

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 Taylor Run/Duke Street Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00013 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. 2021-00013, 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 1, 2022 of an amendment to the Taylor Run/Duke Street Small Area Plan Chapter of the Master Plan of the City of Alexandria to change the land use designation from CG-Commercial General to RH-Residential High and to increase the maximum building height from 35 to 60 feet for 2712 Duke Street, which recommendation was approved by the City Council at public hearing on November 12, 2022;

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 Taylor Run/Duke Street Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended to update Map 8: Taylor Run/Duke Street Land Use, to amend the land use map from CG (Commercial General) to RH (Residential High) and Map 13: Taylor Run/Duke Street Height Limits to amend the maximum height from 35 feet to 60 feet, for 2712 Duke Street, attached hereto and incorporated fully herein by reference, as a new chapter of the Master Plan of the City of Alexandria, Virginia.

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the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

1           Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to  
2 the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the  
3 Circuit Court shall file same among the court records.  
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5           Section 6. That this ordinance shall become effective upon the date and at the time  
6 of its final passage.  
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8                                   JUSTIN WILSON  
9                                   Mayor  
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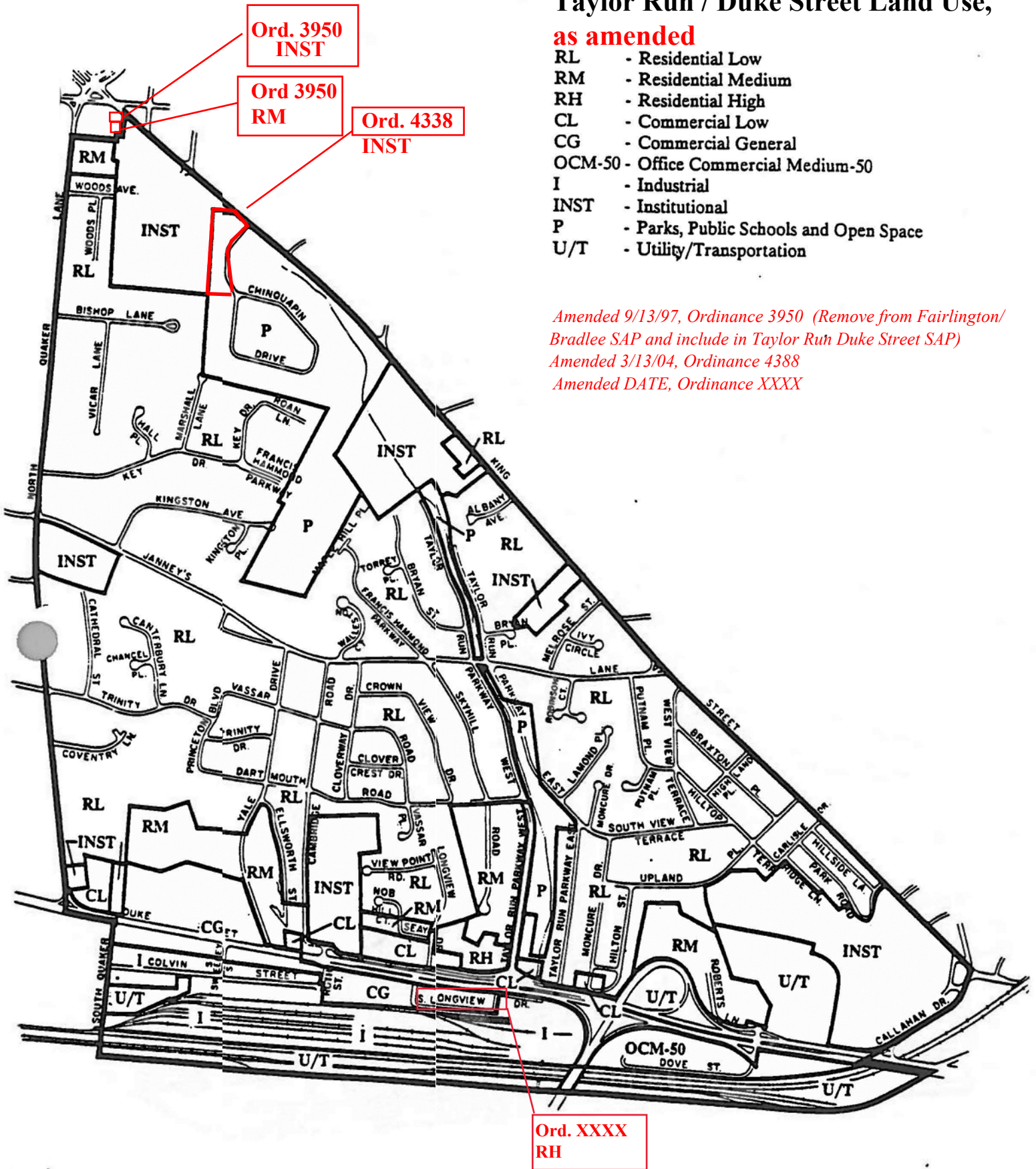
11  
12 Introduction: 12/13/22  
13 First Reading: 12/13/22  
14 Publication:  
15 Public Hearing: 12/17/22  
16 Second Reading: 12/17/22  
17 Final Passage: 12/17/22  
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# Map 8

## Taylor Run / Duke Street Land Use, as amended

- RL - Residential Low
- RM - Residential Medium
- RH - Residential High
- CL - Commercial Low
- CG - Commercial General
- OCM-50 - Office Commercial Medium-50
- I - Industrial
- INST - Institutional
- P - Parks, Public Schools and Open Space
- U/T - Utility/Transportation

*Amended 9/13/97, Ordinance 3950 (Remove from Fairlington/  
Bradlee SAP and include in Taylor Run Duke Street SAP)  
Amended 3/13/04, Ordinance 4388  
Amended DATE, Ordinance XXXX*



Taylor Run /  
Duke Street



# Map 13

## Taylor Run / Duke Street

### Height Limits, **as amended**

*Amended 6/14/08, Ord. 4552*  
*Amended DATE, Ord. XXXX*

