

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) and Section 6-901 (OLD TOWN NORTH ARTS AND CULTURAL DISTRICT OVERLAY) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment Nos. 2022-00006 and 2022-00007.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment Nos. 2022-00006 and 2022-00007, 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 June 23, 2022 of a text amendment to the Zoning Ordinance to establish Coordinated Development District No. 30 (Potomac River Generating Station) and amend the Old Town North Arts and Cultural District Overlay map, which recommendation was approved by the City Council at public hearing on July 5, 2022;

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
30	Potomac River Generating Station	UT regulations shall apply	Maximum floor area: 2.15 million sq. ft. of gross floor area (GFA), excluding floors below-grade and limited areas under projected building massing. Additional floor area up to 350,000 sq. ft. of GFA may be requested pursuant to the provision of affordable housing and arts and cultural anchors. Floor area will be excluded for arts and cultural tenants if requested pursuant to Section 6-903 of the Zoning Ordinance. Properties in this zone are ineligible to request Special Use Permit approval for the affordable housing bonus density provisions of Section 7-700 or the arts and cultural anchors bonus density provisions of Section 6-904 of the Zoning Ordinance. Minimum sitewide non-residential uses: 20% of total GFA. Open Space: minimum 15% per development block containing residential uses and a minimum 5 acres of publicly accessible open space adjacent to the Mount Vernon Trail and the Old Town North Linear Park. Minimum yards: None. The supplemental yard and setback regulations of Section 7-1000 do not apply. Area Requirements: There are no lot area or frontage requirements. The height-to-setback ratio required in Section 6-403(A) of the Zoning Ordinance and the zone transition requirements of Section 7-900 do not apply.	The minimum and maximum heights shall conform to the heights in the Old Town North Small Area Plan as amended. Additional height for mechanical penthouses, solar photovoltaic structures and horizontally adjacent structures for common amenity spaces is permitted up to 20 feet above maximum building height unless increased by Special Use Permit.	Active recreational uses; animal care facility; any use with live entertainment; apartment hotel; arts and cultural anchors and tenants; business and professional office; child care home; church; congregate housing facility; congregate recreational facility; continuum of care facility; day care center; dwelling, multifamily; dwelling, townhouse; dwelling, co-living; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; health and athletic club or fitness studio; health profession office; helistop; hospice; hospital; hotel; interim surface parking lots for non-construction uses on undeveloped blocks; light assembly, service, and crafts; medical care facility; medical laboratory; nursing or convalescent home or hospice; outdoor dining; outdoor market; passive recreational use; personal service establishment; public park; private school, academic; private school, commercial; public building; public school; radio or television broadcasting office and studio; recreation and entertainment use; restaurant; retail shopping establishment; social service use; valet parking; and veterinary/animal hospital

Section 2. That Section 6-901 of the Zoning Ordinance be, and the same hereby is, amended by deleting the Old Town North Arts and Cultural District Overlay map and replacing it with the attached map.

Section 3. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 4. That Sections 5-602(A) and 6-901, as amended pursuant to Sections 1 and 2 of this ordinance, be, and the same hereby are, 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.

JUSTIN WILSON
Mayor

Introduction: 09/13/22
First Reading: 09/13/22
Publication:
Public Hearing: 09/17/22
Second Reading: 09/17/22
Final Passage: 09/17/22

