

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. 2023-00006 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. 2023-00006, 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 4, 2024 of an amendment to the Old Town North Small Area Plan Chapter of the Master Plan of the City of Alexandria to amend Figure 2.08: Development Summary Table to amend the proposed zoning, FAR, and total allowable development and Figure 2.14: Recommended Height District Limits to amend the height limit for the property from 50 to 85 feet, which recommendation was approved by the City Council at public hearing on January 20, 2024;

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 Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended to update Figure 2.08: Development Summary Table to amend the proposed zoning, FAR, and total allowable development and Figure 2.14: Recommended Height District Limits to amend the height limit for the property from 50 to 85 feet, attached hereto.

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City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

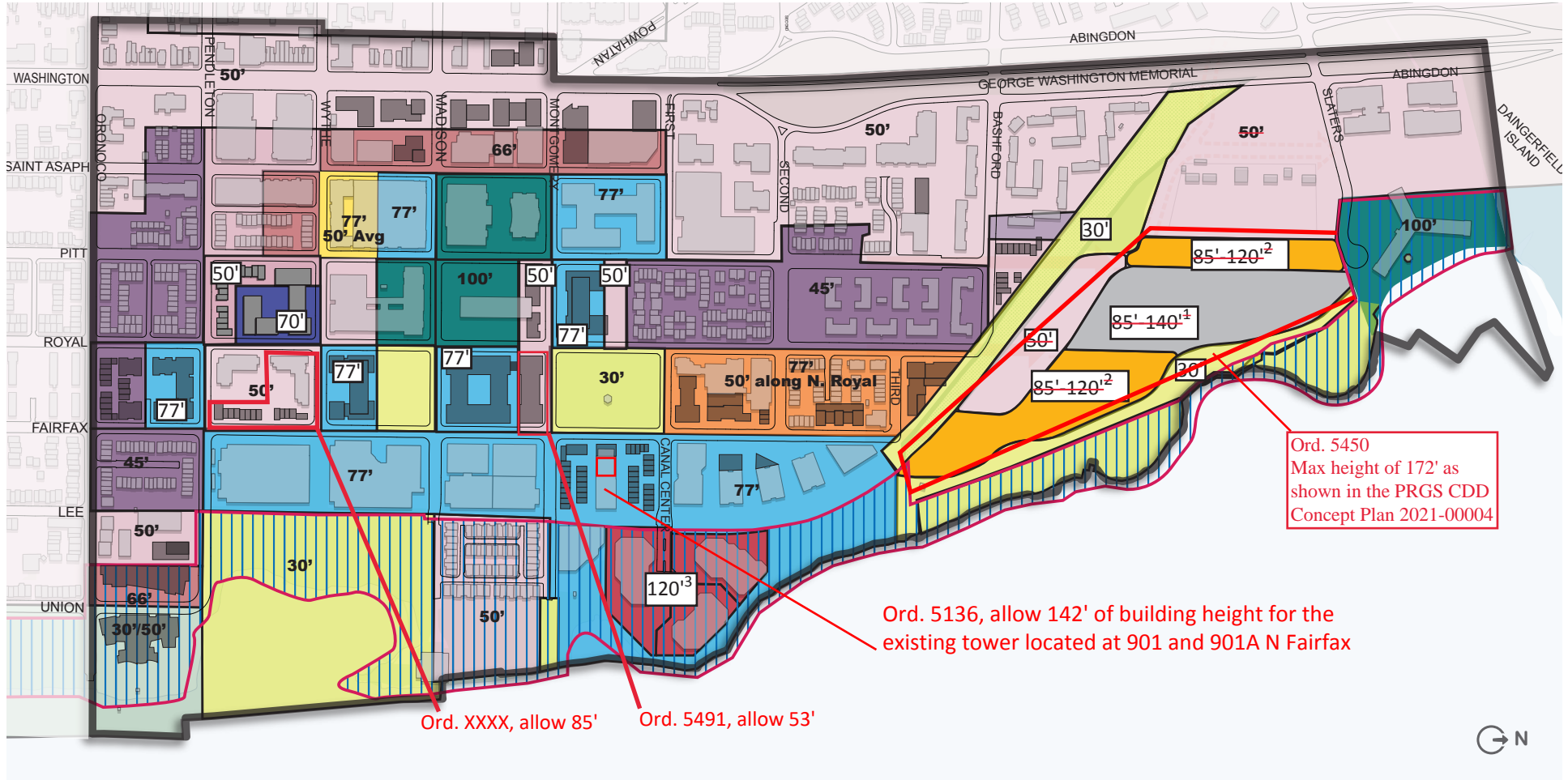
Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Figure 2.08: Development Summary Table

SITE				EXISTING DEVELOPMENT				PROPOSED DEVELOPMENT			
Site #	OTN Plan Sub-area	Site	Parcel Size (Combined in some cases. See Note)	Existing Development	Existing Zoning	Existing Allowable FAR	Existing Allowable Maximum Development	Proposed zoning	Proposed FAR	Proposed Height	Proposed: Total Allowable Development (Parcel size x Max FAR)
	UNITS		SF	SF		SF	SF				SF
	NOTES		(1)	(2)		(3)		(3)		(6)	(3)(4) (5)
1	Subarea 4	Robinson Terminal North	141,180	91,814	W-1	1.7	238,816	W-1	1.7	See SAP Height Map	238,816
2	Suabrea 4	Dalton Wharf	49,463	28,127	OC	1.0/1.25 (Res)	61,829	OC	1.0/1.25 Res	See SAP Height Map	61,829
3	Subarea 2	Hopkins (ARHA)	87,171	46,016	RM	1.5	130,757	CRMU-X	2.5	See SAP Height Map	217,928
4	Subarea 2	Ladrey	38,752	104,061	RC	1.25	70,650	CRMU-X RMF	2.5 3.0	See SAP Height Map	141,300 169,560
		Former ARHA HQ	17,768	6,508							
		Former ARHA HQ Liner	0	0							
		Annie B. Rose	30,652	60,442		1.25	38,315	CRMU-X	2.5	See SAP Height Map	76,630

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



Ord. 5450
 Max height of 172' as
 shown in the PRGS CDD
 Concept Plan 2021-00004

Ord. 5136, allow 142' of building height for the
 existing tower located at 901 and 901A N Fairfax

Ord. XXXX, allow 85' Ord. 5491, allow 53'

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.