

ORDINANCE NO. 5521

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.

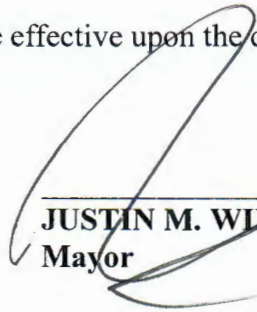
Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

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City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.



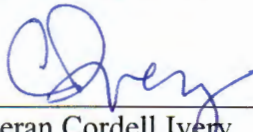
JUSTIN M. WILSON
Mayor

ATTEST:



Gloria A. Sitton, CMC City Clerk

Approved as to Form:



Cheran Cordell Ivery City Attorney

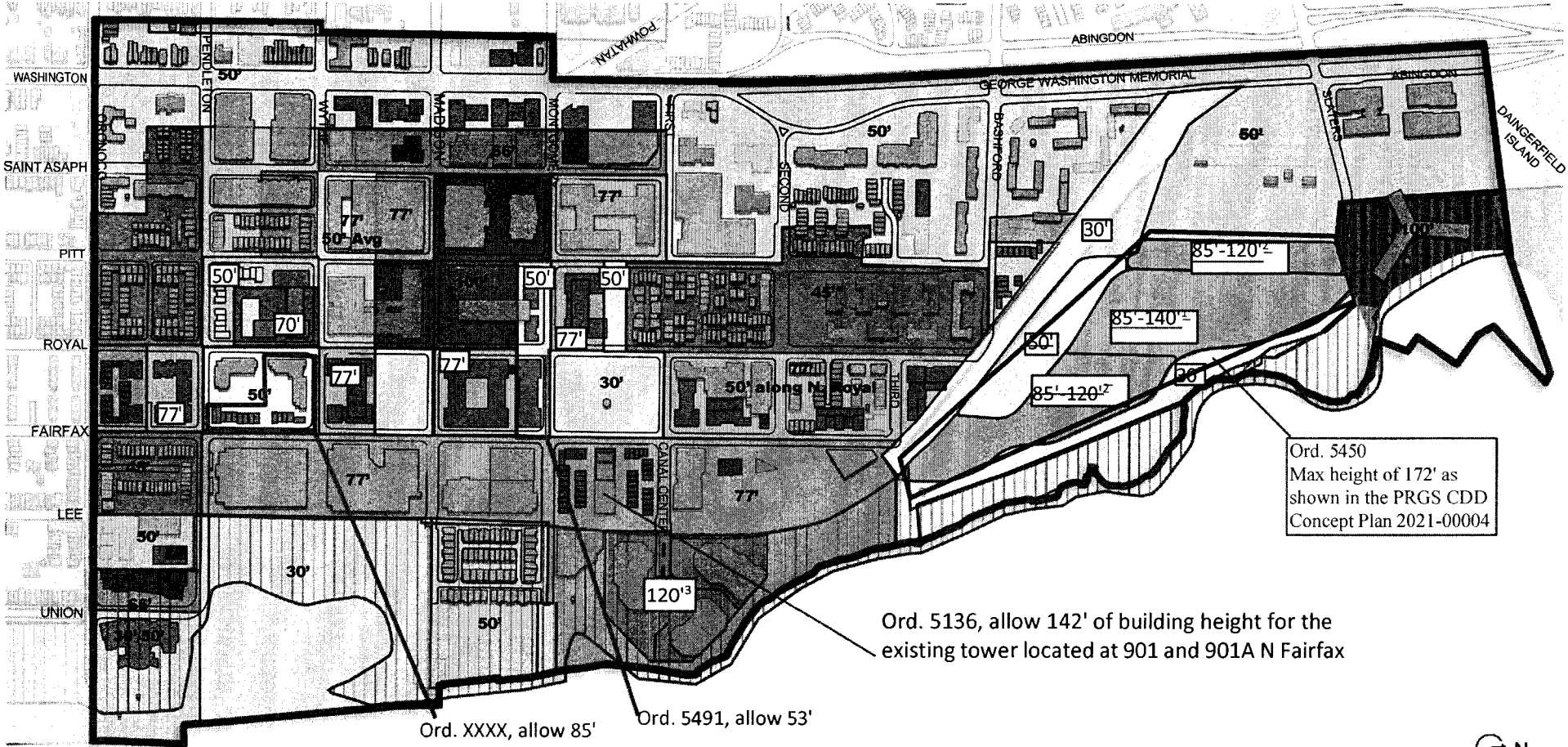
Final Passage: February 24, 2024

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)	
				SF		SF	SF		(3)	(6)	(3)(4) (5)	
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	Subarea 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								
		Former ARHA HQ	17,700	0,000					CRMU-X RME	2.5 3.0	See SAP Height Map	141,300 169,560
		Former ARHA HQ Liner	0	0	RC	1.25	70,650					
		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 2/24/24, Ord. 5521



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.