcel (1205 North Quaker Lane) with the main apartment parcel. The land use designation shall be changed to RA, because it is used as parking and open space for the apartments.
3. The Fairlington/Bradlee Small Area Plan shall be amended to exclude any reference, text or graphic, to 3408 King Street and 1205 North Quaker Lane from within its borders.
4. The properties at 3408 King Street and 1205 Quaker lane shall be rezoned to RA/Residential.

BACKGROUND

The applicant, Oakland Baptist Church, is requesting approval of a master plan amendment and rezoning for the property at 3408 King Street. In reviewing the applicant's proposal to construct an addition to the church, staff became aware of an inconsistency between the adopted Master Plan and the zoning map, and suggested that the applicant request clarification from the Planning Commission and City Council regarding the land use designation and zoning of the properties. In studying the application, staff also became aware of a similar inconsistency at 1205 North Quaker Lane, and has included amending the master plan and rezoning for it in this proposal as well.

The church property at 3408 King Street is one lot with 130 feet of frontage on King Street, a depth of 204 feet and a lot area of 18,863 square feet. The existing church, which was constructed in the 1940's sits on the north western portion of the lot. A gravel parking lot occupies most of the eastern portion of the lot. The Quaker Lane Apartment property, which borders the church property on the west, is a land-locked lot with a width of 46 feet, a depth of 250 feet and area of 11,312 square feet. The lot is accessed from the Quaker Lane Apartment driveway and is occupied by a portion of the complex's parking lot and its play area.

The church is seeking approval to expand its building to the east. (See Site Plan 97-008). Preliminary discussions between staff and the applicant about the site plan included possible rezoning because the church property's existing R-20 zoning was prohibitive; the proposed expansion would exceed the allowed floor area ratio. When staff researched the zoning history of the property, it found a number of inconsistencies related to the master plan designation and zoning of both the church property and the adjoining residential parcel containing a portion of the parking lot and the playground serving Quaker Lane Apartments.

The Fairlington/Bradlee Small Area plan included the church within the plan and called for it to be zoned CG. The church parking lot, however, was included in the Taylor Run/Duke Street Small Area Plan (see attached plan maps). The zoning map placed both the church and the parking lot in the R-20 zone, which was applied to the T.C. Williams school site. It is appropriate that the entire parcel be in the same small area plan and have the same zoning. It could be

argued that the master plan allowed a higher density zone, either CG or a more dense residential zone to provide a transition between the R-20 of the school site and the CG of the commercial area. The applicant has indicated that it would accept RA zoning that would permit it to implement its building program; that zoning would be compatible with the zoning of the Quaker Lane Apartments to the southwest. Staff recommends including the entire church parcel in the Taylor Run/Duke Street Small Area Plan and changing the master plan designation of the entire parcel to I, Institutional and the zoning of the property to RA.

The Taylor Run/Duke Street Small Area Plan shows the Quaker Lane Apartments with a proposed land use designation of RM, residential medium, but neglected to include the adjacent parking lot/play area to the west in the proposed land use designation, leaving it in the I-Institutional designation to the east (see attached plan maps).

The master plan should be changed to extend the RM land use to the parking lot/play area parcel, and the zoning map should be changed to include the parking lot/play area in the RA zone.

STAFF

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

CITY DEPARTMENT COMMENTS

Legend: C - code requirement F - finding
 S - suggestion R - recommendation

Transportation & Environmental Services:

F-1 No objections or recommendations.

Code Enforcement:

F-1 No objections or recommendations.

RESOLUTION NO. MPA-97-0001

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 1992 Master Plan was filed with the Department of Planning and Zoning on March 5, 1997 for changes in the land use designations to the parcels at 3408 King Street and 1205 North Quaker Lane; 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 June 3, 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 Taylor Run/Duke Street Small Area Plan and Fairlington/Bradlee sections 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 Taylor Run/Duke Street Small Area Plan and Fairlington/Bradlee Small Area Plan sections of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Taylor Run/Duke Street Small Area Plan and Fairlington/Bradlee 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 amendments to the Taylor Run/Duke Street Small Area Plan and Fairlington/Bradlee 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 Taylor Run/Duke Street 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:

Include the entire parcel at 3408 King Street and designate it Institutional.

Change the designation of the parcel at 1205 Quaker Lane from Institutional to RM.

2. The following amendment is hereby adopted in its entirety as an amendment to the Fairlington/Bradlee 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:

All references, written or graphic to the property at 3408 King Street and 1205 Quaker Lane shall be deleted.

3. 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 3rd day of June, 1997.

W. B. Hurd, Chairman

ATTEST: _____
Sheldon Lynn, Secretary