

Docket Item #16-A  
TEXT AMENDMENT # 98-0018  
MASTER PLAN AMENDMENT #98-0006  
REZONING #98-0003  
CAMERON STATION SCHOOL

Planning Commission Meeting  
December 1, 1998

**ISSUE:** Consideration of a request for amendment to the Landmark/Van Dorn Small Area Plan Chapter of the 1992 Master Plan to add public school as a permitted use in the CDD Concept Plan for Cameron Station.

**APPLICANT:** Greenvest, LC  
by Cyril D. Calley, attorney

**LOCATION:** 5010 Duke Street  
Cameron Station

**ZONE:** CDD # 9/Coordinated Development District, Cameron Station

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**CITY COUNCIL ACTION, DECEMBER 12, 1998:** Approved the recommendation of the Planning Commission and approved the proposal, subject to all applicable codes, ordinances and staff recommendations.

**PLANNING COMMISSION ACTION, DECEMBER 1, 1998:** On a motion by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the proposal, subject to all applicable codes and ordinances and the staff recommendations. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

**Reason:** The Commission agreed with the staff recommendations.

**STAFF RECOMMENDATION:**

Staff recommends **approval** of the proposed master plan and zoning amendments required to allow the public school within the Cameron Station CDD, with the language below:

**Amended Guideline for the CDD in the Landmark/Van Dorn Small Area Plan:**

Residential

1. At least 70 acres shall be developed for residential uses.
2. There shall be a mix of housing types to include townhouses, garden apartments, mid-rise and a mix of sizes to include 1, 2 and 3 bedroom units and efficiencies.
3. Up to 2,510 housing units may be permitted; provided, that the actual number of permitted units will be determined as part of the concept plan amendments to be submitted in conjunction with the unapproved phases (V, VI); and, provided further, that 10% of the units ultimately permitted shall be affordable to low and moderate income families.

Commercial

4. Deleted
5. Deleted
6. Up to 30,000 sq.ft. of retail shall be permitted.

Public Open Space/Recreation/Public School

7. At least 50.5 acres shall be maintained for Public Open Space/Recreation.
8. All areas currently used for open space/recreation shall be dedicated, including the area east of First Street, picnic areas, Backlick Run Greenway and the western baseball field. If the U.S. Government conveys the 50.5 acres to the City this requirement shall be considered to be satisfied; if not, then this property shall be dedicated to the City.

9. The 50.5 acres dedicated to Public Open/recreation shall be developed in accordance with a plan approved by City Council; the developer shall contribute up to 3.5 million in 1992 dollars for such improvements. The developer will not be required to contribute any other public open space.
- 9-A. Up to 2.5 acres may be used for a public school.

#### Infrastructure

10. There should be a direct connection to the Home Depot Shopping Center from the site.
11. The developer may be required to contribute to the improvement of the Edsall/Pickett Streets intersection.
12. If a transportation linkage is required by the City connecting the Van Dorn Metro Station to the Cameron Station property than the developer shall provide the necessary right of way on the property.

#### Floodplain

13. The concrete culvert structure that bridges Backlick Run at the southern end of the site shall be removed.

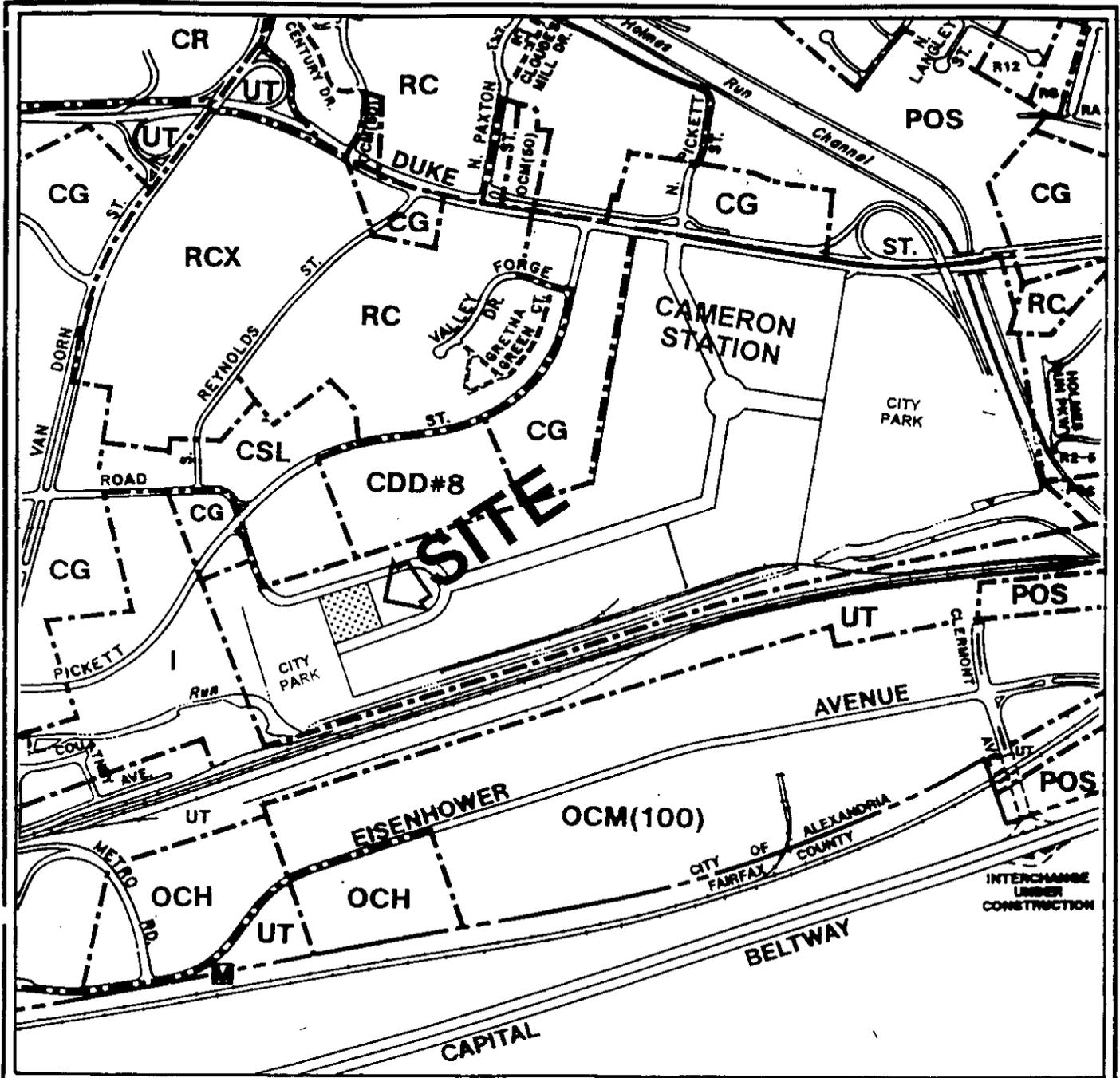
#### Heights

14. Heights are limited to 45 feet along Duke Street and First Street except two buildings up to 55' at the entrance to the development from the park road, in order to accommodate first floor retail; to 55 feet at the center of the area; and to 77 feet along the railroad tracks, with a limited number of buildings to 120 feet along the southern portion of the site.

**Amended Zoning Ordinance Text §5-602 Table 1:**

CDD No./Name	With a CDD Special Use Permit		
	Maximum F.A.R. and/or development levels	Maximum Height	Uses
9 Cameron Station CDD	<p>Up to 2,510 residential units <b>may be permitted*</b>; <del>and</del> up to 30,000 square feet of retail space; <b><u>and up to 80,000 square feet for a public school; all</u></b> on 97 acres.</p> <p>*Actual number of units to be determined as part of CDD concept plan amendments submitted in conjunction with the unapproved phases (V, VI).</p>	<p>45 feet along Duke Street and First Street, except two buildings up to 55 feet at the entrance to the development from the park road, to 55 feet at the center of the area, and to 77 feet along the railroad tracks, with a limited number of buildings to 120 feet along the southern portion of the site.</p>	<p>Residential, retail, open space <b><u>and public school.</u></b></p>

The subject and surrounding land uses are shown on the sketch below.



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12/1/98



(Not to Scale)

**DISCUSSION:**

The applicant, Greenvest, is requesting amendments to the Cameron Station CDD master plan guidelines and zoning in order to permit construction of a public elementary school within the Cameron Station development adjacent to the City's West End Park. An application for an amendment to the approved CDD concept plan for the school is being processed concurrently with these master plan and zoning revisions.

The originally approved master plan and zoning for the Cameron Station CDD envisioned a mix of commercial and residential uses on the site, allowing up to 480,000 square feet of commercial space and 1,910 residential units. In February 1996, the master plan and zoning were revised at the request of the Cameron Station developer to allow a predominately residential development on the site, with supporting retail. The developer proposed, and the City approved, the conversion of the office acreage and the acreage originally planned to be occupied by two non-profit homeless organizations into residential uses. Pursuant to this new predominately residential zoning the developer, Greenvest, received concept plan approval for the CDD which provided for development of the Cameron Station site with up to 2,510 residential units (600 additional residential units) and 30,000 square feet of retail space on the 97 acre portion of the site to be developed.

Negotiations are now proceeding with the City for the purchase of a 2.41 acre parcel of the Cameron Station development tract for a public school site. This amendment changes the master plan and zoning to accommodate that proposed school use at Cameron Station.

Staff believes the proposed school use is clearly an appropriate one within Cameron Station. Public schools are typically located in the midst of residential neighborhoods. The proposed school is consistent with the overall plan for Cameron Station. The school will have frontage on Cameron Station Boulevard, the public street running through the development, and will be easily accessed from Duke Street or Edsall Road. The school will be immediately adjacent to the new West End Park and the park may be used for the school's recreational purposes.

The only issue identified by staff is whether the change to the master plan, zoning and approved CDD for Cameron Station to allow the school use should result in a reduction in the number of residential units permitted to be developed on the tract. In the opinion of staff, amending the concept plan to allow the school use on the 2.41 acres does suggest the need for some reduction in the 2,510 total dwelling units now permitted on the tract, because less land is now available for housing development. However, staff is not in a position at this time to determine the adjustment to the number of units that should be made. Staff believes that the appropriate adjustment can be better evaluated and made at the time the developer submits its plans for the remaining phases (V & VI). The two remaining phases will themselves require amendments to

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the master plan, zoning and concept plan for increased heights and permitted uses. At that time, the western portion of this CDD project will be presented in relatively detailed form, including the specific types and locations of residential units. This information will give staff a firm basis on which to determine the extent to which the number of units currently authorized for this portion of the site should be reduced because of the elimination of the school site.

Therefore, the staff recommendation at this time is simply to change the master plan and zoning to allow the school use, not specifically addressing whether the total number of units permitted on the site should be reduced at this time.

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

RESOLUTION NO. MPA-98-0006

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 Landmark/Van Dorn Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on November 6, 1998 for changes in the land use designations to the parcels at 5010 Duke Street, Cameron Station site; 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 December 1, 1998 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 Landmark/Van Dorn 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 Landmark/Van Dorn 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 Landmark/Van Dorn 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 Landmark/Van Dorn 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 Landmark/Van Dorn 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:

Amend CDD guideline # 3 to the Cameron Station CDD:

3. Up to 2,510 housing units ~~are~~ **may be** permitted; **provided, that the actual number of permitted units will be determined as part of the concept plan amendments to be submitted in conjunction with the unapproved phases (V, VI); and, provided further, that** 10% of the units **ultimately permitted** shall be affordable to low and moderate income families.

Add CDD guideline #9a to the Cameron Station CDD:

Public Open Space/Recreation/**Public School**

**10. Up to 2.5 acres may be used for a public school.**

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 1<sup>st</sup> day of December, 1998.

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W. B. Hurd, Chairman

ATTEST:

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Sheldon Lynn, Secretary