

## City of Alexandria, Virginia

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### MEMORANDUM

TO: CHAIRWOMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR,  
DEPARTMENT OF PLANNING & ZONING

DATE: FEBRUARY 5, 2017

SUBJECT: DOCKET ITEM #5 – TA #2017-0001 FLOOR AREA RATIO

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**Issue:** Providing clarification on the text language as it relates to several exclusions outlined in the staff report and the text language for the transition period to be outlined in the ordinance.

**Recommendation:** Revise proposed text amendment language clarifying the language for typographical errors to Section 2-145(B)(10)(11):

- “(10) Any floor area that was used as a private or public garage prior to [date of adoption] ~~that had a headroom~~ with a height of less than 7 feet 6 inches.” – This change makes the language consistent with the description in the beginning of the section.
- “(11) Floor areas excluded as part of a development site plan that ~~were~~ was approved prior to [date of adoption] within a Coordinated Development District.”

After publishing the staff report, staff received questions regarding the text language that would be used outlining the parameters of the proposed 6-month transition period between the existing FAR provisions and the new FAR provisions. Staff has provided the language that will be used for the ordinance, as illustrated below:

*That this ordinance shall become effective on the date and at the time of its final passage, and after such date, shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance for which any application for any land use approval has not yet been filed with the Department of Planning and Zoning, however during a period of 6 months from the date of its final passage an applicant may choose to apply the previous floor area definition in whole or apply the floor area definition that is the subject of this ordinance in whole.*