

EXHIBIT NO. 1

20-21
11-15-03

Docket Item #16A & B
MASTER PLAN AMENDMENT #2003-0009(16-A)
REZONING #2003-0005(16-B)
MINNIE HOWARD SCHOOL

Planning Commission Meeting
November 6, 2003

ISSUE:

MPA #2003-0009 Consideration of a request for an amendment to the Seminary Hill/Strawberry Hill Small Area Plan chapter of the City's Master Plan to change the land use designation of the subject property from P/Parks and Open Space to I/Institutional.

REZ #2003-0005 Consideration of a request to rezone a portion of the subject property from POS/Public Open Space to R-12/Residential.

APPLICANT: City of Alexandria Public Schools

LOCATION: 3801 West Braddock Road
(Parcel Address: 3701 West Braddock Road)

PLANNING COMMISSION ACTION, NOVEMBER 6, 2003 (MPA#2003-0009): On a motion by Mr. Komoroske, seconded by Mr. Jennings, the Planning Commission voted to approve the Master Plan amendment subject to all applicable codes and ordinances. The motion carried on a vote of 6 to 0. Mr. Wagner was absent.

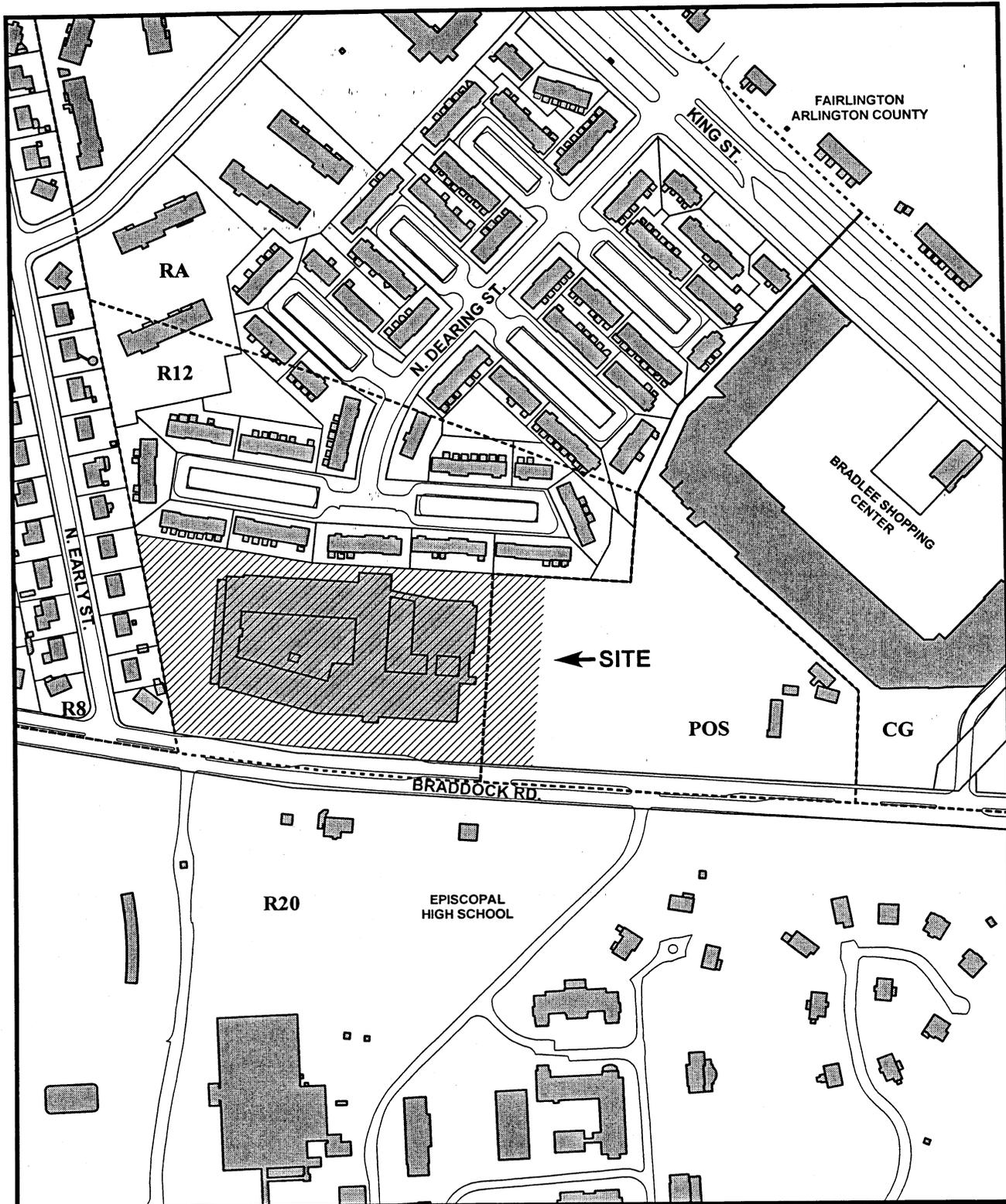
PLANNING COMMISSION ACTION, NOVEMBER 6, 2003 (REZ#2003-0005): On a motion by Mr. Komoroske, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of the rezoning subject to all applicable codes and ordinances. The motion carried on a vote of 6 to 0. Mr. Wagner was absent.

Reason: The Planning Commission generally agreed with the staff analysis.

Speakers:

Julie Crenshaw, 816 Queen Street, generally spoke in favor of the application, but expressed concern about rezoning of open space for schools and about the use of temporary trailers.

J. Howard Middleton, attorney representing the applicant.



FAIRLINGTON
ARLINGTON COUNTY

RA

R12

N. EARLY ST.

N. DEARING ST.

KING ST.

BRADLEE SHOPPING
CENTER

← SITE

R8

POS

CG

BRADDOCK RD.

R20

EPISCOPAL
HIGH SCHOOL



MPA #2003-0009
REZ #2003-0005

11/06/03



MPA #2003-0009
REZ #2003-0005
MINNIE HOWARD SCHOOL

STAFF RECOMMENDATION

Staff recommends **approval** of the master plan amendment, pursuant to the attached resolution.

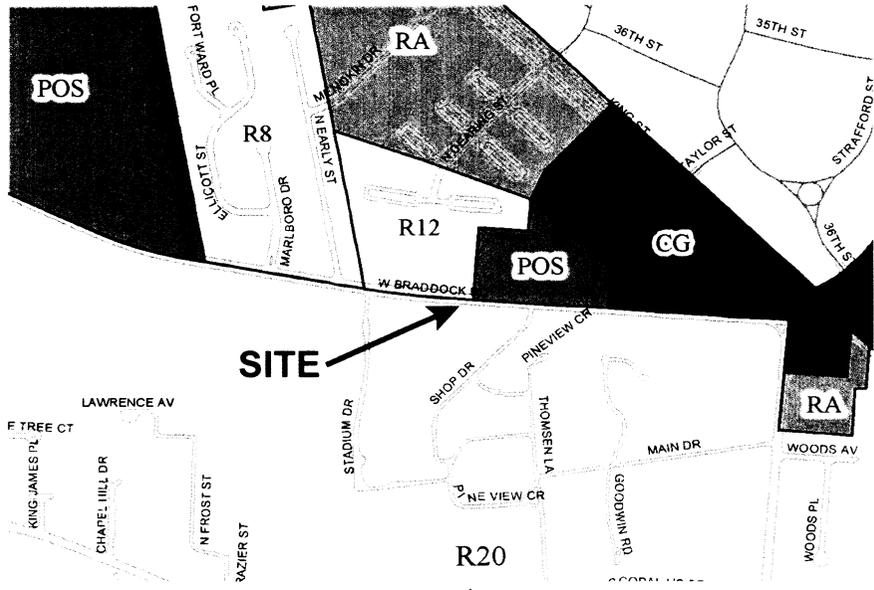
Staff recommends **approval** of the rezoning request.

BACKGROUND

The applicant, Alexandria City Public Schools (ACPS), requests approval to change the zoning of 2.02 acres of the Minnie Howard School site from POS to R-12. The applicant also requests approval to amend the Seminary Hill/Strawberry Hill chapter of the Master Plan to designate the same portion of the site from P/Parks and Open Space to Inst/ Institutional. The portion of the site included in the request consists of the school’s eastern parking lot which is immediately adjacent to athletic fields used by both ACPS and the City’s Department of Recreation, Parks and Cultural Affairs.

In 1992, the City adopted a new Master Plan, the primary guide for the future development of the City. Since its adoption, the plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. In 1992, as part of the Seminary Hill/Strawberry Hill small area plan, the land use designation for the athletic fields adjacent to the school parking lot was changed from I/Institutional to P/Parks and Open Space to reflect the use of the fields. The change in land use designation also included the majority of the school’s parking lot adjacent to the athletic fields. Consistent with the Master Plan change, the zoning map for the same land, including both the athletic fields and the parking lot, was changed from R-12/Single-family residential to POS/Parks and Open Space. The remainder of the site, the portion of land where the school building is located, remained in R-12 zoning. Prior to 1992, the entire site had been zoned R-12/Single-family residential since 1963.

Uses surrounding the site are mixed and include residential, commercial, and other institutional uses. To the immediate north are the Fairlington Towne Condominiums in the RA/Multi-family and R-12/Single-family residential zones. To the west are homes zoned R-8/Single-family residential. East of the site is the Bradlee Shopping Center in the CG zone. To the south across Braddock Road is Episcopal High School, zoned R-20/Single-family residential.



PROPOSED MASTER PLAN AMENDMENT AND REZONING

The applicant is requesting that one specific area of land have its land use designation and its zoning changed from POS to R-12. The land at issue is legally described in the application materials. It consists of 1.3 acres of land with 146 feet of frontage on Braddock Road, and essentially represents the existing parking lot located on Braddock Road between the Minnie Howard school building and the athletic fields to the east. That parking lot, consisting of some 100 parking spaces is the primary parking lot for the school. It is also jointly used by both the Schools and the City athletic programs. During the day, the parking lot functions exclusively as the principal parking lot for the school. After hours, in the afternoons, evenings and weekends, the lot provides parking for both athletic events on the fields and for extracurricular activities in the school building.

The Schools have suggested that the City mistakenly included the parking lot land when it made the change in land use designation and zoning on the site meant for the athletic fields. The Schools further assert that it is inappropriate to consider the parking lot as part of the city's athletic field because it functions primarily to support the school use. Staff has researched the mapping that occurred to support the comprehensive rezoning and master plan activities from 1992, but is unable to confirm that the map change here was made in error. It is likely that, in the effort to create appropriate POS sites, the parking lot was included because it is adjacent to and supports the athletic fields at some times of the day.

STAFF ANALYSIS

Staff supports the rezoning of the school's parking lot and the associated master plan amendment. In retrospect it is clear that the parking lot serves both uses, and that there is a rational basis for mapping the parking lot as either part of the school building site or as part of the athletic fields land. While staff cannot say with certainty that the current mapping was a mistake, staff has no objection to remapping the parking lot land area to be consistent with the land use designation and zoning for the Minnie Howard school building. The parking lot use will be made definite by the approval of the DSUP for the expansion of the Minnie Howard campus, and is proposed to be reconfigured to achieve additional parking spaces. Moreover, what is important in this case is that both the Schools and the City engage in a joint and shared use of the parking lot, and that arrangement is proposed to continue.

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CONCLUSION

Staff recommends approval of the applicant's request to rezone a portion of the property from POS to R-12 and an amendment to the City's Master Plan to change a portion of the land use designation from P/Parks and Open Space to Inst/Institutional.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffrey Farner, Chief, Development;
Lorrie Pearson, Urban Planner.

RESOLUTION NO. MPA 2003-0009

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 Seminary Hill/Strawberry Hill Small Area Plan chapter of the 1992 Master Plan was filed with the Department of Planning and Zoning on July 3, 2003, for changes in the land use designations to the parcel at 3701 West Braddock Road.

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 November 6, 2003, 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 Seminary Hill/Strawberry Hill 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 Seminary Hill/Strawberry Hill Small Area Plan chapter of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Seminary Hill/Strawberry Hill 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 Seminary Hill/Strawberry Hill Small Area Plan chapter 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 Seminary Hill/Strawberry Hill Small Area Plan 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 designation of parcel at 3701 West Braddock Road
from Parks and Open Space to Institutional.

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 6th day of November, 2003.


Eric Wagner, Chairman

Alexandria Planning Commission

ATTEST:


Eileen P. Fogarty, Secretary

Revised: September 16, 2003

Revised: August 6, 2003

Original Application: July 1, 2003

[X] MASTER PLAN AMENDMENT

MPA # 2003-0009

[X] ZONING MAP AMENDMENT

REZ # 2003-0005

PROJECT NAME: Minnie Howard Ninth Grade School Expansion

PROPERTY LOCATION: 3801 West Braddock Road

APPLICANT Name: Alexandria City Public Schools

Address: 2000 N. Beauregard Street, Alexandria, VA 22311

PROPERTY OWNER Name: City of Alexandria, Virginia

Address: P. O. Box 178, Alexandria, VA 22313-1500

Interest in property: Owner Contract Purchaser
 Developer Lessee Other School Board control of property

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, VA:

yes: If yes, provide proof of current City business license.
 no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice in the property which is the subject of this application.

J. Howard Middleton, Jr.
Print Name of Applicant or Agent


Signature

Reed Smith LLP, 3110 Fairview Park Dr.
Mailing/Street Address

703-641-4225 703-641-4340
Telephone # Fax #

Falls Church, VA 22042
City and State Zip Code

September 16, 2003
Date

FOR CITY STAFF USE ONLY:

Date application received: _____ Fee Paid: \$ _____
Date application completed: _____ Staff Reviewer: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Revised: September 16, 2003
 Revised: August 6, 2003
 Original Application: July 1, 2003

MPA # 2003-0009

REZ # 2003-0005

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested.
 (attach separate sheets if needed)

Address Tax Map-Blk-Lot	Land Use		Master Plan Designation		Zoning Designation		Frontage (feet)	Land Area (acres)
	Existing/Proposed	Existing/Proposed	Existing/Proposed	Existing/Proposed	Existing/Proposed	Existing/Proposed		
<u>031.00-02-05/Portion</u>	<u>Public</u> <u>School</u>	<u>Public</u> <u>School</u>	<u>Parks</u>	<u>Institutional</u>	<u>POS</u>	<u>R-12</u>	<u>145.83 ft</u>	<u>1.2895 acres</u>
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
TOTAL							_____	_____

PROPERTY OWNERSHIP:

Individual Owner Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

- Name: City of Alexandria, Virginia Extent of Interest: 100%
 Address: P. O. Box 178, Alexandria, VA 22313
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____

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Revised: September 16, 2003
Revised: August 6, 2003
Original Application: July 1, 2003

MPA # 2003-0009

REZ # 2003-0005

JUSTIFICATION FOR AMENDMENT:
(attach separate sheets if needed)

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

The Alexandria City Public Schools (ACPS) is requesting an amendment to the Seminary Hill/Strawberry Hill Small Area Plan to change a portion of the area presently designated P (Parks and Open Space) to Inst (Institutional) on Map 13. This is an area which is presently utilized as a surface parking lot for Minnie Howard School. It therefore appears that when the P designation was made for the recreation/sports fields adjacent to the school in 1989, part of the school parking lot was mistakenly included in the Parks and Open Space area. ACPS is making this request so that the present parking lot and future parking lot for the expanded Minnie Howard School will conform to the Small Area Plan.

ACPS is also requesting an amendment to the Seminary Hill/Strawberry Hill Small Area Plan to change the zoning designation of the parking lot area discussed above from POS to R-12. The Small Area Plan designates the site as a POS on Map 15. ACPS is therefore requesting that Map 15 be amended to designate the parking lot site as R-12.

The Institutional land use designation is compatible with the surrounding properties. This is an area with several Institutional uses including the Minnie Howard School, Episcopal High School, Virginia Theological Seminary, and St.

Stephens and St. Agnes School. The Institutional use is therefore continued with the expansion of the Minnie Howard School at this location.

ACPS is proposing to expand the Minnie Howard School, and therefore requires greater flexibility with respect to the floor area ratio standard at this location. Ten years ago, the City Council rezoned the area adjacent to the school to the Public Open Space (POS) Zone, which does not permit public school use, thereby constricting the land area for the school.

ACPS proposes to retain the R-12 zoning of the school building and add the portion of the POS zoned land used for the parking lot to the R-12 zone. This will conform the zoning of the entire site to its true use – R-12 zone for the school building and parking area and POS zone for the playing fields used for both school sports and City recreational activities. In the accompanying development special use permit application, ACPS is also requesting an increase in the FAR allowable for the school in excess of that permitted in the R-12 zone.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

With the change of the parking lot area from P to Inst. land use designation, the zoning map amendment will be entirely consistent with the Master Plan: a residential zone permitting a public school building and parking area compatible with the surrounding zoning. Also, the increased FAR requested by the special use permit application is consistent with the higher intensity zoning in the

surrounding area including commercial use, other institutional use, higher density multi-family use and an area to the west of single family houses in the R-8 Zone.

3. 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, drainage structures, refuse disposal, water and sewers, and schools.

The Minnie Howard School site has frontage along West Braddock Road, a four lane divided arterial roadway extending from the Braddock Road Metro Station to the east to Beauregard Street to the west. The site is also served by Quaker Lane and King Street as well as Howard Street which extends west to Jordan Street and Duke Street. The system of streets and highways therefore is more than adequate for the expansion and change in zoning designation. The site is also in a settled, mixed use area of residential, commercial and institutional uses and is adequately served by existing city police and fire stations. The infrastructure, including water and sewer structures, will be adequate for this use.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

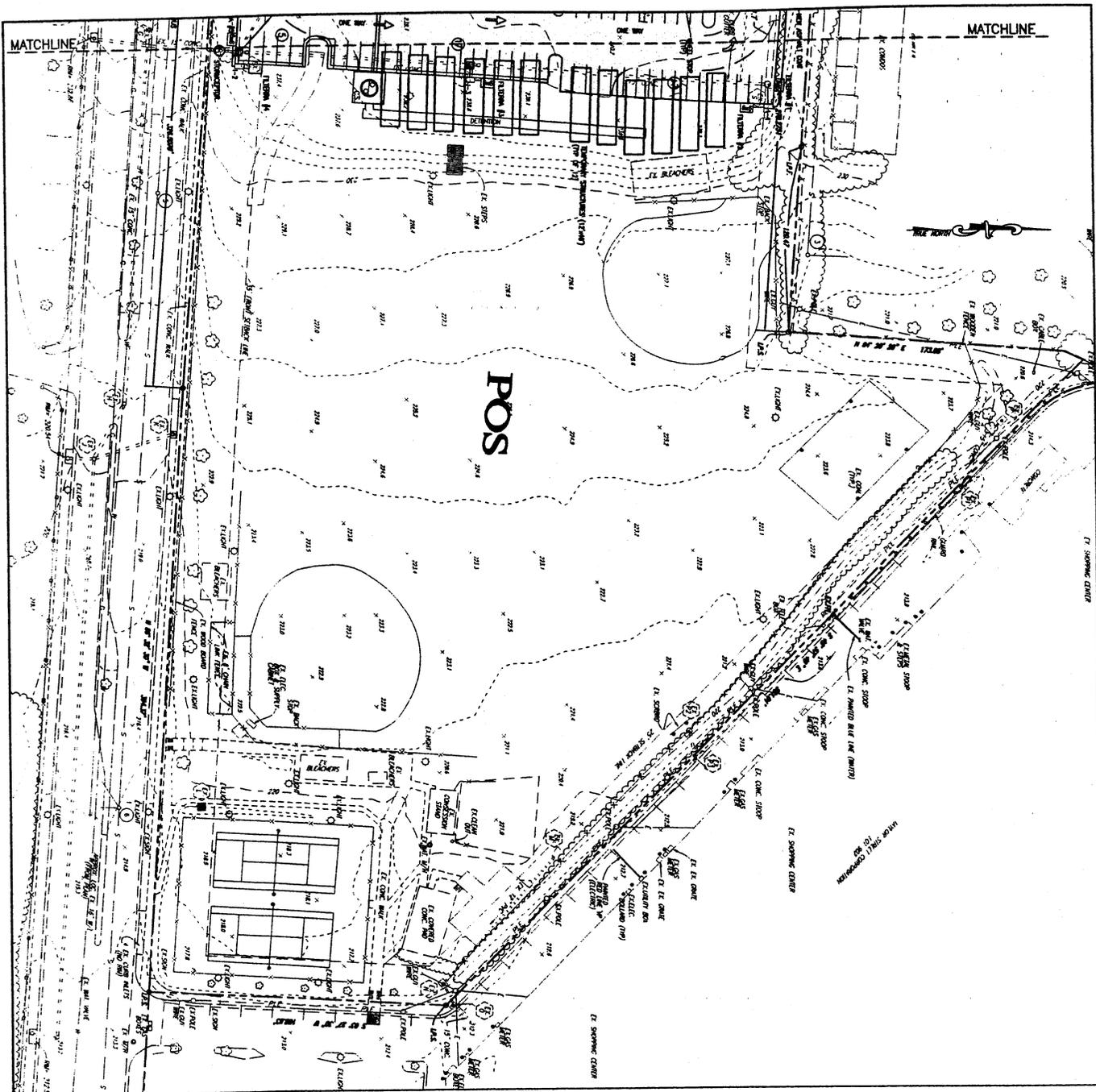
Not Applicable.

**LEGAL DESCRIPTION
OF
PORTION OF MINNIE HOWARD SCHOOL SITE
TO BE REZONED FROM POS TO R-12**

A portion of the property of the Minnie Howard School shall be rezoned from POS to R-12. The property is located at 3801 West Braddock Road, Alexandria City Tax Map 031.00, Block 2, Lot 5. The property is owned by the City of Alexandria, by deed recorded at Deed Book 341, Page 634, City of Alexandria Records.

Beginning for the portion to be rezoned at a point on the northern Right-of-Way line of West Braddock Road, said point being located east of the shared property corner with the private residence Lot 12 at the southwest corner of the School property, along the following courses and distances; South $79^{\circ} 51' 40''$ East a distance of 234.36 feet to a point, thence South $85^{\circ} 39' 40''$ East a distance of 372.333 feet to the point of beginning. Beginning then for the portion to be rezoned by departing said Right-of-Way line and running North $03^{\circ} 49' 56''$ East a distance of 380.03 feet to a point on the northern property line of the School parcel, thence South $85^{\circ} 39' 40''$ East a distance of 149.80 feet to a point, said point being and iron pipe found, and the point of departure for the new zone line separating the residentially zoned portion of the site from the POS zoned portion of the site, thence with the zone separation line South $04^{\circ} 25' 55''$ West a distance of 380.01 feet to a point on the northern Right-of-Way line of West Braddock Road, and running thence with said northern Right-of-Way line North $85^{\circ} 39' 40''$ West a distance of 145.83 feet to the point of beginning, and enclosing an area of 56,170 Square Feet or 1.2895 Acres.

REVISED



**MINNIE HOWARD
NINTH GRADE CENTER RENOVATION
ALEXANDRIA, VIRGINIA**

BUILDINGS AND STRUCTURES MAP - 2

SCALE: 1"=30'	DATE: 06/30/03	SHEET 8 OF 15
DRAWN BY: T.M.	CHECKED BY: R.S.	PROJECT NUMBER: 0219.00
		DRAWING NUMBER: C-08

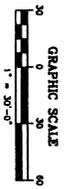
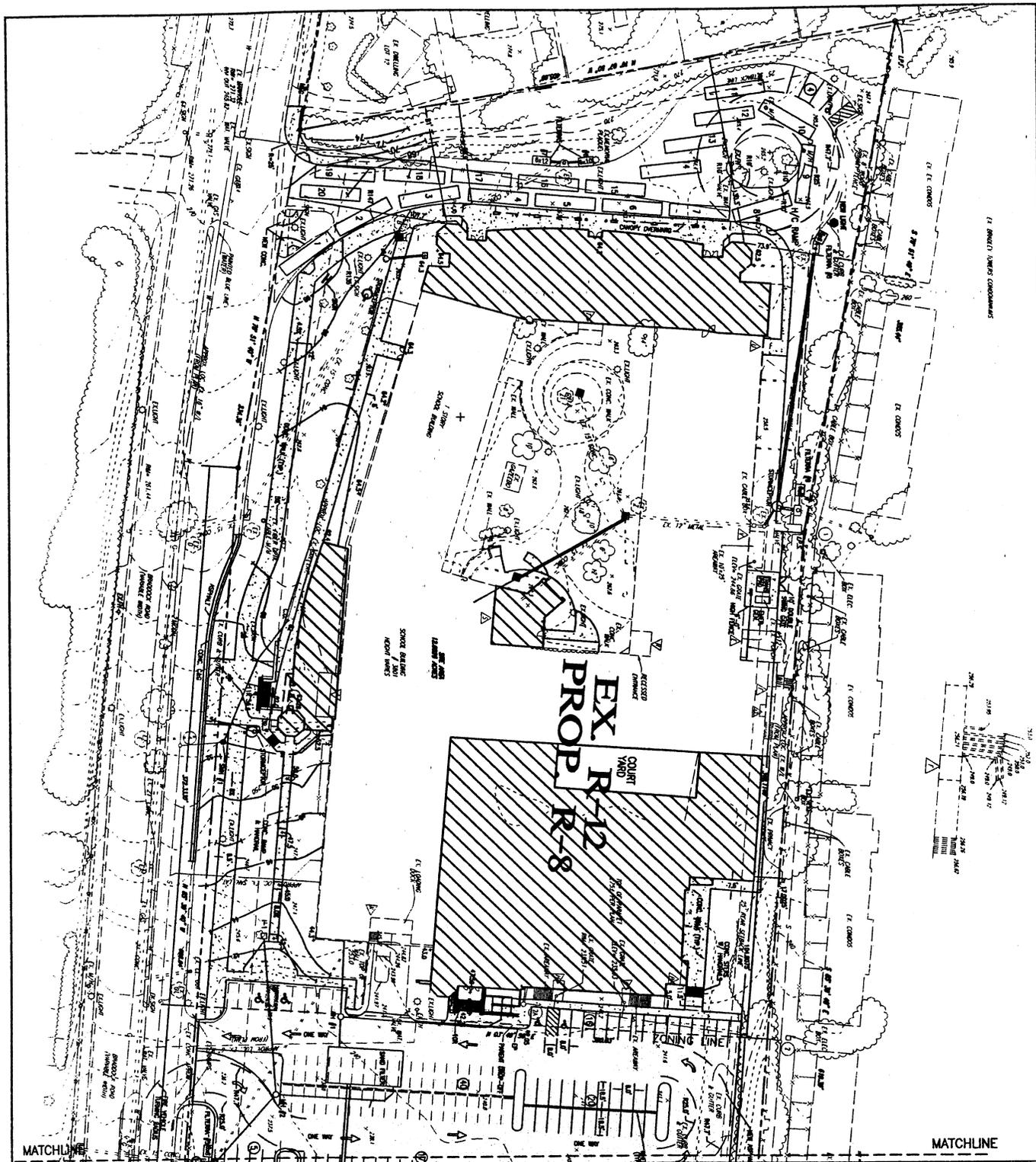
THIS IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF MOSELEY ARCHITECTS.

NO.	DATE	ISSUE	DESCRIPTION
1	06/30/03	FIRST DSUP SUBMISSION	



MOSELEY ARCHITECTS
A PROFESSIONAL CORPORATION

901 SOUTHLAKE BLVD., RICHMOND, VIRGINIA, 23236
PHONE (804) 794-7555 FAX (804) 379-8860
MOSELEYARCHITECTS.COM



**MINNIE HOWARD
NINTH GRADE CENTER RENOVATION
ALEXANDRIA, VIRGINIA**

BUILDINGS AND STRUCTURES MAP - 1

SCALE: 1"=30'	DATE: 06/30/03	SHEET 7 OF 15
DRAWN BY: T.J.L.	CHECKED BY: R.S.	PROJECT NUMBER: 0219.08
		DRAWING NUMBER: C-07

ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

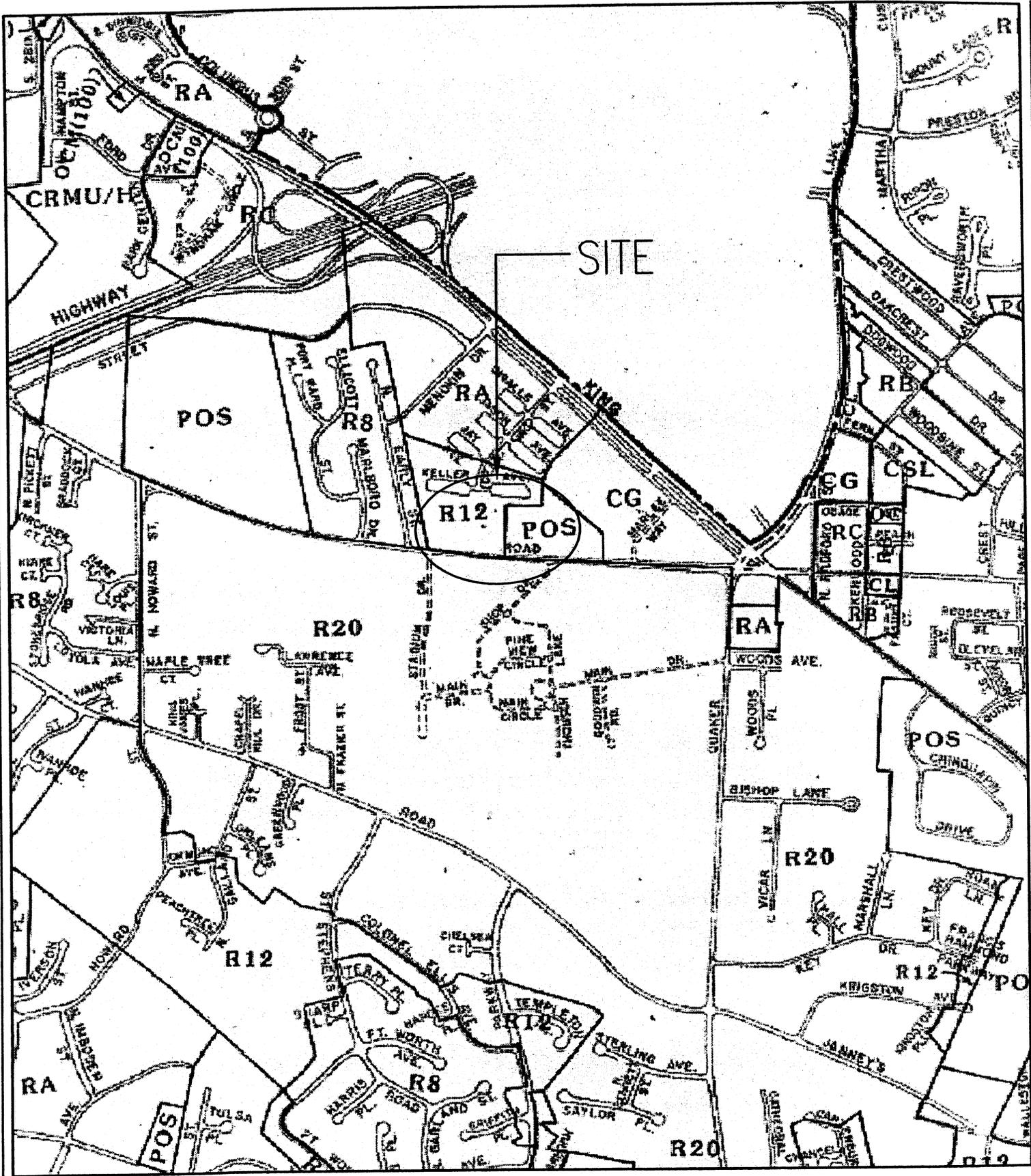
NO.	DATE	DESCRIPTION	ISSUE
1	06/30/03	FIRST O&LP SUBMISSION	



MOSELEY ARCHITECTS
A PROFESSIONAL CORPORATION

801 SOUTHLAKE BLVD, RICHMOND, VIRGINIA, 23236
PHONE (804) 784-7555 FAX (804) 379-8860
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MINNIE HOWARD NINTH GRADE CENTER

COMPOSITE ZONING MAP
CITY OF ALEXANDRIA, VIRGINIA

OCT 1994

Revised: September 16, 2003

Revised: August 6, 2003

Original Application: July 1, 2003

[X] MASTER PLAN AMENDMENT

MPA # 2003-0009

[X] ZONING MAP AMENDMENT

REZ # 2003-0005

PROJECT NAME: Minnie Howard Ninth Grade School Expansion

PROPERTY LOCATION: 3801 West Braddock Road

APPLICANT Name: Alexandria City Public Schools

Address: 2000 N. Beauregard Street, Alexandria, VA 22311

PROPERTY OWNER Name: City of Alexandria, Virginia

Address: P. O. Box 178, Alexandria, VA 22313-1500

Interest in property: Owner Contract Purchaser
 Developer Lessee Other School Board control of property

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, VA:

[x] yes: If yes, provide proof of current City business license.
[] no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice in the property which is the subject of this application.

J. Howard Middleton, Jr.
Print Name of Applicant or Agent


Signature

Reed Smith LLP, 3110 Fairview Park Dr.
Mailing/Street Address

703-641-4225 703-641-4340
Telephone # Fax #

Falls Church, VA 22042
City and State Zip Code

September 16, 2003
Date

FOR CITY STAFF USE ONLY:

Date application received: _____ Fee Paid: \$ _____
Date application completed: _____ Staff Reviewer: _____

ACTION - PLANNING COMMISSION: 11/06/03 APPROVED 6-0
11/06/03 RECOMMEND APPROVAL 6-0

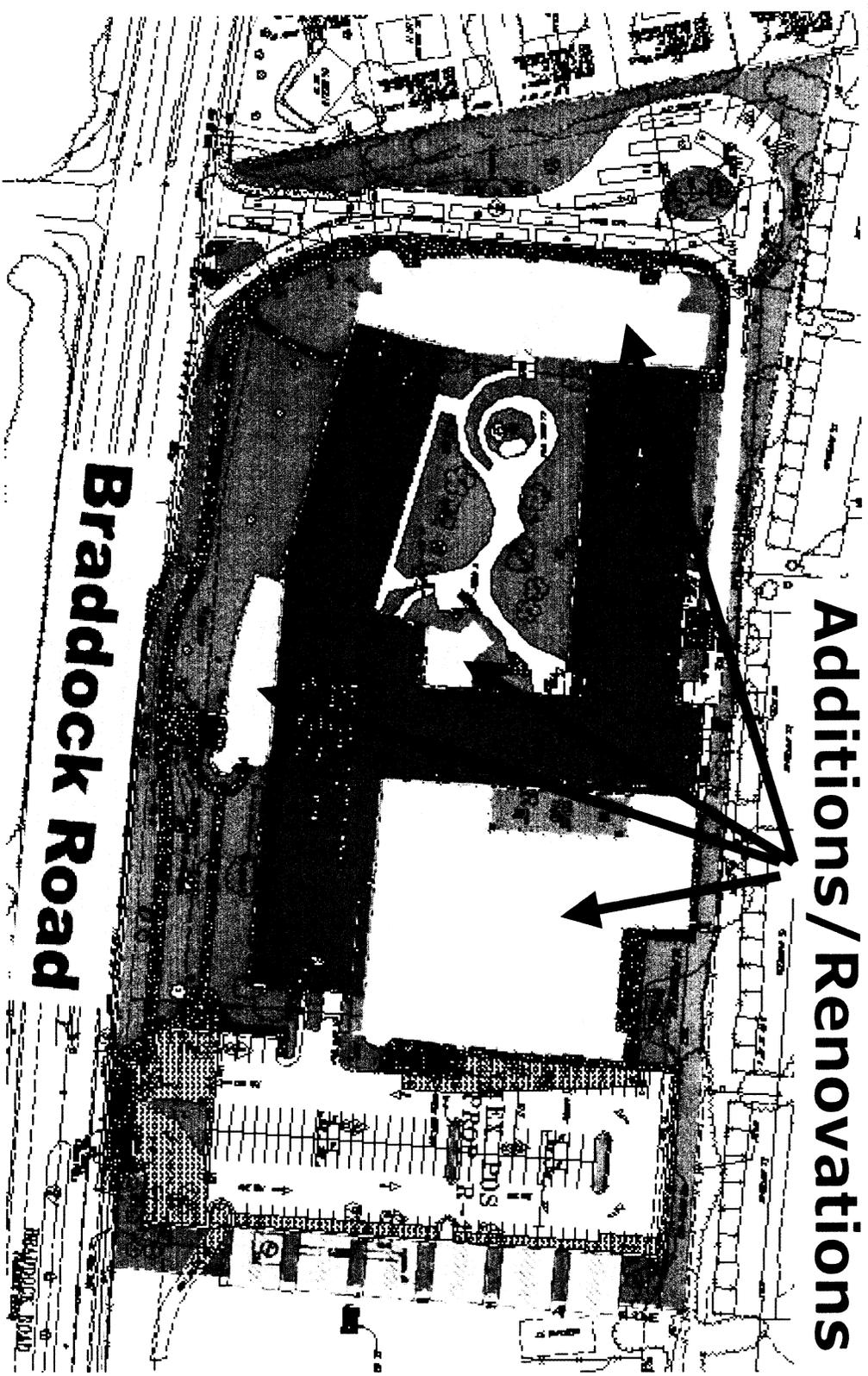
ACTION - CITY COUNCIL: Approved 6 to 0

20,21,22
11-15-03

Minnie Howard

DSUP # 2002-0045
REZ # 2003-0005
MPA # 2003-0009

Additions/Renovations



Braddock Road

City of Alexandria - Department of Planning & Zoning

Minnie Howard

DSUP #2002-0045
REZ #2003-0005
MPA #2003-0009

1.3 acres proposed to be rezoned

