

Docket Item # 30
MASTER PLAN AMENDMENT #99-0007
REZONING #99-0008
309 N PATRICK ST

Planning Commission Meeting
June 1, 1999

ISSUE: Consideration of a request for an amendment to the Braddock Road Metro Station Small Area Plan Chapter of the 1992 Master Plan to change the land use designation from RM/Residential Medium and the zoning designation from RB/Residential to CL/Commercial Low, with proffer, for the subject property.

APPLICANT: Ernestine G. Johnson

LOCATION: 309 North Patrick Street

CITY COUNCIL ACTION, JUNE 12, 1999: City Council approved the recommendation of the Planning Commission and approved the master plan amendment and the rezoning request subject to all applicable codes, ordinances and staff recommendations.

PLANNING COMMISSION ACTION, JUNE 1, 1999: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to approve the master plan amendment and to recommend approval of the zoning request subject to all applicable codes and ordinances and the staff recommendations. The motion carried on a vote of 6 to 0. Mr. Leibach was absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

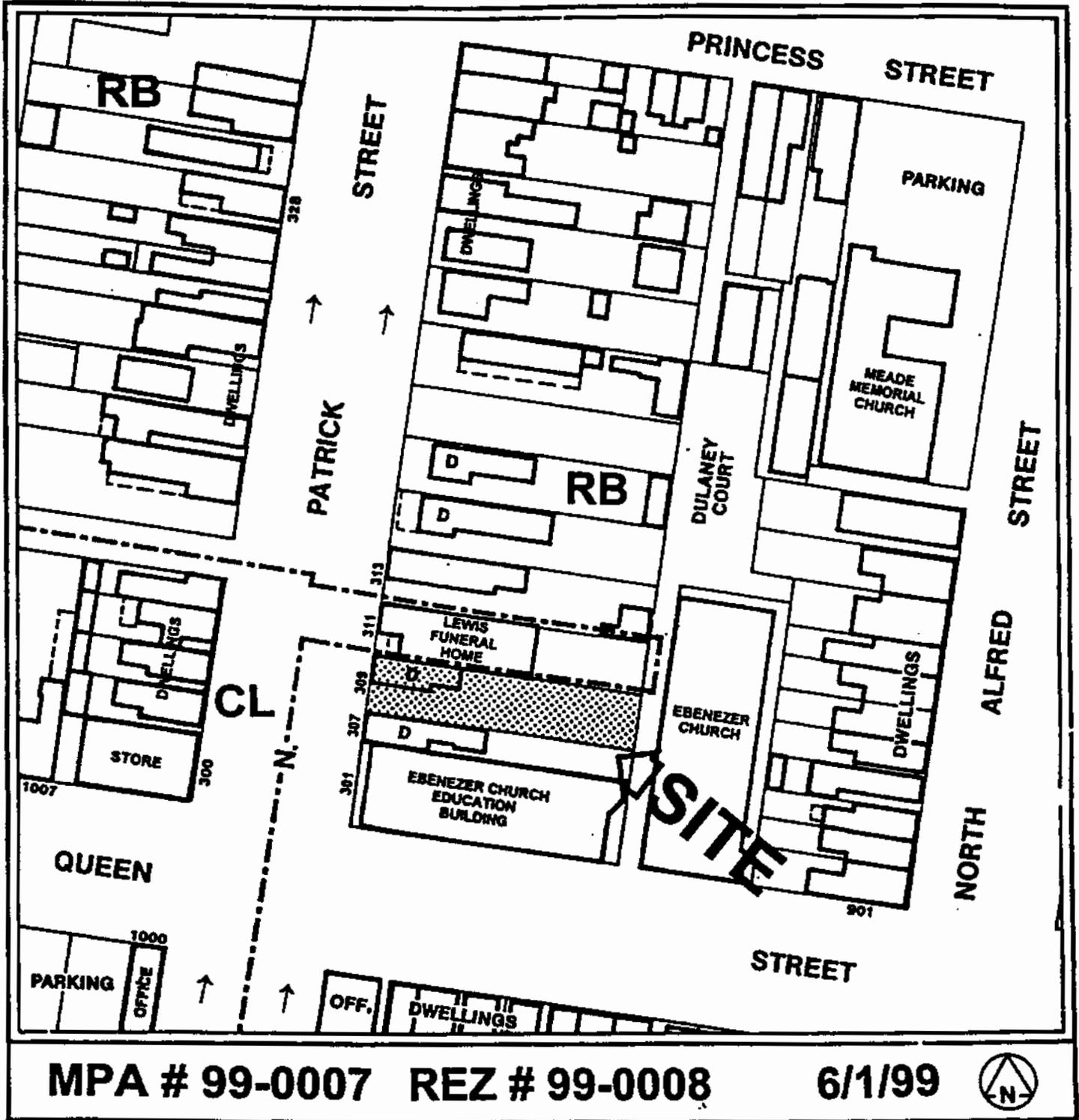
Ernestine Johnson, the applicant.

STAFF RECOMMENDATION:

Staff recommends **approval** of the master plan amendment to change the land use designation from RM/Residential Medium to CL/Commercial Low and the zoning from RB/Residential to CL/Commercial Low, with the following proffer on the rezoning:

1. The property shall be used only as an office in connection with the adjacent funeral home at 311 North Patrick Street, and for residential uses as permitted under the CL, commercial low zone.

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



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6/1/99



(Not to Scale)

BACKGROUND:

The applicant proposes to change the land use designation and zoning of a 2,975 square foot lot located at 309 North Patrick Street from RB/Residential to CL/Commercial Low in order to use the existing house as an office associated with the adjacent funeral home at 311 North Patrick Street. The applicant has offered to proffer the property to office use associated with the adjacent funeral home or for residential uses permitted in the CL zone. The proffer reads as follows:

The property shall be used only as an office in connection with the adjacent funeral home at 311 North Patrick Street, and for residential uses as permitted under the CL, commercial low zone.

In 1983, the funeral home was similarly rezoned from RB/residential to C-3/commercial, with a proffer that stated the following:

The property shall be used only as an undertaking establishment, with accessory uses to include an office for the undertaking establishment, and for residential uses under the C-3 commercial zone.

In 1992 the adjoining funeral home was designated as CL/Commercial Low in the Braddock Road Small Area Plan.

The site is a typical historic district lot with a two-story frame house dating from the late 1800s. The house was condemned by the City in June 1998 because the building had been vacant for a number of years and was unsecured. Although the building has had some interior damage, the applicant is now working to improve the property in order to have it removed from the City's list of condemned properties.

The subject property is adjacent to another single family house at 307 North Patrick Street and the funeral home to the north. The rear of the property abuts an alley and the Ebenezer Baptist Church, which fronts on Queen Street. The Church owns the funeral home property at 311 North Patrick Street, as well as another commercial building at the corner of North Patrick Street and Queen Street. The applicant owns and operates the funeral home business and leases the building from the Church, and purchased 309 North Patrick Street in August 1998 in order to provide a separate, private office for clients planning funeral services.

STAFF ANALYSIS:

Staff supports the rezoning request and master plan amendment requested by the applicant. This site is located within the Braddock Road Metro Area Small Area Plan. Although one of the fundamental goals of the plan is to retain residential uses, in this case staff believes the proposed change to allow a commercial use is appropriate for several reasons. Although this block has been zoned for residential uses from the early 1900s, in reality the area near the corner of Queen Street and North Patrick Street is a mix of residential and office buildings. In addition, the proffer accompanying the request closely ties the property's use to the funeral home. The proffer is consistent with the proffer on the funeral home, with both lots tied to residential uses should the funeral home use cease. Therefore, the expansion beyond residential use is actually very limited. Staff sees this as an opportunity to remove a house from the City's condemned list and make it a viable part of the community.

Staff, therefore, recommends approval of the master plan change the rezoning with the proposed proffer.

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

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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 Braddock Road Metro Station Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on March 31, 1999 for changes in the land use designations to the parcels at 309 North Patrick Street; 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 1, 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 Braddock Road Metro Station 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 Braddock Road Metro Station 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 Braddock Road Metro Station 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 Braddock Road Metro Station 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 Braddock Road Metro Station 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 309 North Patrick Street from RB/Residential to CL/Commercial Low.

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 1st day of June, 1999.

W. B. Hurd, Chairman

ATTEST:

Sheldon Lynn, Secretary