

Docket Item # 14 and 15
MASTER PLAN AMENDMENT #2003-0010
REZONING #2003-0006
T.C. WILLIAMS HIGH SCHOOL

Planning Commission Meeting
January 6, 2004

ISSUE: Consideration of a request for an amendment to the Taylor Run/Duke Street Small Area Plan chapter of the City's Master Plan to change the land use designation of the subject property from P/Parks to I/Institutional.

Consideration of a request for a zoning amendment to change the zoning designation of the subject property from POS/Public Open Space to R-20/Single family residential.

APPLICANT: Alexandria City Public Schools, by J. Howard Middleton, attorney

LOCATION: 3330 King Street

STAFF RECOMMENDATION

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

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

I. BACKGROUND

The applicant, Alexandria City Public Schools (ACPS), requests approval to change the zoning of a 3.8-acre parcel of land within the T.C. Williams High School site from POS/Public Open Space to R-20/Residential. The applicant also requests approval to amend the Taylor Run/Duke Street Small Area Plan to redesignate an 8.5-acre parcel from P/Parks to I/Institutional, which is the designation that applies to the remainder of the T.C. Williams school site. The amendments are proposed in order to allow the proposed new T.C. Williams complex to be built.

A. LAND PARCELS

The T.C. Williams/Chinquapin Park land area occupies some 51 acres and is comprised of three parcels of land.

Chinquapin Park site. To the east of the existing school is the Chinquapin Park land area. It is 28 acres in size, zoned POS/Public Open Space, and controlled by the City. The land is developed with a variety of athletic and community facilities, including Chinquapin Recreation Center, playing fields, tennis courts, and community gardens.

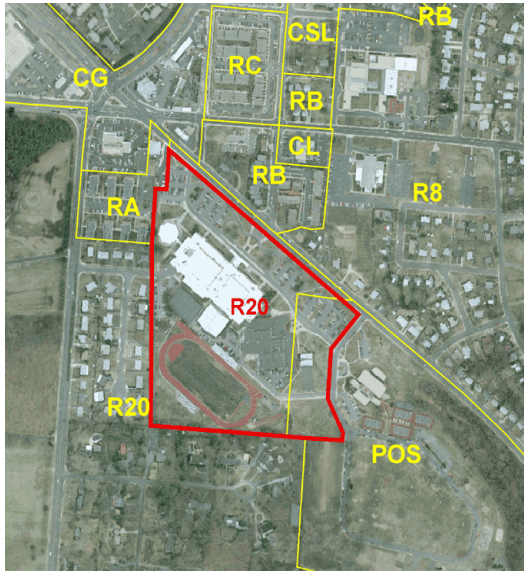
Existing T.C. Williams High School site. To the west of Chinquapin Park is the 19.8-acre ACPS site where the existing T.C. Williams building, stadium, and parking lots are located. In the master plan, this parcel is shown as I/Institutional. It is zoned R-20/Residential. Public schools are allowed within all of the residential zones.

8.5-Acre ACPS site. Between the two larger parcels is the Chinquapin Drive entrance from King Street and the remaining, separate 8.5-acre parcel, which is “L” shaped and runs along Chinquapin Drive. This parcel is controlled by ACPS. The north end of the parcel, closest to King Street, includes parking lots for T.C. Williams, a part of the Career Wing, and temporary classroom trailers. In the remaining part of the “L” are the T.C. Williams’ practice field and additional playing fields that border homes on Bishop Lane.



School Owned Parcels

B. LAND USE CONTEXT



T.C. Williams Site with Surrounding Zoning

Uses surrounding the site are mixed and include residential, commercial, and other institutional uses. The school is surrounded primarily by residential areas, including the R-20/single family zone to the west, at Woods Avenue and the south at Bishop Lane; the R-8/single family zone to the east, across King Street; the RA/Multifamily Quaker Lane Apartments parcel to the west; and the RB/Townhouse zone directly to the north.

There are churches in the area to the east and west along King Street and CG/Commercial General parcels at the intersection with Braddock Road and Quaker Lane. The POS/Public Open Space zone to the east and southeast extends beyond the parcel owned by the schools.

II. PROPOSED MASTER PLAN AMENDMENT AND REZONING

The 8.5-acre land area described above is the only land involved in the rezoning and master plan amendment requests. ACPS requests that the entire parcel be designated in the master plan as I/Institutional instead of P/Parks. ACPS further requests that a 3.8-acre portion of the same parcel (165,095 square feet), presently used by T.C. Williams for parking and temporary classroom trailers, be rezoned from POS to the R-20 zone, allowing for the construction of the new school building. The remainder of the parcel, where the practice fields are, will remain designated POS on the zoning map, for parks and open space.

A. MASTER PLAN

The application points out that the master plan amendment may not technically be required, inasmuch as the Small Area Plan for Taylor Run/Duke Street designates the property as P/Parks, Public Schools and Open Space. However, in order to make the master plan clear, and to include in the same category all of the land used by the schools, ACPS seeks the I/Institutional designation for that portion of the school property now shown as P. The 8.5-acre parcel will be used partially for the school building, with the remainder used for playing fields.

B. REZONING

Because the plan is to retain the existing high school building while the new school is being constructed, ACPS is limited to using a POS-zoned 3.8-acre portion of the site for the building. The zoning ordinance does not permit school buildings in the POS zone. Therefore, rezoning is necessary.

The 3.8 acres in question are closest to Chinquapin Drive, the current location of some of the school parking lots and the temporary trailers. By retaining the large school parcel (19.8 acres) in the R-20 zone and rezoning a 3.8 acre portion of the POS land to R-20, the proposed amendment will create a new 23.68-acre parcel in the R-20 zone for the new T.C. Williams building.

In addition, the existing high school is a noncomplying structure; since 1992, the building has exceeded the maximum floor area ratio requirements of its R-20 zoning. The proposed building will continue to exceed the R-20 FAR, and adding more land to the FAR equation affects the calculation by lowering the FAR slightly.

A text amendment (#2003-0005) recently approved by City Council allows an increase in floor area ratio for public schools in the R-20 zone and, under that provision, ACPS is requesting an increase in density. The following chart shows the difference in land areas and density before and after the proposed rezoning of the 3.8-acre site.

Zoning Specifications of T.C. Williams High School Site

	Current	Proposed *
Total land area in school site	28.3 acres	28.3 acres
R20	19.8 acres/	23.7 acres
POS	8.5 acres	4.62 acres
Building floor area	355,000 sf	547,000
FAR	.41(.25 allowed in R-20 zone)	.51

* Proposed with rezoning and DSUP approval.

III. STAFF ANALYSIS

Staff supports the rezoning of a part of the school's POS parcel to the R-20 zone. Although staff is rarely supportive of rezoning POS land, in this case the land will retain its public benefit for the community. The amendment will allow a new T.C. Williams High School to be built on the current school site, while maintaining the existing school during construction.

Furthermore, this land, although a relatively open area historically, has never been a park. Given that the parcel is currently the location for parking and temporary classroom trailers, there will be very little loss of open space in conjunction with this rezoning.

Finally, the plan for the new high school includes a new practice field at the northwest corner of the site, which will provide additional open space and public benefit.

IV. CONCLUSION

Staff recommends approval of the applicant's request to rezone a portion of the property from POS to R-20 and to amend the City's Master Plan to change the land use designation of a portion of the property from P/Parks, Public Schools and Open Space to I/Institutional.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning
Barbara Ross, Deputy Director, Department of Planning and Zoning
Laura Durham, Urban Planner

RESOLUTION NO. MPA 2003-0010

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 Taylor Run/Duke Street Small Area Plan chapter of the 1992 Master Plan was filed with the Department of Planning and Zoning on November 11, 2003 for changes in the land use designations to the parcels at 3330 King Street.

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 January 6, 2004 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 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 Taylor Run/Duke Street 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 Taylor Run/Duke Street 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 Taylor Run/Duke Street 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;

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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 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 parcels at 3330 King Street
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 January, 2003.

Eric Wagner, Chairman
Alexandria Planning Commission

ATTEST:

Eileen P. Fogarty, Secretary