

ORDINANCE NO. 4976

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment approved by City Council on October 17, 2015 to the Potomac West Small Area Plan chapter of such master plan as Master Plan Amendment No. 2015-0004 to incorporate the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines into such Small Area Plan 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. 2015-0004 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 October 6, 2015 of an amendment to the Potomac West Chapter of the Master Plan of the City of Alexandria to incorporate the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines into such Small Area Plan, which recommendation was approved by the City Council at public hearing on October 17, 2015;

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 Potomac West Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by incorporating the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines dated October 1, 2015 (the "Plan") into such Small Area Plan attached hereto and incorporated fully herein by reference with the following amendments that were adopted by City Council on October 17, 2015:

1. Revise Recommendation 1.1 in Chapter 1 and Chapter 9 to include "support the expectation of high quality architecture" as follows:

1.1 Establish Design Standards and Guidelines to support the expectation of high quality architecture and to ensure compatibility with the adjoining neighborhoods.

Throughout the Plan, wherever the phrase "high quality design" appears, revise to read "*high quality design and architecture.*"

2. On page 52 of the Plan, incorporate text consistent with the parameters developed by the Oakville Triangle/Route 1 Corridor Advisory Group for the southern Oakville Triangle parcel:

Additional height may be considered for the property at the corner of Fannon and Route 1 subject to the following:

- Require a more appropriate setback (larger than 12 feet proposed) between the proposed building and the future lower trail in Mount Jefferson Park. Suggestion is to maintain the setback that is established in the northern portion of Oakville Triangle;
- Maintain a 45' height limit adjacent to Mount Jefferson Park consistent with the 45' height established in the northern portion of Oakville Triangle; and
- Allow for some flexibility of building height on the Route 1 frontage above the currently proposed 55 feet if 45' building height is maintained along Mount Jefferson Park.

A request to increase the allowed height on the parcel (above 55 feet) in the future will be evaluated as part of a DSUP application and based on the criteria established by Advisory Group.

3. Delete recommendation 7.14 on page 98 of the Plan

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.

WILLIAM D. EUILLE
Mayor

Final Passage: November 14, 2015