

## ORDINANCE NO. 5196

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Landmark/Van Dorn Small Area Plan chapter of such master plan as Master Plan Amendment No. 2018-0007 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. 2018-0007, 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 December 4, 2018 of an amendment to the Landmark/Van Dorn Small Area Plan Chapter of the Master Plan of the City of Alexandria, for Block J of the Plan, to amend the land use designation to allow hotel or office uses, increase the maximum floor area ratio to 2.52, increase the maximum allowable multifamily residential square footage from 1.45 to 1.9 million square feet, and increase maximum allowable building heights from between 65 to 120 feet to between 85 and 145 feet, which recommendation was approved by the city council at public hearing on December 15, 2018;

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 Landmark/Van Dorn Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by replacing Map 10 (Landmark/Van Dorn Land Use) and Map 16 (Landmark/Van Dorn Height Limits) and in the Landmark Van Dorn Corridor Plan replacing Figures 4-11 (Conceptual Land Use Map for Redevelopment Area), Table 4-4 (Development Parameters for Redevelopment Blocks), Figure 6-11, Figure 6-16, Figure 7-13 (Generalized Land Use), Figure 7-15 (Floor Area Ratio), and Figure 7-16 (Building Height), attached hereto and incorporated fully herein by reference, as new pages of the Landmark/Van Dorn Small Area Plan Chapter of the Master Plan of the City of Alexandria, Virginia.

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.

JUSTIN M. WILSON  
Mayor

Final Passage: January 12, 2019