

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE to amend and reordain Section 5-600 (CDD/COORDINATED DEVELOPMENT DISTRICT) of Article No. V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendments heretofore approved by city council as Text Amendment No. 2012-00007 (CDD 21), Text Amendment No. 2012-00008 (CDD 22) and Text Amendment No. 2012-00010 (Beauregard Urban Design Advisory Committee).

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2012-00007 (CDD 21) and No. 2012-00008 (CDD 22), 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 April 2, 2013 of a text amendment to the Zoning Ordinance to create CDD No. 21 and CDD No. 22 and create the Beauregard Design Review Board, which recommendation was approved by the City Council at public hearing on April 9, 2013;

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 of the Zoning Ordinance be, and the same hereby is, amended by adding CDD 21 and 22 and inserting the following additions to Table 1 therein, as shown:

**Table #1: Proposed Revision to Section 5-602 of the Zoning Ordinance**

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
21	Beauregard	The RA zone shall apply to the existing residential portion of the Garden District, Greenway and Town Center neighborhoods. The CG zone regulations shall apply to the existing shopping center in the Town Center neighborhood. In addition to the requirements herein, in the Greenway, Garden District and Town Center neighborhoods, the following shall apply: <ul style="list-style-type: none"> <li>- The FAR of the existing development shall not</li> </ul>	Maximum development levels shall be as depicted in the Development Summary Table in the CDD Conditions.	Maximum heights shall be as depicted in the Beauregard Urban Design Standards and Guidelines dated March 18, 2013.	Mixed-use development to include, office, residential, retail and personal service, hotel, parks and open spaces, public buildings and community facilities.

		<p>increase over the existing FAR.</p> <ul style="list-style-type: none"> <li>- No building shall be constructed within 50 feet of curb of North Beauregard Street</li> </ul> <p>The OC zone regulations shall apply to the Adams Neighborhood.</p> <p>The R-12 zone regulations shall apply to the Upland Park Neighborhood</p> <p>The RC zone regulations shall apply for the Southern Towers Neighborhood.</p> <p>The neighborhoods as referenced herein, shall be the boundaries depicted in the CDD Concept Plan.</p>			
22	Seminary Overlook	The RC regulations shall apply for the portion of the property west of the existing Kenmore Avenue as configured as of the date of City Council's initial approval of CDD #22, and the RA zone regulations shall apply for the portion of the property east of Kenmore Avenue.	Maximum development levels shall be as depicted in the Development Summary Table in the CDD Conditions.	Maximum heights shall be as depicted in the Beauregard Urban Design Standards and Guidelines dated March 18, 2013.	Residential, Multifamily Residential.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

Section 2. That a new Section 5-612 be and hereby is created, as follows:

5-612 - Beauregard Urban Design Advisory Committee.

- (A) There is hereby established by ordinance the Beauregard Urban Design Advisory Committee.
- (B) The Beauregard Urban Design Advisory Committee shall consist of nine members appointed by city council as follows:
  - (1) Four qualified professional members skilled in architecture, planning, landscape architecture and/or urban design;
  - (2) Three citizen members;
  - (3) One member representing the business community; and
  - (4) One at-large member.
- (C) The purpose of the Beauregard Urban Design Advisory Committee is to review applications under this ordinance, within CDD No. 21 and CDD No. 22. Applications within CDD No. 21 and CDD No. 22 are to be reviewed for compliance with the Beauregard Small Area Plan and the Beauregard Urban Design Standards and Guidelines, as adopted by the planning commission. The board will make recommendations on such applications to the planning commission and city council through the director.
- (D) The director shall send to the board a copy of any application subject to its review, and the board shall send its comments to the director in time to be sent to the planning

1 commission together with the staff report on the application. Each applicant shall  
2 discuss their application with the board prior to filing.

3 (E) The board and director shall establish a regular schedule which provides for meeting  
4 at least once per calendar quarter. Additional meetings may be called by the chair of  
5 the board and the director.

6  
7 Section 3. That the director of planning and zoning be, and hereby is, directed to  
8 record the foregoing text amendment.

9  
10 Section 4. That Section 5-602, as amended pursuant to Section 1 of this ordinance,  
11 and Section 5-612, as created pursuant to Section 2 of this ordinance, be, and the same hereby  
12 are, reordained as part of the City of Alexandria Zoning Ordinance.

13  
14 Section 5. That this ordinance shall become effective on the date and at the time of  
15 its final passage, and shall apply to all applications for land use, land development or subdivision  
16 approval provided for under the City of Alexandria Zoning Ordinance which may be filed after  
17 such date, and shall apply to all other facts and circumstances subject to the provisions of the  
18 City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning  
19 Ordinance.

20  
21 WILLIAM D. EUILLE  
22 Mayor

- 23  
24 Introduction:  
25 First Reading:  
26 Publication:  
27 Public Hearing:  
28 Second Reading:  
29 Final Passage: