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City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 11, 2020
TO: MAYOR JUSTIN WILSON AND MEMBERS OF CITY COUNCIL
FROM: KARL W. MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING
SUBJECT: DOCKET ITEM #6 - ZONING TEXT AMENDMENT #2020-00005 ZONING ORDINANCE PRACTICAL UPDATES

The purpose of this memorandum is to modify a proposed amendment in Zoning Text Amendment #2020-00005 Zoning Ordinance Practical Updates. Staff inadvertently deleted language that we intended to keep in the Zoning Ordinance.

The current proposed amendment reads as:

12-102 - Noncomplying structures.

Noncomplying structures shall be permitted to continue indefinitely and shall be considered legal structures, but subject to the following restrictions:

~~(D) Residential reuse. A building which faces the unit through 1500 block of King Street and which is a noncomplying structure because it exceeds the floor area ratio of the CD zone, may be converted from nonresidential to same residential use, notwithstanding any requirement of the CD zone applicable to residential uses, provided that a special use permit is approved to allow such conversion.~~

The modified language to the proposed amendment should read as:

12-102 - Noncomplying structures.

Noncomplying structures shall be permitted to continue indefinitely and shall be considered legal structures, but subject to the following restrictions:

(D) Residential reuse. A building which faces the unit through 1400 ~~1500~~ block of King Street and which is a noncomplying structure because it exceeds the floor area ratio of the CD zone, may be converted from nonresidential to same residential use, notwithstanding any requirement of the CD zone applicable to residential uses, provided that a special use permit is approved to allow such conversion.

The proposed revision to Section 12-102(D) will ensure residential conversions on King Street, as currently permitted by the Zoning Ordinance, will not be impaired. The modification will continue to facilitate residential conversion on eligible properties through the SUP process.

Staff continues to recommend approval of Zoning Text Amendment #2020-00005 Zoning Ordinance Practical Updates with the proposed modification.