

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 Old Town North Small Area Plan chapter of such master plan as Master Plan Amendment No. 2025-00005 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. 2025-00005, 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 January 6, 2026 of an amendment to the Old Town North Small Area Plan Chapter of the Master Plan of the City of Alexandria to change the height limit for the property at 732 North Washington and 710 Madison Street from 50 to 55 feet, which recommendation was approved by the City Council at public hearing on January 24, 2026;

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 Old Town North Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by amending Figure 2.14: Recommended Height District Limits, to change the height limit for the property at 732 North Washington and 710 Madison Street from 50 to 55 feet, attached hereto and incorporated fully herein by reference.

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the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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 ALYIA GASKINS
9 Mayor
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12 Introduction: 2/10/26

13 First Reading: 2/10/26

14 Publication:

15 Public Hearing: 2/21/26

16 Second Reading: 2/21/26

17 Final Passage: 2/21/26
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Figure 2.14: Recommended Height District Limits, as amended

Amended 9/7/22, Ord. 5450
Amended 5/13/23, Ord. 5491
Amended 2/24/24, Ord. 5521

Amended 3/16/24, Ord. 5526
Amended DATE, Ord. XXXX

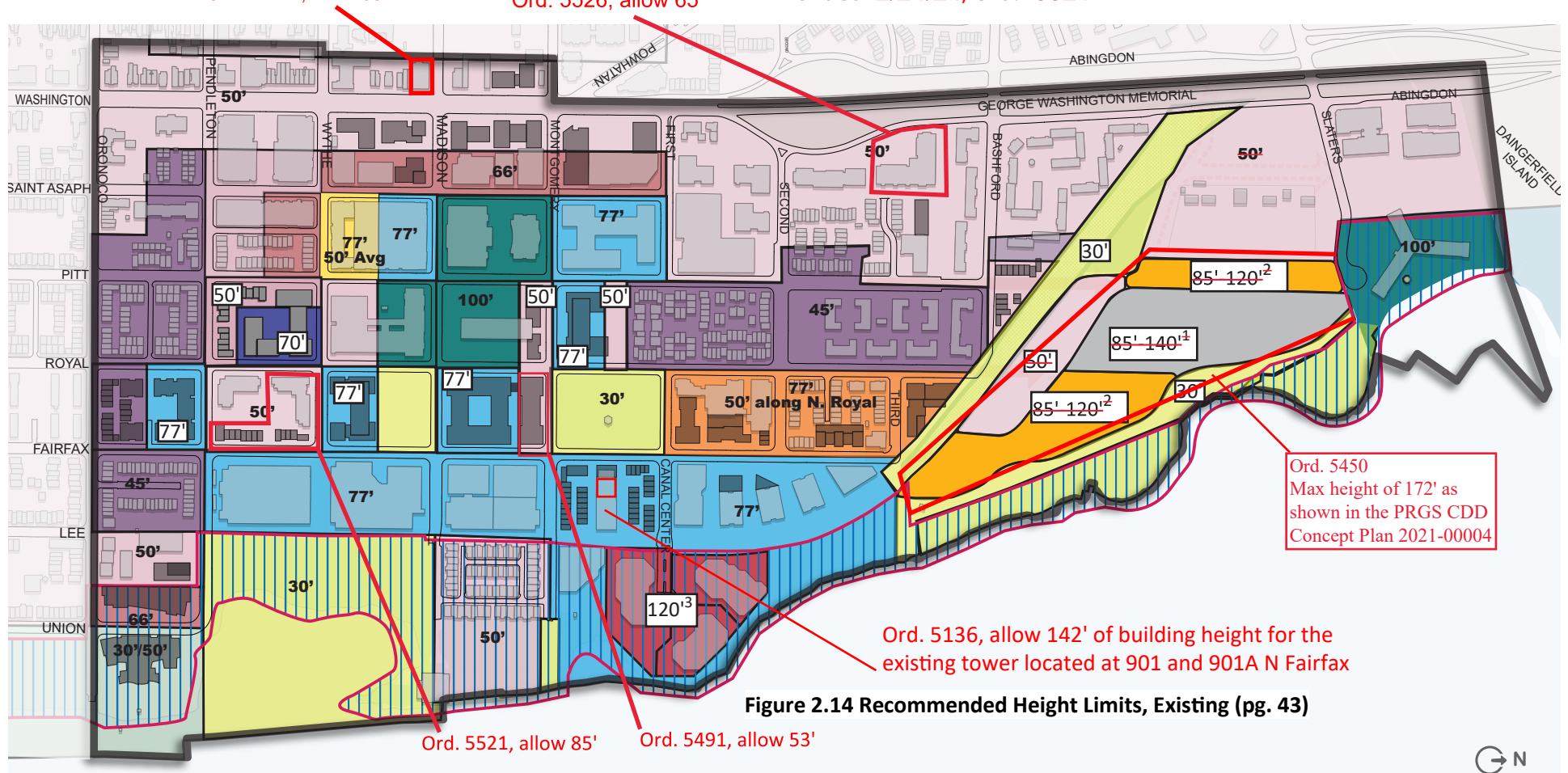


Figure 2.14 Recommended Height Limits, Existing (pg. 43)

LEGEND

 120'	 77' Maximum 50' Average	 Area subject to the 1981 Settlement Agreement and the NPS document titled Alexandria Waterfront: Land Use Agreements, June 1992
 100'	 66'	 Existing Height Limit
 77'	 50'	 Recommended New Height Limit
 77' (50' Max along N. Royal)	 30'/50'	
 70'	 45'	
	 30'	

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.