

ORDINANCE NO. 5109

AN ORDINANCE to amend and reordain Section No. 5-602 (Coordinated Development Districts created, consistency with master plan, required approvals) of Article No. V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2017-0009.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2017-0009, 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, 2018 of a text amendment to the Zoning Ordinance to adopt revised uses and associated regulations to Coordinated Development District #23 to amend the permitted uses, which recommendation was approved by the City Council at public hearing on January 20, 2018;
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 deleting the language shown in strikethrough below and adding the language in underline below to CDD #23:

Under CDD Name:

~~Goodwin House~~ Fillmore/Beauregard

Under Without a CDD Special Use Permit:

RC/High density and apartment zone ~~RA/Multifamily zone~~ regulations shall apply to the Goodwin House ~~Neighborhood~~ Property (T.M. 011.03-01-06).

RA/Multi-family zone regulations shall apply to the Church of the Resurrection Property (T.M. 011.03-01-05) and as may be subdivided in the future.

Under With a CDD Special Use Permit, Maximum FAR and/or Development Levels:

Goodwin House Property:

Maximum development levels shall be as depicted in the Development Summary Table in the CDD Conditions.

All other property:
Maximum FAR: 2.5

Minimum Open Space: 25% that is usable and accessible. The open space can be provided on the ground level, as a rooftop amenity or combined, but with a maximum of 50% of the open space percentage shall be permitted to be rooftop open space. The remainder shall be located at grade level. This percentage of open space shall exclude public right-of-ways and streets with public access easements.

All proposed development shall conform to the Beauregard Urban Design Standards and Guidelines, as may be amended.

Under With a CDD Special Use Permit, Maximum Height:

The maximum heights shall conform to the CDD Concept Plan with an overall maximum height of 150 for buildings not shown on the Concept Plan.

Under With a CDD Special Use Permit, Uses:

Senior housing, senior affordable housing, home for the elderly, nursing care facility, multi-family housing, and churches.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 5-602, as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, 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.

ALLISON SILBERBERG
Mayor

Final Passage: 2/24/18