

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. 2025-00006.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2025-00006, 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 a text amendment to the Zoning Ordinance to adopt amendments to modify the CDD#10 maximum development levels associated with different uses, which recommendation was approved by the City Council at public hearing on November 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:

(A) The CDD districts, as shown on Table 1, are as follows:

Table 1. Coordinated Development Districts

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
10	Potomac Yard / Potomac Greens	The RB zone regulations shall apply to the area south of the Monroe Avenue Bridge and east of the Metro Tracks, the CSL zone regulations shall apply on the first 250 feet east of Route 1, and the I zone regulations shall apply on the remainder of the site; except that the U/T regulations shall apply to an area approximately 120 feet wide located just west of the Metrorail right-of-way (area shown on the plat for Case REZ #95-0005) for the purpose of accommodating the relocated rail mainline on the yard, and except also that the area known as the "Piggyback Yard" and Slaters Lane portion of Potomac Yard (as shown on the plat for Case REZ #95-0004) may be developed pursuant to the CRMU-L zone provided that the Piggyback Yard: - shall contain no more than 275 dwelling units; - shall contain no more than 60,000 square feet of commercial space, of which no more than 30,000 square feet shall be office; - shall be planned and developed pursuant to a special use permit; - shall have a maximum height of 50 feet; - shall generally be consistent with the goals and the guidelines of the small area plan.	Up to 1,747,346 698,000 square feet of office space, except that office square footage may be converted to retail square footage through the special use permit process. Up to 325,000 square feet of continuum of care use, which may include up to 190 dwelling units. Up to 170 hotel rooms. Up to 120,000 115,000 square feet of retail space. ² Up to 2,239 2,800 residential units. Up to 330,000 net square feet of hotel, retail, residential, office and/or continuum of care space uses within Landbay G³ and/or Landbay H.⁴ Note 2: Office floor area may be converted to ground floor retail use through a special use permit. Note 3: Within Landbay G, the minimum amount of development shall be 1,921,000 square feet. Note 4: Within Landbay H, the minimum amount of development shall be 907,000 square feet.	Heights shall be as shown on the map entitled "Predominate Height Limits for CDD" (Map No. 24, Potomac Yard/Potomac Greens Small Area Plan Chapter of 1992 Master Plan) as may be revised.	Predominantly residential, with a mix of land uses to include home for the elderly, office, retail and service, hotel, parks and open spaces, and community facilities.

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.

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8 ALYIA GASKINS
9 Mayor

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11 Introduction: 12/09/25
12 First Reading: 12/09/25
13 Publication:
14 Public Hearing: 12/13/25
15 Second Reading: 12/13/25
16 Final Passage: 12/13/25