Docket Item #2A
MASTER PLAN AMENDMENT #94-005

Planning Commission
May 2, 1994

ISSUE: Consideration of a master plan amendment to the King Street/Eisenhower Avenue Small Area Plan Chapter of the adopted 1992 Master Plan to change the proposed land use and zoning designations on the property east of South Peyton Street (extended) along the south side of Duke Street to South West Street (1400-1454 Duke Street and 301 South West Street) from OCM-100 to OCM-100).

APPLICANT: City of Alexandria, Virginia
Planning and Community Development

L0CATION: 1400-1454 Duke Street (south side);
301 South West Street
Parcel Nos. 73.02-08-10 to 33 and 35

CITY COUNCIL ACTION, MAY 14, 1994: By unanimous consent, the City Council approved the proposed master plan amendment.

PLANNING COMMISSION ACTION, MAY 2, 1994: By unanimous consent, the Planning Commission adopted the proposed master plan amendment by resolution.

Reason: The Planning Commission agreed with the staff analysis.

Speakers: None

Council Options: Council may approve or disapprove the amendment by majority vote.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission initiate on its own motion a change in the proposed land

use and zoning designations in the King Street/Eisenhower Avenue Small Area Plan from OCM-100 to OCM-50 for the subject property.

Map 23

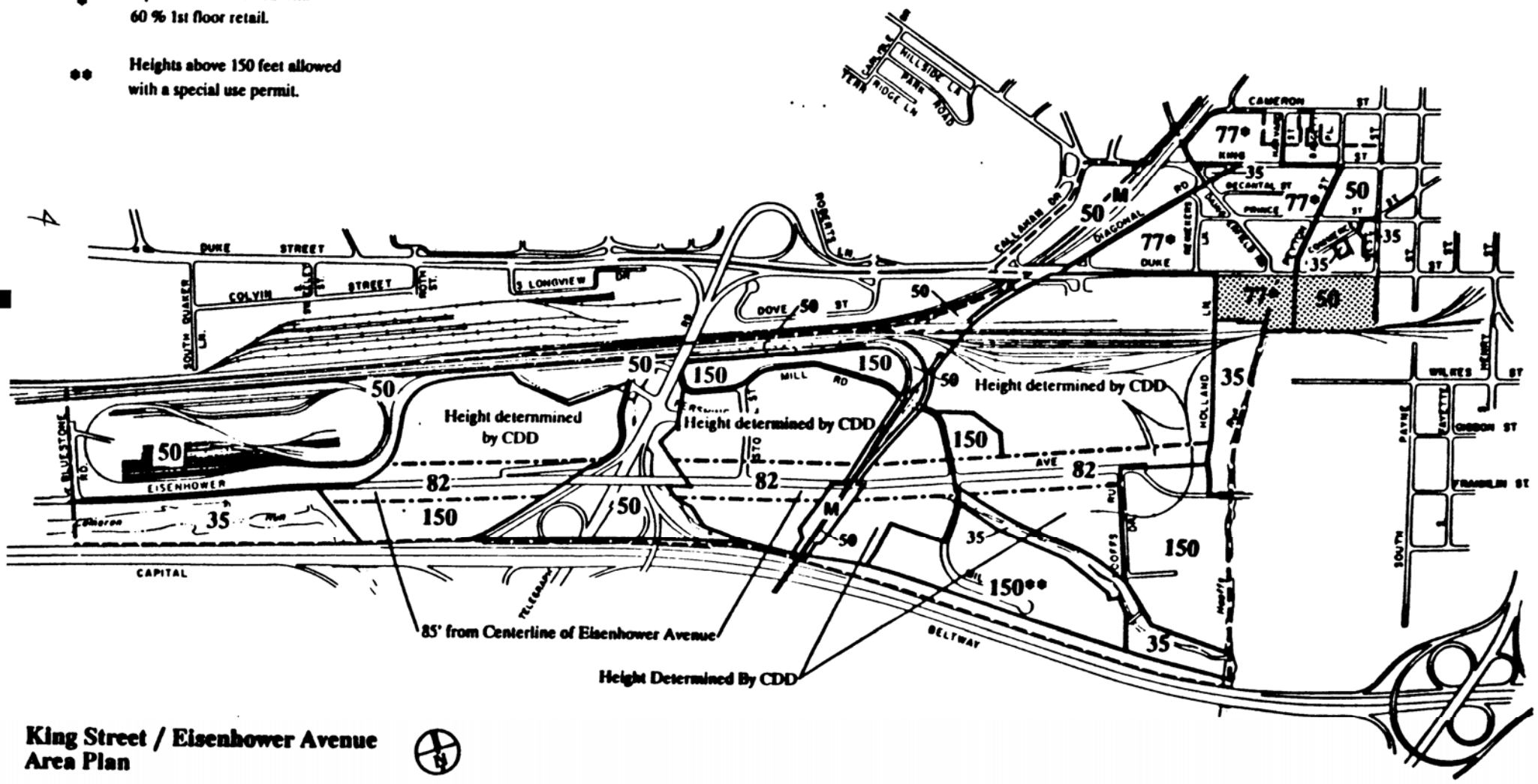
Proposed Heights

Zone Line

Height Transition Line

* Up to 82 feet allowed with 60 % 1st floor retail.

** Heights above 150 feet allowed with a special use permit.



King Street / Eisenhower Avenue Area Plan

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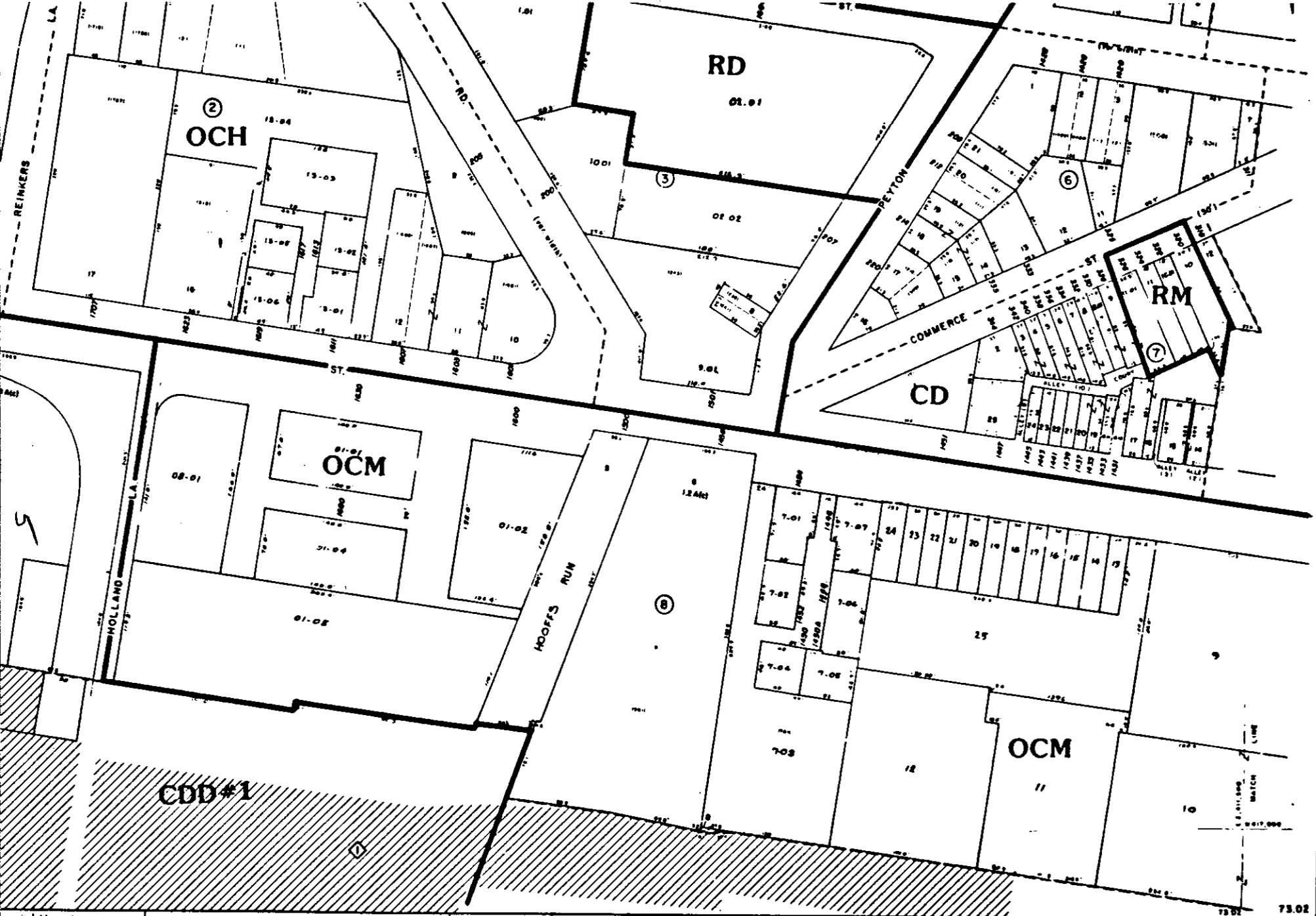
ATTACHMENT 1



Special Notations

S.U.P. 2253
Offer 47

Revisions

1 PREPARED 10-24-90

KEY MAP

SCALE IN FEET

REAL ESTATE ASSESSMENT MAP
CITY OF ALEXANDRIA
Alexandria, Virginia

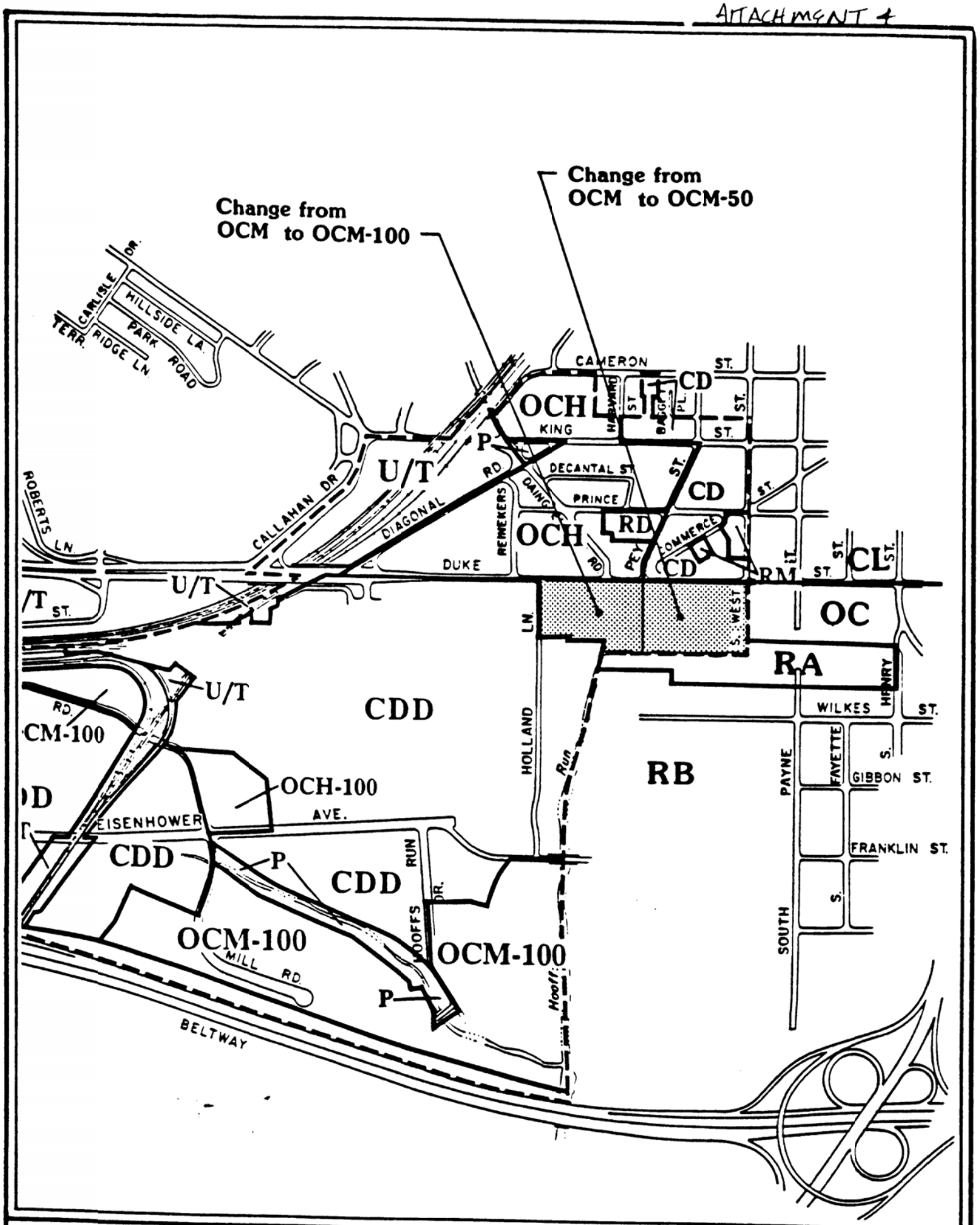
SHEET NO. 73.02

PROPERTY MAP

ATTACHMENT 2

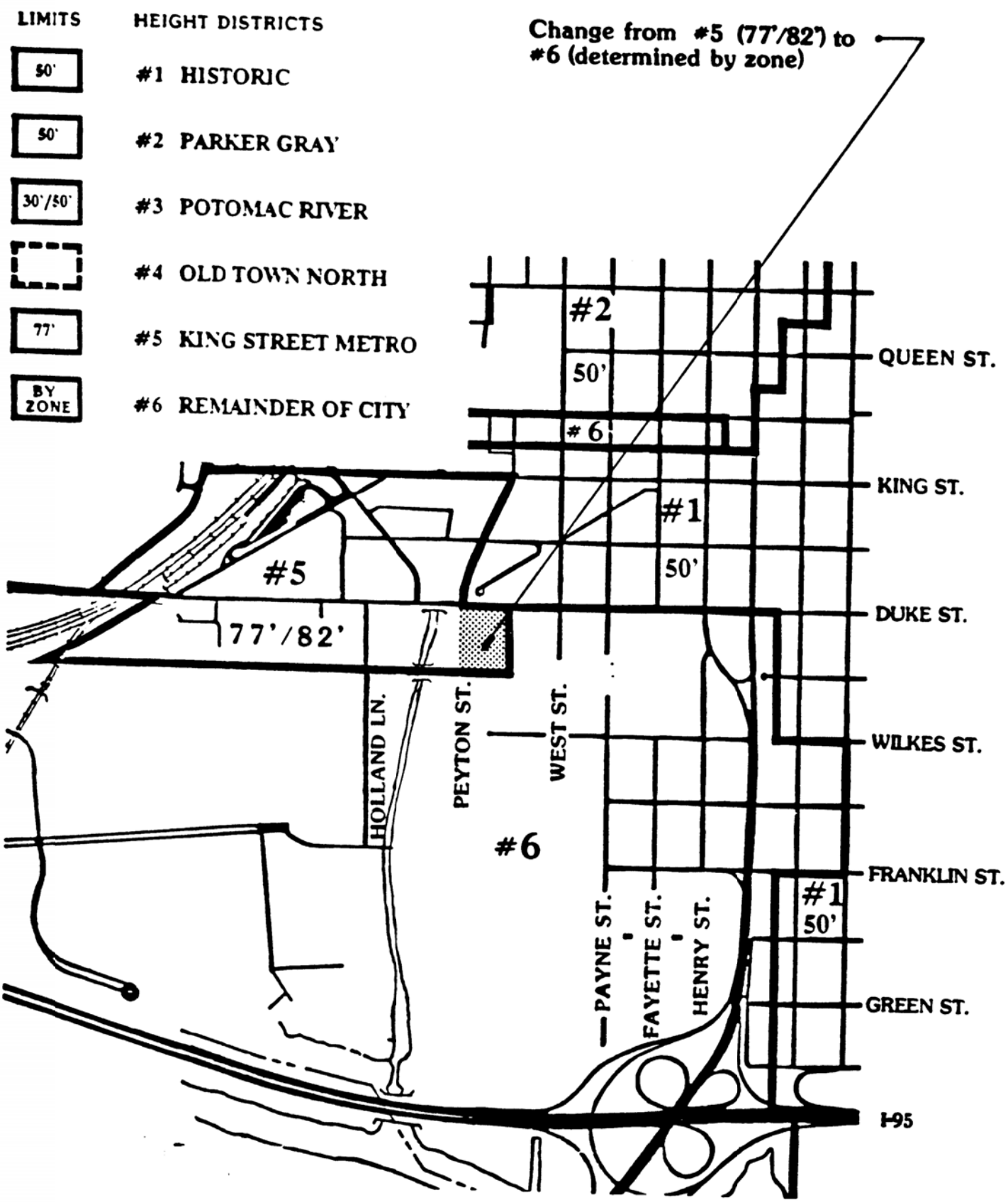
ATTACHMENT 3

ATTACHMENT 4



RZ # 94-005 ZONING MAP 5/2/94

ATTACHMENT 5

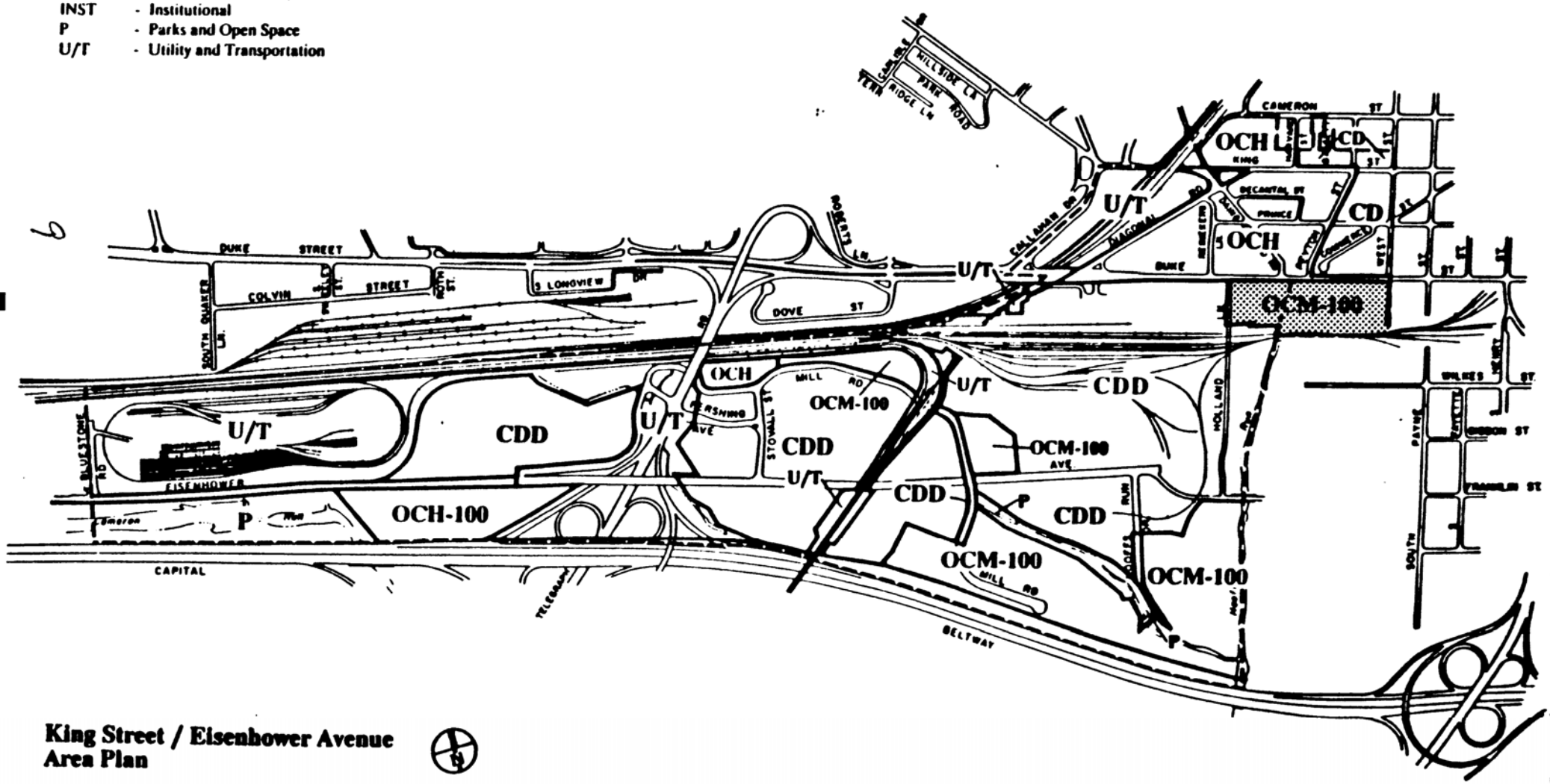


RZ # 94-05 HEIGHT DISTRICT MAP **5/2/94**

Map 16

Proposed Land Use

RM	-	Residential Medium
RH	-	Residential High
OC	-	Office Commercial
CD	-	Commercial Downtown
OCM-50	-	Office Commercial Medium-50
OCM-100	-	Office Commercial Medium-100
OCH	-	Office Commercial High
CDD	-	Coordinated Development District
INST	-	Institutional
P	-	Parks and Open Space
U/T	-	Utility and Transportation



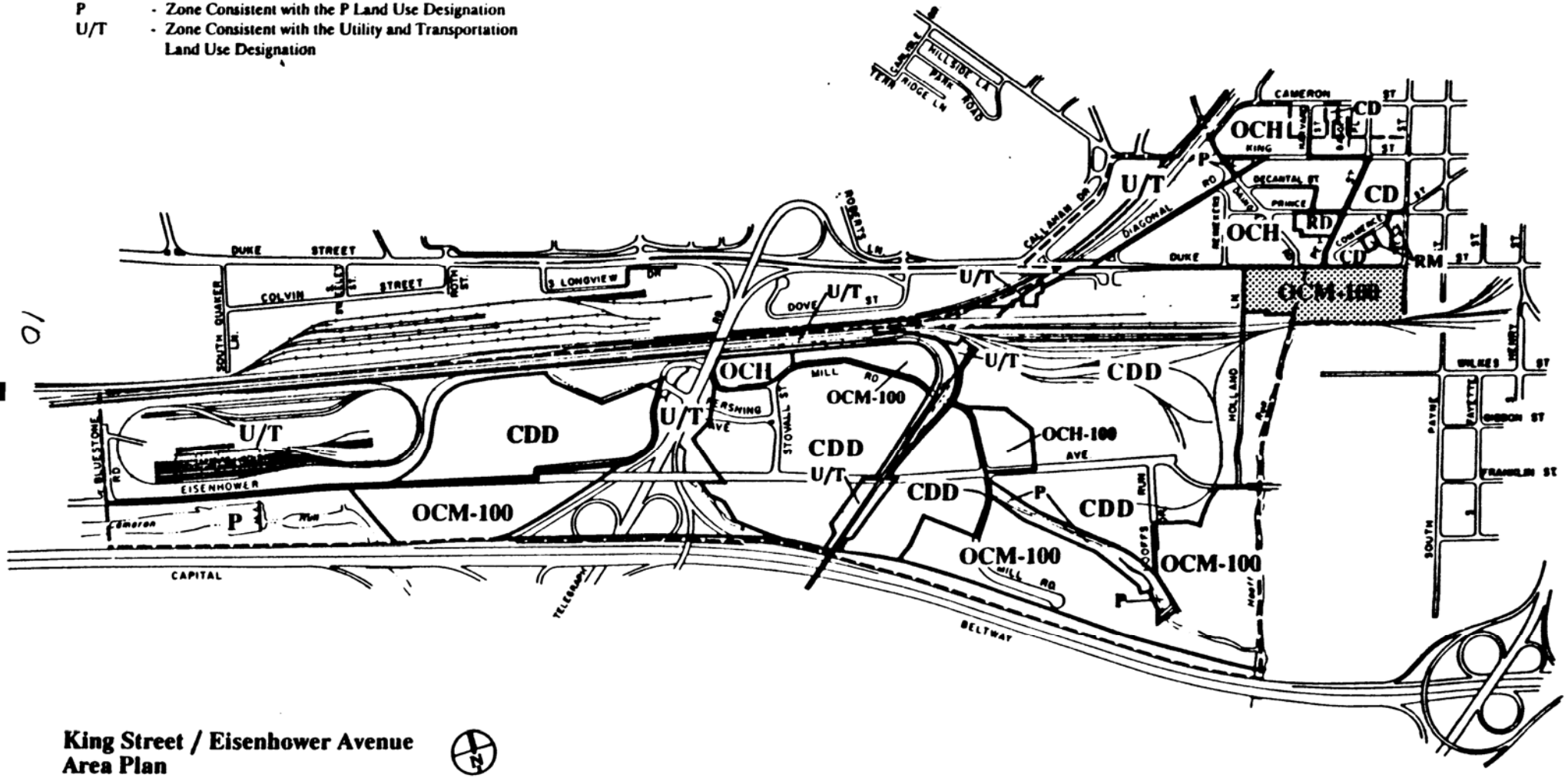
King Street / Eisenhower Avenue Area Plan

ATTACHMENT 6

Map 19

Proposed Zoning

RM	- Residential Medium
RD	- Residential High
OC	- Zone Consistent with the OC Land Use Designation
CD	- Zone Consistent with the CD Land Use Designation
OCM-50	- Zone Consistent with the OCM-50 Land Use Designation
OCM-100	- Zone Consistent with the OCM-100 Land Use Designation
OCH	- Zone Consistent with the OCH Land Use Designation
CDD	- Zone Consistent with the CDD Land Use Designation
P	- Zone Consistent with the P Land Use Designation
U/T	- Zone Consistent with the Utility and Transportation Land Use Designation



King Street / Eisenhower Avenue Area Plan

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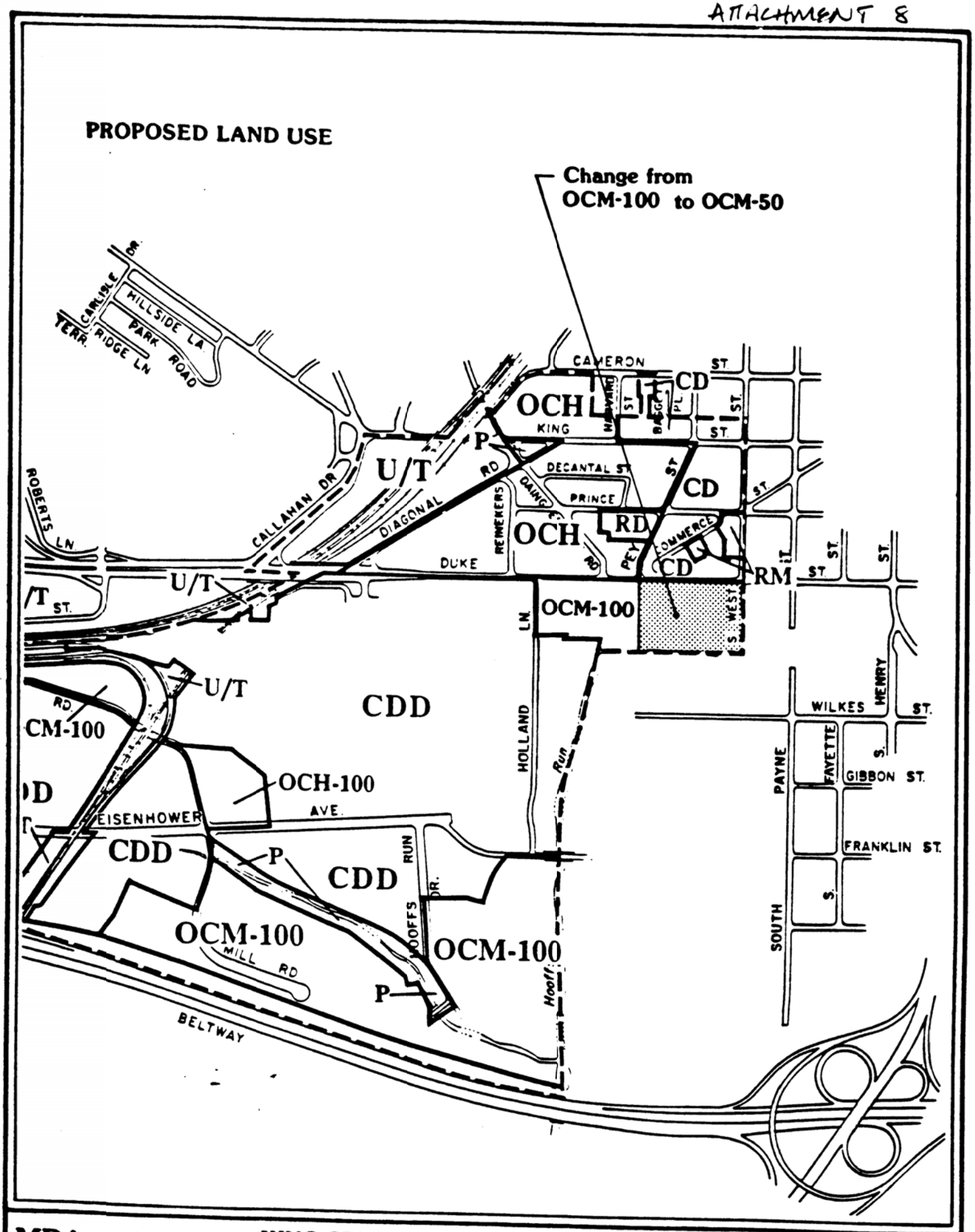
ATTACHMENT 7

ATTACHMENT 8



MPA # 94-005 KING STREET / EISENHOWER AVENUE AREA PLAN 5/2/94

DISCUSSION

Staff has discovered an error in the zoning maps and a possible error in the master plan maps for the property located along the south side of Duke Street between South West Street and South Holland Lane. This proposal, along with Rezoning #94-005, is designed to correct those errors by (1) changing the land use and proposed zoning designations of the small area plan; (2) changing the zone designation on the zoning map; and (3) changing the height district on the zoning map. Because all of the changes need to be considered together, for simplicity, this report will cover all of the issues.

Small Area Plan - Proposed Heights

The Proposed Heights Map of the King Street/Eisenhower Avenue Small Area Plan (Attachment 1) shows the proposed heights for the area in the western half of the subject tract as 77' (up to 82' with first floor retail) but as 50' for the area in the eastern half of the tract. These height concepts were to be carried forward into the zoning maps, but were not.

The Proposed Heights Map divides the property in two from north to south where South Peyton Street would be if it extended south of Duke Street, so that the eastern half of the tract acts as a transition area between the historic areas to the east and the new commercial development areas to the west. Staff believes it is important that the division created by the imaginary extension of South Peyton Street be maintained. The parcel to the east is now developed with buildings no higher than 50 feet and there is no compelling reason to allow greater heights. On the contrary, it is important that, if the area were to be redeveloped in the future, development be compatible with the low buildings in the historic district across Duke Street to the north.

Zoning

The official zoning map now shows the subject area as **"OCM,"** a nonexistent zoning category, except for a small piece on the extreme eastern end which is zoned **OCM(50)** (See maps 73.02 and 74.01, attachments 2 and 3). The **OCM** zoning is clearly in error and needs to be corrected.

Taking guidance from the small area plan Proposed Heights Map, the zoning map should indicate OCM(50) east of South Peyton Street extended, and OCM(100) to the west. (See Attachment 4) The only difference between those two zones is the height allowed. In the OCM(100) zone, permitted heights are 100 feet, although the height may be increased to 150 feet with a SUP. In the OCM(50) zone, heights are limited to 50 feet, although they may be increased to 77 feet with a SUP.

In order to be consistent with this change, the Height District Map,

which is part of the zoning map, should be changed to move the portion of the site east of South Peyton Street extended from height district #5 (King Street Metro, which allows heights up to 82 feet) into height district #6 (where the heights are determined by zone and the OCM(50) zone would limit the heights to 50 feet). (See Attachment 5)

Small Area Plan-Land Use and Zoning Maps

Although the zoning maps were to be derived from the small area plans adopted by City Council in the Master Plan, it would appear that the proposed land use map (Attachment 6) and the proposed zoning map (Attachment 7) are in error. Both maps designated the entire site OCM(100). To be consistent with the Proposed Heights Map (Attachment 1), the area east of South Peyton Street extended should be OCM(50), as shown on Attachment 8.

In summary then, if this and Rezoning #94-005 are approved, the area to the west of South Peyton Street (extended) will be shown as OCM(100) both in the small area plan and on the zoning map and will be in Height District #5 (King Street Metro). The area to the east of South Peyton Street (extended) will be shown as OCM(50) both in the small area plan and on the zoning map and will be included in Height District #6 (determined by zone). While complex and interconnected, these proposals are necessary to correct the mistakes and resulting inconsistencies in the City's land use and zoning documents and to insure that what was intended for this important area of the City is accurately reflected. Planning staff therefore recommends approval of this proposal.

STAFF: Sheldon Lynn, Director, Planning and Community Development; Barbara Ross, Deputy Director.

Attachments:

1. Proposed Heights Map (in small area plan)
2. Zoning Map 73.02
3. Zoning Map 73.03
4. Proposed change to Zoning Map
5. Proposed change to Height District Map
6. Proposed land use map (in small area plan)
7. Proposed zoning map (in small area plan)
8. Proposed change to small area plan land use/zoning designation
9. Resolution #94-5

RESOLUTION NO. RES-94-5

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 and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, a motion for amendment to the **KING STREET/EISENHOWER AVENUE SMALL AREA PLAN** chapter of the 1992 Master Plan was initiated by the Planning Commission on May 2, 1994 to change the proposed land use and zoning designations for the property at 1400-1454 Duke Street (south side) and 301 South West Street; and

WHEREAS, the Department of Planning and Community Development met with residents and property owners in the **KING STREET/EISENHOWER AVENUE** area on April 7, 1994 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 May 2, 1994 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 AREA** chapter 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 AREA** chapter of the 1992 Master Plan; and

3. The proposed amendment shows the Commission's long range recommendations for the general development of the **KING STREET/EISENHOWER 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 AREA** 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 **KING STREET/EISENHOWER AVENUE** chapter 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 proposed land use and zoning designations of parcels 73.02-08-10 to 33 and 35 (1400-1454 Duke Street and 301 South West Street) by changing the proposed land use and proposed zoning maps from OCM(100) Office Commercial(Medium) to OCM(50) Office Commercial(Medium).**

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

ADOPTED THE 2ND DAY OF MAY, 1994.

_____
William Hurd,
Chairman

ATTEST: _____
Sheldon Lynn, Secretary