

ATTACHMENT 2: Master Plan Amendment Resolution

RESOLUTION NO. MPA 2023-00003

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the proposed amendment will amend the **Southwest Quadrant Small Area Plan** chapter of the 1992 Master Plan;

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revisions and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **January 4, 2024** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Southwest Quadrant Small Area Plan** section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Southwest Quadrant Small Area Plan** section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **Southwest Quadrant Small Area Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the **Southwest Quadrant Small Area Plan** chapter of 1992 Master Plan will, in accordance with present and probably future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The attached amendments to the **Southwest Quadrant Small Area Plan** are hereby adopted in their entirety amending the Southwest Quadrant Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia, to the:
 - Amend Map 8: Southwest Quadrant Land Use; to amend the land use map for the subject property from CL (Commercial Low) to RM (Residential Medium).
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the **4th of January, 2024**.

Nathan Macek, Chair

ATTEST: _____
Karl Moritz, Secretary

Attachments

Map 8: Southwest Quadrant Land Use, Existing

Map 8

Southwest Quadrant Land Use, as amended

(See also Map 6 in addendum for extended boundary)

- RM - Residential Medium
- RM/H - Residential Medium/High
- RH - Residential High
- CRMU-L - Commercial Residential Mixed Use Low
- CL - Commercial Low
- CD - Commercial Downtown
- CSL - Commercial Service Low
- P - Park, Recreation and Open Space
- INST - Institutional
- U/T - Utility and Transportation
- WL - Wetlands
- POS - Public Open Space



Please refer to Map 6 in addendum for this amendment (Ord. 3879).

Amended 6/25/96, Ord. 3879
Amended 10/15/05, Ord. 4426
Amended 6/12/10, Ord. 4674
Amended 10/13/18, Ord. 5165

Ord. 5165
Incorporate the South Patrick Street Housing Affordability Strategy (refer to Strategy for exact boundaries)

Ord. 4426
Incorporate Hunting Creek Area Plan (Please refer to Hunting Creek Area Plan for exact boundaries.)

Ord. 4674

Map 8: Southwest Quadrant Land Use, Proposed Map 8

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