

ATTACHMENT 2: Master Plan Amendment Resolution

RESOLUTION NO. MPA 2023-00006

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 **Old Town North 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 **Old Town North 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 **Old Town North 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 **Old Town North 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 **Old Town North 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 **Old Town North Small Area Plan** are hereby adopted in their entirety amending the Old Town North 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 Figure 2.14: Recommended Height District Limits, to change the height limit for the property from 50 feet to 85 feet.
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 day of January, 2024.**

Nathan Macek, Chair

ATTEST: _____
Karl Moritz, Secretary

Attachments

Figure 2.14: Recommended Height District Limits, Existing

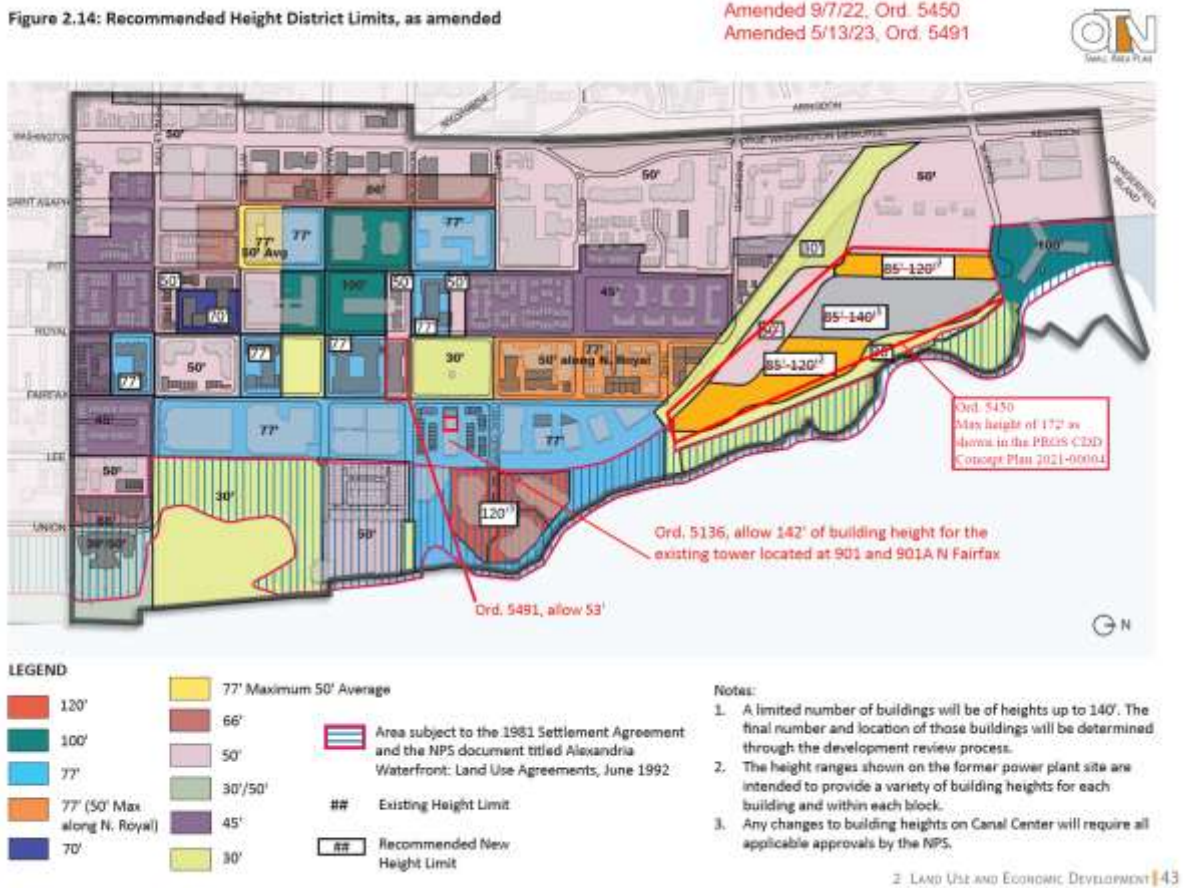
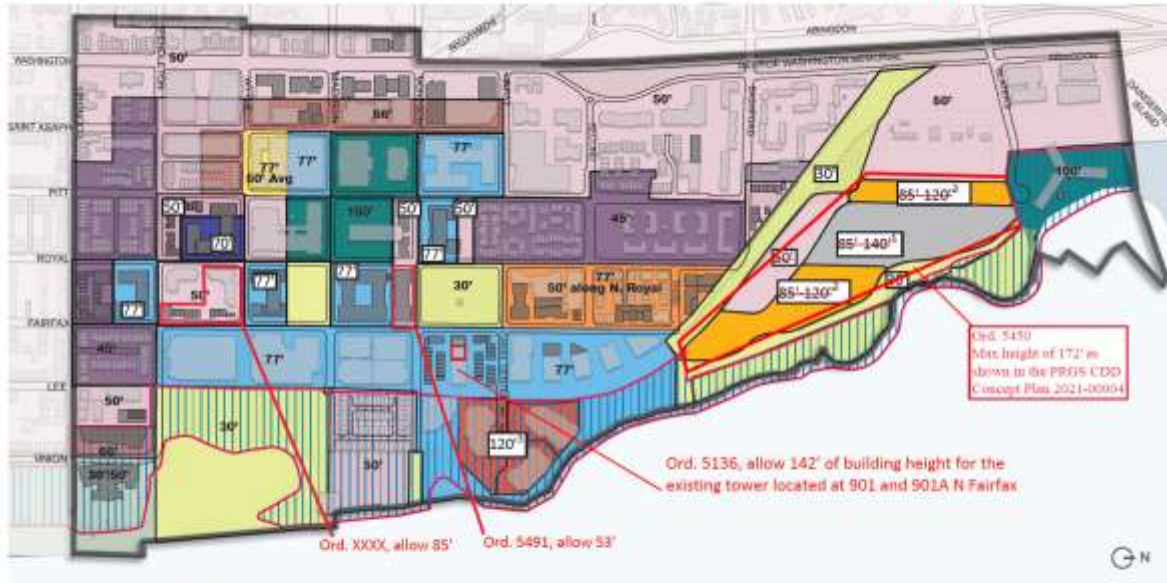


Figure 2.14: Recommended Height District Limits, Proposed

Figure 2.14: Recommended Height District Limits, as amended

Amended 9/7/22, Ord. 5450
Amended 5/13/23, Ord. 5491
Amended DATE, Ord. XXXX



LEGEND

 120'	 77'	 77' Maximum 50' Average	 30'/50'	 30'	 Area subject to the 1981 Settlement Agreement and the NPS document titled Alexandria Waterfront: Land Use Agreements, June 1992
 100'	 45'	 30'	 30'	 30'	 Existing Height Limit
 77'	 77'	 77' (50' Max along N. Royal)	 45'	 45'	 Recommended New Height Limit
 70'	 70'	 70'	 70'	 70'	 Recommended New Height Limit

Notes:

1. A limited number of buildings will be of heights up to 140'. The final number and location of those buildings will be determined through the development review process.
2. The height ranges shown on the former power plant site are intended to provide a variety of building heights for each building and within each block.
3. Any changes to building heights on Canal Center will require all applicable approvals by the NPS.