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AN ORDINANCE to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article 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. 2020-00006.

WHEREAS, the City Council finds and determines that:

- 1. In Text Amendment No. 2020-00006, 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 1, 2020 of a text amendment to the Zoning Ordinance to amend Coordinated Development District Number 24 to revise uses and associated regulations, which recommendation was approved by the City Council at public hearing on December 12, 2020;
- 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 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows

29	CDD	CDD	Without a	With a CDD Special Use Permit		
30	Number	Name	CDD			
31			Special Use			
32			Permit			
33				Maximum	Maximum Height	Uses
34				Development		
35		Oakville	The CSL, I	The development	Heights and height	1) Mixed-use
36	24	Triangle	and R2-5 zone	controls for each	transitions shall be	development to
37		and Route	regulations	block including	as depicted in the	include <u>amusement</u>
38		1 Corridor	shall apply to	gross Floor area	approved Oakville	enterprises; child
39			the properties	(GFA), the size of	Triangle and Route	care home; day care
40			as generally	public open	1 Corridor Vision	center; health and
41			depicted	spaces, ground	Plan and Urban	athletic club, health
42			within Figure	level open spaces,	Design Standards	professional office;
43			23 of the	the land uses, and	and Guidelines, as	home professional
44			approved	the ground floor	may be amended.	office; park and

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1			Guidelines.
2			
3			4) Other similar
4			pedestrian-oriented
5			uses as approved by
6			the Director of P&Z
7			to meet the intent of
8			providing active
9			pedestrian-oriented
10			uses are allowed.
11			
12			5) Medical Care
13			Facility
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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.

JUSTIN WILSON Mayor

Introduction: 1/12/21 First Reading: 1/12/21

Publication:

Public Hearing: 1/23/21 Second Reading: 1/23/21 Final Passage: 1/23/21