



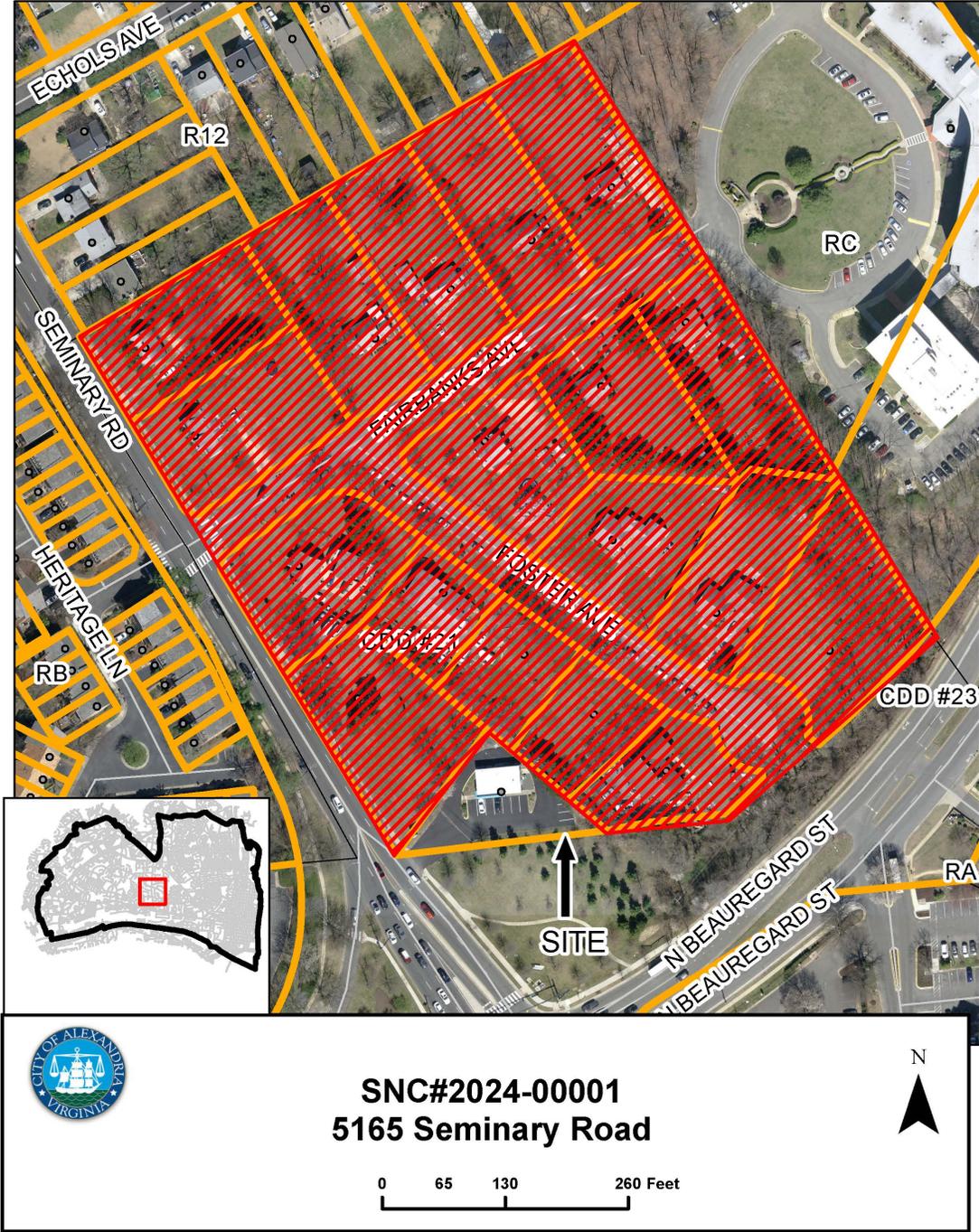
DOCKET ITEM # 4
Street Name Case #2024-00001
Upland Park – 5165 Seminary Road

Application	General Data	
Request: consideration of a request to name two new private streets.	Planning Commission Hearing:	May 7, 2024
	Zone:	CDD #21/Coordinated Development District #21
Address: 5165 Seminary Road	Small Area Plan:	Beauregard
Applicant: Hekemian and Co. Inc. represented by Ken Wire, attorney		

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances.
Staff Reviewers: Robert M. Kerns, AICP, Chief of Development, Robert.Kerns@AlexandriaVA.gov Maya Contreras, Principal Planner, Maya.Contreras@AlexandriaVA.gov Bill Cook, AICP, Urban Planner, William.Cook@AlexandriaVA.gov

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PROJECT LOCATION MAP



I. REPORT SUMMARY

The applicant, Hekemian and Co. Inc., requests approval to name two new private streets. Staff recommends approval of the Street Name request.

SITE DESCRIPTION

The new streets will be located within the Upland Park project at the northeast corner of the intersection of North Beauregard Street and Seminary Road. To the south of the project site across North Beauregard Street lies the Southern Towers apartment complex. To the north are single family homes along Echols Avenue, and The View (formerly The Hermitage) senior living residences lies to the north east. Across Seminary Road to the west can be found the Seminary Park townhouse neighborhood. To the west and further south is The Blake, a multiunit residential project at 2000 N. Beauregard.

The Upland Park project was formed from 19 parcels totaling 9.82 acres. The parcels formerly consisted of single-family homes on individual lots built in the early 1950's, fronting upon Seminary Road, Fairbanks Avenue and Foster Avenue. In addition to the proposed private streets to serve the townhouse development and new park space, the applicant is making significant upgrades to the existing public rights-of-way in the project area, including street widening, sidewalks, utility undergrounding, street trees, on-street parking and signalization.

BACKGROUND

In March 2021, City Council approved Master Plan Amendment #2020-00006, CDD Concept Plan Amendment #2020-00005, Development Special Use Permit #2019-00017 and Transportation Management Plan Special Use Permit #2021-00005 to enable the redevelopment of this site with 92 townhouse units, public and private streets, streetscape improvements, and a .85 ac (2,500 SF) park. The approvals established the private streets for which the applicant is now seeking approval under this Street Name Case.

PROPOSAL

The applicant has proposed two private streets to provide additional access and circulation within the Upland Park project. Landers Lane is a new street accessed from and perpendicular to existing Foster Avenue. Landers Lane will provide for addressing of townhouses located on the west side of the project area and will be part of internal private drives providing access to the rear garages of townhouses addressed to Seminary Road, Foster Avenue, and Fairbanks Avenue.

Anchorage Avenue is a new street on the eastern edge of the project site. It will be a one-way street from Seminary Road with on-street parking, special paving, and streetscaping to provide a visual transition between townhouses and the new park space. Both new streets are highlighted in Figure 1, below.

Figure 1: Proposed Street Names



Staff has not received any comments from the public regarding this Street Name Case application.

CODE OF ORDINANCES

New street names are regulated in Section 5-2-64 in the Code of Ordinances. This section of the City Code identifies two specific points that dictate the naming convention of the proposed streets:

1. Section 5-2-64(a) states that new streets that run “in a generally eastward direction” shall be designated as avenues. New streets that run “in a generally north-south direction” shall be streets. And for those streets in a diagonal direction, the Planning Commission shall, “designate the direction to be applied” for the street. Streets may be assigned alternative designations if the Planning Commission finds the use of another name to be more desirable than that of street or avenue.
2. Section 5-2-64(a)(1) states that “names shall be in harmony with surrounding streets in the existing developments insofar as possible.”

Staff finds that the proposed street names are unique and adhere to the requirements of Section 5-2-64. The proposed names are compatible with the surrounding streets and existing development.

II. CITY STAFF REVIEW

Staff supports the applicant's request for the new street names. The proposed street names would comply with the City Code requirements for new street names. The names have not elicited concerns from the reviewing City Departments: GIS, Fire, and Police. The proposed names do not sound like or are similar in spelling to other street names in the City of Alexandria or neighboring jurisdictions, ensuring that emergency services and the United States Postal Service would not confuse the streets with another street or alley in the city.

STAFF: Robert M. Kerns, AICP, Chief of Development
Maya Contreras, Principal Planner
Bill Cook, Urban Planner



APPLICATION

NEW STREET NAME: _____

LOCATION: _____

APPLICANT'S NAME: _____

ADDRESS: _____

REASON FOR REQUEST FOR NEW STREET NAME: _____

Print Name of Applicant or Agent

K. A. W.

Signature

Mailing/Street Address

Telephone # Fax #

City and State Zip Code

Date

For **New Street Names**: These items are not public hearing items and therefore are not required to be noticed by newspaper, posting, or letters to adjoining owners. However, it is the policy of P&Z to advertise in the newspaper and post the site, but not to mail out notices.

New Street Names are heard by PC only.

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

Fee Paid: \$ _____ ACTION - CITY COUNCIL: _____



APPLICATION

NEW STREET NAME or CHANGE OF STREET NAME

WHAT TO KNOW BEFORE APPLYING:

Filing Deadline and Application Acceptance: Application submissions must be received on or before the monthly filing deadline. Application requests must be submitted online via the [Alexandria Permit and Planning portal \(APEX\)](#). Application forms which correspond with a given request type should be included with applicant submissions made through APEX. Application forms can be found within the [APEX Document Library](#).

The filing deadlines associated with a given hearing are located on the [Planning Commission Hearing schedule](#). Staff may grant a grace period to allow the applicant time to submit missing materials. The applicant will be responsible for resubmitting the complete application package before the grace period ends. Applications submitted after a filing deadline and after the grace period will be processed for the next hearing cycle.

Application Forms and Plans: All portions of the application package must be completed in order for the application to be reviewed. Please use the application checklist contained in the application package to ensure that all components are completed. The petition signatures must be submitted on the petition template provided. Please print multiple blank sheets to collect the requisite number of signatures.

Filing Fee: There is no filing fee for new street name or change of street name applications.

AFTER FILING THE APPLICATION:

Review Process:

- **For streets classified as local, primary collector, residential collector, alley or unnamed alley:** Once the application package has been accepted, it will be assigned a case number and circulated to various City agencies for their review and comment. Planning & Zoning staff will prepare a staff report with a recommendation at a public hearing.
- **For streets classified arterial or expressway:** The request will be forwarded to City Council. City Council members may then raise the issue and by majority vote direct staff to bring the proposal forward as an ordinance change which shall include a public hearing and notification to adjacent property owners.

Property Owner Written Notification: For streets classified as local, primary collector, residential collector, alley or unnamed alley, the applicant must provide written notice to all abutting property owners. See detailed '[Notice Requirements](#)'.

Requests to Defer or Withdraw: At any point during the review process, the applicant may request that the application be deferred to an upcoming docket or withdrawn entirely. All requests to defer or withdraw must be submitted in writing. An application may also be put on hold for up to six months. It is the responsibility of the applicant to notify staff to re-docket a held application. If there is no activity within six months, the application will be withdrawn by staff.

PLANNING COMMISSION/CITY COUNCIL HEARINGS:

Planning Commission and City Council Hearings: Both Street Name Changes and New Street Name requests are considered by the Planning Commission during their regular meeting which normally occurs on the first Tuesday of each month in the City Council Chambers, City Hall, at 7:30 P.M. Change of

Street Name cases are subsequently considered by the City Council on the second Saturday following the Planning Commission hearing in the City Council Chambers, City Hall, at 9:30 A.M. Meeting dates may change and should be verified by the applicant at the time of filing the application. Please note that the applicant or a representative must attend the meetings. Failure to attend the Planning Commission hearing will result in a deferral or possibly denial or dismissal of the application.

STREET NAME CHANGE PROCESS:

All requests for the renaming of existing streets within the City of Alexandria shall be submitted by application to the Department of Planning and Zoning. The application may be submitted by a citizen or a civic association for a [street classified](#) as an **arterial, expressway, local, residential collector, primary collector or alley**.

Street name changes will not be considered if:

- The proposed street name is a duplication of an existing street name in Alexandria;
- The proposed street name change is a near duplication in spelling to an existing street or phonetically similar to an existing street;
- The existing street name has significant historical value to the City;
- The street name requested to be renamed is perceived to be offensive to segments of the City's citizenry;
- If the proposed street name change is longer than 14 characters;
- If the proposed street name is after a living person; and
- If the proposed street name is after commercial entity or implies a commercial endorsement.

It is strongly recommended to work closely with staff to identify potential street names which meet all street renaming criteria prior to beginning the application and collecting petition signatures.

The application shall include the following:

- Street Name Change Application;
- A location map showing the street or portion of street proposed for renaming with affected address range; and
- **For streets classified as a local, primary collector, residential collector, alley or unnamed alley:** A petition signed by at least 75% of the property owners abutting the street with printed names and addresses next to the signatures*.
- **For streets classified as an arterial or expressway:** A petition signed by at least 100 Alexandria property owners with printed names and addresses next to the signatures.*

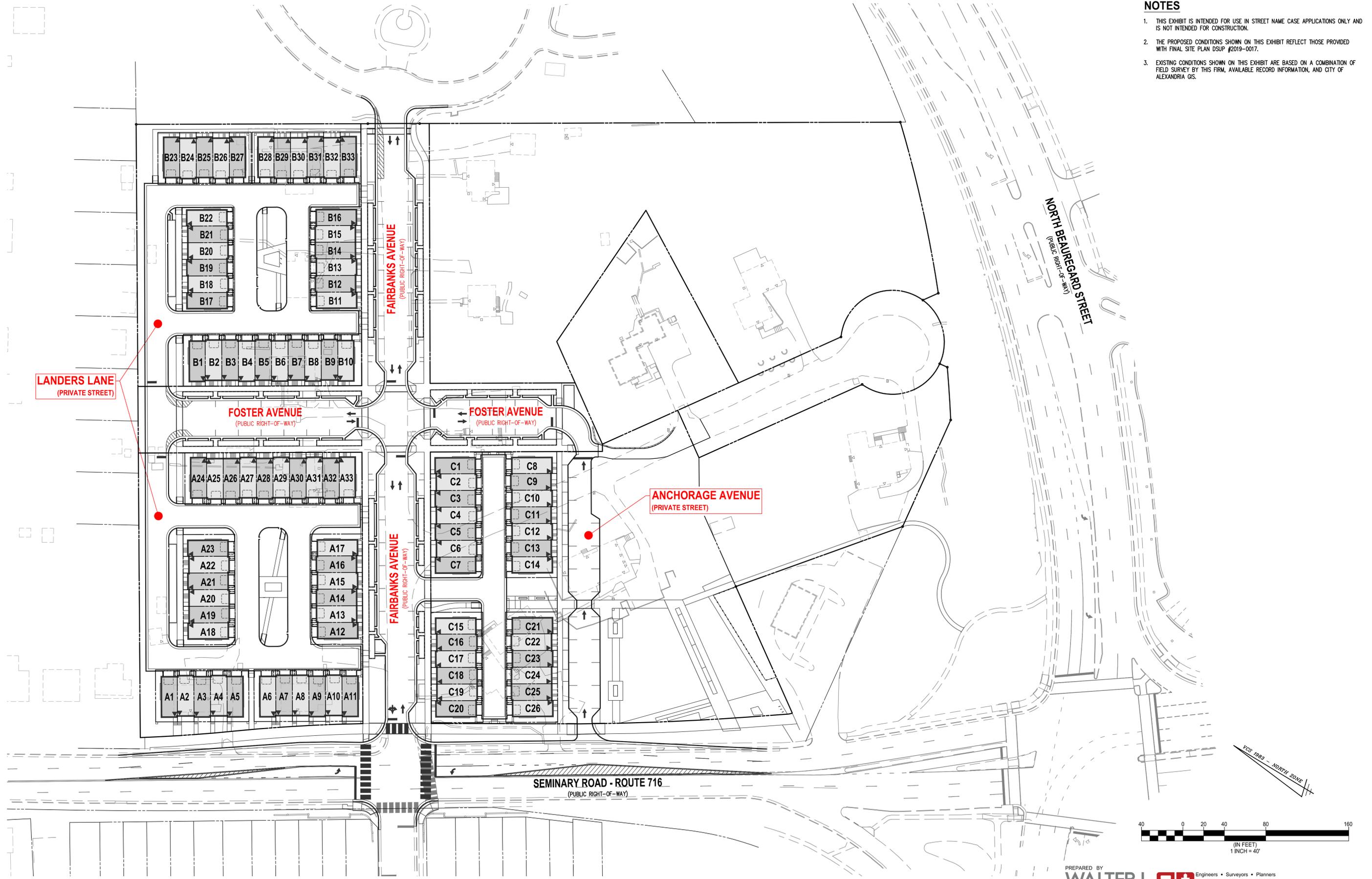
**This process is a commitment by all affected parties to rename the street on which their property is addressed. If the proposed street name is approved, there will be an address reassignment for each property, and all owners will be impacted personally and financially. Affected property owners are responsible for notifying personal correspondents and will bear whatever expenses incurred due to changing personal information, i.e., address numbers of house, mailbox, driver's license, credit cards, stationary, legal documents, etc.*

APPLICATION CHECKLIST

- ✓ **Site Plan**
 - Clearly identify the street in its entirety that you are requesting to rename with affected address range.
- ✓ **Signed Petition** - The signed petition must include the following:
 - Clearly identify the current and proposed street name
 - Identify **all** properties abutting the affected street
 - Signed petitions as described above (name, address, and signature)
- ✓ **Completed Application**

NOTES

1. THIS EXHIBIT IS INTENDED FOR USE IN STREET NAME CASE APPLICATIONS ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
2. THE PROPOSED CONDITIONS SHOWN ON THIS EXHIBIT REFLECT THOSE PROVIDED WITH FINAL SITE PLAN DSUP #2019-0017.
3. EXISTING CONDITIONS SHOWN ON THIS EXHIBIT ARE BASED ON A COMBINATION OF FIELD SURVEY BY THIS FIRM, AVAILABLE RECORD INFORMATION, AND CITY OF ALEXANDRIA GIS.



LANDERS LANE
(PRIVATE STREET)

FOSTER AVENUE
(PUBLIC RIGHT-OF-WAY)

FAIRBANKS AVENUE
(PUBLIC RIGHT-OF-WAY)

FOSTER AVENUE
(PUBLIC RIGHT-OF-WAY)

ANCHORAGE AVENUE
(PRIVATE STREET)

SEMINARY ROAD - ROUTE 716
(PUBLIC RIGHT-OF-WAY)

STREET NAME CASE EXHIBIT
UPLAND PARK

NOTE: THIS EXHIBIT IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
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SCALE: 1" = 40'
DATE: 2/15/2024