City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 10, 2019

TO: THE HONORABLE MEMBERS OF THE CITY COUNCIL

FROM: MAYOR JUSTIN WILSON

SUBJECT: MOUNT VERNON AVENUE OVERLAY ZONE AMENDMENT

Section 6-600 of our Zoning Code includes the Mount Vernon Avenue Urban Overlay Zone[1]. This overlay zone was created in 2005 in conjunction with the approval of the updated Mount Vernon Avenue Small Area Plan. While intended to supplement the existing CL Zoning on Mount Vernon Avenue, it had the impact of limiting some uses and the location of others.

In 2008, as part of the Small Business Zoning reforms, Council voted to allow Day Care Centers as a permitted use in a variety of existing zones around the City, including the CL Zone in use along Mount Vernon Avenue. At that time, existing limitations in 6-603(C)[2] of the Zoning Code, which prohibit a variety of uses from the first floor of buildings, were unchanged. That presently has the impact of allowing a commercial private school to operate on the first floor of a building on Mount Vernon Avenue, but not a day-care center.

While the upcoming revisions of the Mount Vernon Avenue Plan may include substantial modifications to the Overlay Zone, I would propose that the Council now initiate a text amendment to amend the existing overlay zone to allow day-care centers to operate on the first floor of buildings in the retail focus area.

Assuming the Council initiates this text amendment, the Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will then hold a public hearing and act on the text amendment.

Cc: Mark Jinks, City Manager; Karl Moritz, Director of Planning and Zoning; Nate Macek, Chair of the Alexandria Planning Commission

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[1] https://library.municode.com/va/alexandria/codes/zoning?nodeId=ARTVISPOVZO_S6-600MOVEAVUROVZO
[2] https://library.municode.com/va/alexandria/codes/zoning?nodeId=ARTVISPOVZO_6-603US