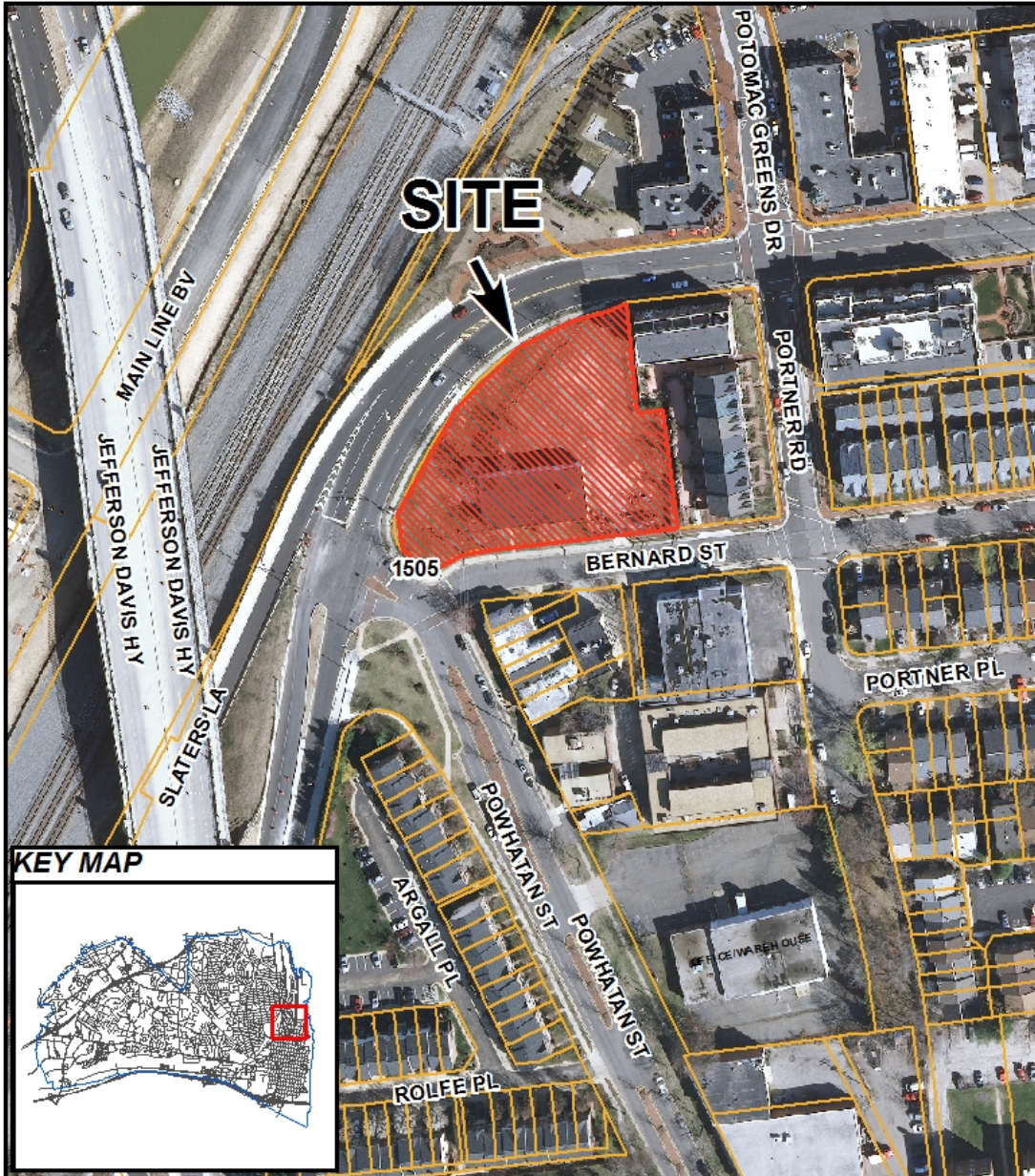


DOCKET ITEM #20-B
City Charter Section 9.06 Case #2014-0003
1505 Powhatan Street

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:	June 3, 2014
	City Council Hearing:	N/A
	Zone:	CSL, Commercial Service Low
Address: 1505 Powhatan Street	Small Area Plan(s):	Northeast

Staff Reviewers: Jeremy McPike, Director, General Services, jeremy.mcpike@alexandriava.gov Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning, dirk.geratz@alexandriava.gov Susan K. Eddy, AICP, Deputy Director, Planning & Zoning, susan.eddy@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.



DSUP #2013-0022
1505 Powhatan Street



I. DISCUSSION

The City is proposing to sell the property at 1505 Powhatan Street in conjunction with its program to dispose of surplus property. The site is currently occupied by the former and now abandoned City Traffic and Sign Shop. 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

The project site is located at the northern end of Powhatan Street where it intersects with Bernard Street and Slaters Lane. The one acre site, contains a vacant traffic and sign shop, and is bounded on three sides by these streets with the arc in Slaters Lane creating a uniquely curved shape to the parcel. This is the last site to redevelop in a block that is occupied by other townhouses built in recent years.

Also on the June 3, 2014 Planning Commission agenda, Pulte Homes Corporation is seeking approval for a Development Site Plan with Special Use Permit (DSUP) to construct 16 townhouse style multi-family residential units on this site.

The subject property is located within the Northeast Small Area Plan (SAP) chapter of the Master Plan. For this location, the SAP has a Proposed Land Use of CSL (Commercial Service Low), and the site is zoned CSL/Commercial Service Low. This land use and zoning classification allows residential uses, including multi-family as permitted uses. Thus, this proposal is consistent with both the Proposed Land Use and the zoning designation.

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. The proposal is consistent with the Master Plan, including specifically the Northeast Small Area Plan.

STAFF: Jeremy McPike, Director, General Services
 Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning
 Susan K. Eddy, AICP, Deputy Director, Planning & Zoning