

ORDINANCE NO. 5555

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. 2024-00007.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2024-00007, 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 June 4, 2024 of a text amendment to the Zoning Ordinance to amend CDD#2 to exempt uses from complying with the parking minimums under the Zoning Ordinance, which recommendation was approved by the City Council at public hearing on June 15, 2024;

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 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 No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
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2	Eisenhower Avenue Metro	<p>OC zoning regulations apply except that:</p> <p>-Maximum F.A.R. is 1.25, except 2.0 with an architectural design SUP as specified in the master plan</p> <p>- Maximum heights shall be 100 feet, except on property known as the Hoffman Tract, where the maximum height shall not exceed 150 feet.</p> <p>Any project proposed for development under the OC Office Commercial zoning shall conform to the design principles and guidelines outlined in the Eisenhower East Small Area Plan as may be amended.</p> <p>Development is prohibited on any portion of the property delineated in the Eisenhower East Small Area Plan, as may be amended, as public open space or roadways, however, this restriction is not intended to affect the amount of total development on the parcel.</p>	<p>The development controls for each development block including principal land uses, required minimum percent of commercial, maximum and minimum building height, required on-site publicly accessible open space, and required minimum retail are delineated in "Table 1 "Development Summary" of the Eisenhower East Small Area Plan as may be amended. In addition, development shall be in accordance with the guidelines in the Eisenhower East Small Area Plan as may be amended.</p> <p>Maximum F.A.R.: No maximum F.A.R. The building volume shall be in accordance with the Eisenhower East Small Area Plan as may be amended.</p> <p>Minimum open space: The minimum open space shall conform to the Eisenhower East Small Area Plan as may be amended.</p> <p>Minimum yards: None, except as may be applicable pursuant to the supplemental yard and setback regulations of <u>section 7-1000</u>.</p> <p>Area Requirements: There are no lot area or frontage requirements.</p> <p><u>Parking: The minimum parking requirements in Section 8-200(A) for all uses shall not apply.</u></p> <p>The height-to-setback ratio required in <u>section 6-403(A)</u> and the zone transition requirements of <u>section 7-900</u> do not apply.</p> <p>All proposed development shall be reviewed for compliance with the design principles and guidelines by the Eisenhower East Design Review Board.</p>	<p>The maximum and minimum building heights shall conform to the Eisenhower East Small Area Plan as may be amended.</p>	<p>Active recreational uses; animal care facility; any use with live entertainment; apartment hotel; business and professional office; child care home; church; congregate housing facility; congregate recreational facility; continuum of care facility; day care center; dwelling, multi-unit; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; health and athletic club or fitness studio; health profession office; helistop; homeless shelter; hospice; hospital; hotel; light assembly, service, and crafts; medical care facility; medical laboratory; nursing or convalescent home or hospice; outdoor dining located on private property; outdoor market; passive recreational use; personal service establishment; public park; private school, academic; private school, commercial; public building; public school; radio or television broadcasting office and studio; recreation and entertainment use, indoor and outdoor; restaurant; retail shopping establishment; theater, live; social service use; solar energy system not serving a building, valet parking; and veterinary/animal hospital</p>

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

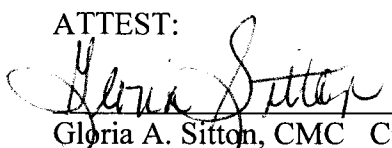
Section 3. That Section 5-602(A), as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

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




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**JUSTIN M. WILSON**  
Mayor

ATTEST:



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Gloria A. Sitton, CMC City Clerk

Approved as to Form:



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Cheran Cordell Ivery City Attorney

Final Passage: July 2, 2024