

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Potomac Yard/Potomac Greens chapter of such master plan as Master Plan Amendment No. 2025-00003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2025-00003, 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 November 6, 2025 of an amendment to the Potomac Yard/Potomac Greens Chapter of the Master Plan of the City of Alexandria to update the Land Use Principles to eliminate prescriptive uses and densities and revise the language to list a maximum square footage of density for all uses in CDD #10, which recommendation was approved by the City Council at public hearing on November 15, 2025;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

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 the Potomac Yard/Potomac Greens Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by updating the Land Use Principles on Page 71 to delete number 1 and amend number 2 as shown in strikethrough and underline:

1. The CDD shall be predominantly residential and mixed use, with the highest densities of ~~commercial~~ uses adjacent to the existing Potomac Yard shopping center; and near the existing Metro station location where a future Metro Station could be located. Uses shall be consistent with the concept plan shown on Map 4 23, Land Use Concept.

- Maximum 6,098,000 net square feet of residential, retail, office, hotel, and continuum of care space.
- Minimum density to support a walkable, vibrant mixed-use development.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

1 Section 4. That the Master Plan of the City of Alexandria, as amended by this
2 ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria,
3 Virginia.
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5 Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to
6 the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the
7 Circuit Court shall file same among the court records.
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9 Section 6. That this ordinance shall become effective upon the date and at the time
10 of its final passage.
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12 ALYIA GASKINS
13 Mayor
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16 Introduction: 12/09/25
17 First Reading: 12/09/25
18 Publication:
19 Public Hearing: 12/13/25
20 Second Reading: 12/13/25
21 Final Passage: 12/13/25
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