

ORDINANCE NO. 5570

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. 2024-00001.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2024-00001, 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 December 3, 2024 of a text amendment to the Zoning Ordinance to establish Coordinated Development District No. 31 (Eisenhower Conversion), which recommendation was approved by the City Council at public hearing on December 14, 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, as shown:

5-602 - Coordinated development districts created, consistency with master plan, required approvals.

(A) The CDD districts, as shown on Table 1, are as follows:
Table 1. Coordinated Development Districts

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
31	Eisenhower Conversion	OCM (100) zoning regulations shall apply	<p><u>Maximum floor area:</u> 1.5 million sq. ft. of gross floor area</p> <p><u>Minimum open space:</u> A minimum of 30% of the land area within the CDD area shall be provided as useable open space, half of which (15%) must be publicly accessible, ground-level useable open space.</p> <p><u>Minimum yards:</u> None, except as may be applicable pursuant to the supplemental yard and setback regulations of § 7-1000.</p> <p><u>Area Requirements:</u> There are no lot area or frontage requirements.</p> <p>The height-to-setback ratio required in § 6-403(A) of the Zoning Ordinance, the zone transition requirements of § 7-900, and the front yard use limitations of § 7-103(A) do not apply.</p>	The maximum heights shall conform to the CDD-31 Concept Plan as may be amended.	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; dwelling, multi-unit; dwelling, townhouse; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; hospice; hospital; hotel; light assembly, service, and crafts; medical care facility; nursing or convalescent home or hospice; outdoor market; passive recreational use; public park; private school, academic; public building; recreation and entertainment use, outdoor; retail shopping establishment, over 20,000 sq. ft.; valet parking; and veterinary/animal hospital.

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.



ALYIA GASKINS
Mayor

ATTEST:



Gloria A. Sitton, CMC City Clerk

Approved as to Form:



Cheran Cordell Ivery City Attorney

Final Passage: January 25, 2025