

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 5-602(A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00002.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2025-00002, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on March 4, 2025 of a text amendment to the Zoning Ordinance to adopt amendments to CDD #21 to align with the recent AlexWest small area plan amendments, which recommendation was approved by the City Council at public hearing on March 15, 2025;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-602(A) of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Heights	Uses
21	Beauregard	The RA zone shall apply to the existing residential portion of the Garden District, and Greenway and Town Center neighborhoods. The CG zone regulations shall apply to the existing shopping center in the Town	Maximum development levels shall be as depicted in the Development Summary	Maximum heights shall be as depicted in the Beauregard Small Area Plan dated	Mixed-use development to include, office, residential, retail and personal service, hotel, parks and open spaces, public buildings and

		<p>Center <u>Garden</u> neighborhood. In addition to the requirements herein, in the Greenway and <u>Garden District and Town Center</u> neighborhoods, the following shall apply:</p> <ul style="list-style-type: none"> - The FAR of the existing development shall not increase over the existing FAR. - No building shall be constructed within 50 feet of curb of North Beauregard Street 	<p>Table in the CDD Conditions. <u>Alex West Small Area Plan dated December 14, 2024,</u></p>	<p>June 16, 2012, <u>Alex West Small Area Plan dated December 14, 2024,</u> as may be amended.</p>	community facilities.
		<p>The OC zone regulations shall apply to the Adams Neighborhood.</p> <p>The R-12 zone regulations shall apply to the Upland Park Neighborhood.</p> <p>The RC zone regulations shall apply for the Southern Towers <u>Crossroads</u> Neighborhood.</p> <p>The neighborhoods as referenced herein, shall be the boundaries depicted in the CDD Concept Plan.</p>			

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 5-602(A), as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

1 Section 4. That this ordinance shall become effective on the date and at the time of
2 its final passage, and shall apply to all applications for land use, land development or subdivision
3 approval provided for under the City of Alexandria Zoning Ordinance which may be filed after
4 such date, and shall apply to all other facts and circumstances subject to the provisions of the
5 City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning
6 Ordinance.

7 ALYIA GASKINS
8 Mayor
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10 Introduction: 4/8/25

11 First Reading: 4/8/25

12 Publication:

13 Public Hearing: 4/26/25

14 Second Reading: 4/26/25

15 Final Passage: 4/26/25