



DOCKET ITEM #5
City Charter Section 9.06 Case #2013-0001
200 North Royal Street

Application	General Data	
Request: Review whether the proposed sale of property owned by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.	Planning Commission Hearing:	February 5, 2013
	City Council Hearing	N/A
Address: 200 North Royal Street	Zone:	CD/Commercial Downtown
Staff: Department of General Services	Small Area Plan:	Old Town Small Area Plan

Staff Reviewers: Jeremy McPike, Director, General Services Jeremy.mcpike@alexandriava.gov
 Karl Moritz, Deputy Director, Planning and Zoning karl.moritz@alexandriava.gov

Staff Recommendation: Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, for the sale of City owned property.

PLANNING COMMISSION ACTION, FEBRUARY 5, 2013: On a motion by Commissioner Dunn, seconded by Commissioner Fossum, the Planning Commission voted to find the sale and resulting use of the property consistent with the Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6 to 0.

Speakers:
 Philip Moffat, 534 N. Columbus Street, expressed dissatisfaction with the lack of information provided in the staff report. Mr. Moffat asked the Commission to remand the 9.06 back to City staff to better explain how the request is consistent with the Master Plan and the City Charter.



**City Charter Section
9.06 Case# 2013-0001**

2/5/2013



I. DISCUSSION

The City is proposing to sell the property at 200 North Royal Street in conjunction with its program to dispose of surplus property. Section 9.06 of the City's Charter requires that the Planning Commission approve any acquisition or sale of public land. The Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City's Master Plan.

II. BACKGROUND

200 North Royal Street (Elder Crafters also known as 405 Cameron Street) is a three-story townhouse-style building, owned by the City and located at the corner of North Royal Street and Cameron Street. The property is zoned for CD-Commercial Downtown, which allows for residential, commercial or mixed uses and is a building that will require significant renovation for any future use.

The upper two floors of the building were formerly used by the City as the administrative offices for the Office of Historic Alexandria (OHA) and Information Technology Services (ITS) training classrooms and most recently as office space for the Department of General Services. The ground level retail space is currently being leased to Elder Crafters of Alexandria on a month-to-month basis.

At the May 26, 2009 legislative session, City Council declared 200 N. Royal Street surplus property and authorized the City Manager to seek bid offers as described in the City Real Estate Disposition Policy.

Working with a real estate agent, the City has received three offers to purchase the property all within a range of \$800,000 to \$1,350,000. The offers reflect competitive pricing. The highest offer received was over the appraised and assessed value of the property of \$1,200,000 and \$1,127,916 respectively.

III. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, for the sale of City owned property. This property is within the Old Town Small Area Plan chapter of the Master Plan. The zoning of the property is CD-Commercial Downtown which is consistent with this designation in the Master Plan. There is no rezoning of the property proposed with the sale of the property so any use of the property that is allowed within this zone would be consistent with the Master Plan.

STAFF: Jeremy McPike, Director, General Services
 Karl Moritz, Deputy Director, Planning and Zoning