1	ORDINANCE NO
1 2	ORDINANCE NO
3 4	AN ORDINANCE to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED
5	APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning
6	Ordinance, in accordance with the text amendment heretofore approved by city council as
7	Text Amendment No. 2020-00004.
8	
9	WHEREAS, the City Council finds and determines that:
10	1. In Tout Amendment No. 2020 00004 the Planning Commission begins found
11 12	1. In Text Amendment No. 2020-00004, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require,
13	recommended approval to the City Council on June 2, 2020 of a text amendment to the Zoning
14	Ordinance to amend the development levels in Coordinated Development District 10 to increase
15	the number of allowable Continuum of Care dwelling units from 150 to 190, which
16	recommendation was approved by the City Council at public hearing on June 20, 2020;
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18	2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and
19	concurs in the finding and action of the Planning Commission above stated;
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21	3. All requirements of law precedent to the adoption of this ordinance have been
22 23	complied with; now, therefore,
24	THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:
25	THE CIT I COUNCIE OF THEBRIN DIGITALIZED I CREATING.
26	Section 1. That Section 5-602 of the Zoning Ordinance be, and the same hereby is,
27	amended by deleting the language shown in strikethrough and inserting new language shown in
28	underline, as follows:
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CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum Maximum		Uses
			F.A.R. and/or	Height	
			Development		
			Levels		
10	Potomac	The RB zone regulations shall	Up to	Heights shall	Pre-
	Yards/Gree	apply to the area south of the	1.747.346 2	be as shown	dominantly
	ns	Monroe Avenue Bridge and	square feet of	on the map	residential,
		east of the Metro Tracks, the	office space,	entitled	with a mix of
		CSL zone regulations shall	except that	"Predominat	land uses to
		apply on the first 250feet east	office square	e Height	include
		of Rte 1, and the I zone	footage may	Limits for	continuum of
		regulations shall apply on the	be converted	CDD"(Map	care facility,
		remainder of the site; except	to retail square	No. 24,	office, retail
		that the U/T regulations shall	footage	Potomac	and service,
		apply to an area approximately	through the	Yard/Potom	hotel, parks
		120 feet wide located just west	special use	ac Greens	and open
		of the Metrorail right-of-way	permit	Small Area	spaces, and
		(area shown on the plat for	process.	Plan Chapter	community
		Case REZ #95-0005) for the	Up to 325,000	of 1992	facilities.
		purpose of accommodating the	square feet of	Master Plan)	
		relocated rail mainline on the	continuum of	as may be	
		yard, and except also that the	care use,	revised.	
		area known as the "Piggyback	which may		
		Yard" and Slaters Lane portion	include up to		
		of Potomac Yard (as shown on	150 <u>190</u>		
		the plat for Case REZ #95-	dwelling units.		
		0004) may be developed	Up to 170		
		pursuant to the CRMU-L zone	hotel rooms.		
		provided that the Piggyback	Up to 163,817		
		Yard:	square feet of		
		- shall contain no more than	retail space. 2		
		275 dwelling units;	Up to 2,239		
		- shall contain no more than	residential		
		60,000 square feet of	units.		
		commercial space, of which no	Note 2: Office		
		more than 30,000 square feet	floor area may		
		shall be office; Up to 1.747.346	be converted		
		2 square feet of office space,	to ground floor		
		except that office square	retail use		
		footage may be converted to	through a		
		retail square footage through	special use		
		the special use permit process.	permit.		
		Up to 325,000 square feet of			
		continuum of care use, which			
		may include up to 150 dwelling			

units.	
Up to 170 hotel rooms. Up to	
163,817 square feet of retail	
space. 2 Up to 2,239 residential	
units.	
Note 2: Office floor area may	
be converted to ground floor	
retail use through a special use	
permit. Heights shall be as	
shown on the map entitled	
"Predominate Height Limits for	
CDD"(Map No. 24, Potomac	
Yard/Potomac Greens Small	
Area Plan Chapter of 1992	
Master Plan)as may be revised.	
Pre-dominantly residential,	
with a mix of land uses to	
include continuum of care	
facility, office, retail and	
service, hotel, parks and open	
spaces, and community	
facilities.	
- shall be planned and	
developed pursuant to a special	
use permit;	
- shall have a maximum height	
of 50 feet;	
- shall generally be consistent	
with the goals and the	
guidelines of the small area	
plan.	

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.

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2		JUSTIN WILSON
3		Mayor
4		-
5	Introduction: 06/23/20	
6	First Reading: 06/23/20	
7	Publication:	
8	Public Hearing: 07/07/20	
9	Second Reading: 07/07/20	
10	Final Passage: 07/07/20	