

ORDINANCE NO. \_\_\_\_\_

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

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

1			Oakville	uses shall comply		<u>community</u>
2			Triangle and	with the Oakville		<u>recreation</u>
3			Route 1	Triangle and		<u>buildings; outdoor</u>
4			Corridor	Route 1 Vision		<u>dining; valet</u>
5			Vision Plan	Plan and Urban		<u>parking; hotel,</u>
6			and Urban	Design Standards		<u>restaurant, business</u>
7			Design	and Guidelines.		<u>and professional</u>
8			Standards and			<u>office, <del>residential</del></u>
9			Guidelines.	All streets,		<u>multifamily</u>
10				blocks, sidewalks,		<u>dwelling;</u>
11				building forms,		<u>townhouse</u>
12				building volumes,		<u>dwelling;</u>
13				building heights,		continuum of care
14				land uses,		facility, nursing
15				screening of		home, parks and
16				parking, retail		open spaces;
17				design, signage,		<u>private school</u>
18				open space and		<u>(commercial);</u>
19				associated		<u>private school</u>
20				elements shall		<u>(academic);</u>
21				comply with the		<u>personal service</u>
22				Oakville-Route 1		<u>public schools;</u>
23				Route 1 Vision		<u>special utility.</u>
24				Plan and Urban		
25				Design Standards.		2) Retail <u>shopping</u>
26						<u>establishment and</u>
27				Any variation		<u>personal service;</u>
28				from the		<u>light assembly,</u>
29				standards shall		<u>service and crafts;</u>
30				require		and maker uses as
31				approval by		defined in the
32				the City		approved Oakville
33				Council as part		Triangle and Route
34				of the DSUP or		1 Corridor Vision
35				associated		Plan and Urban
36				approval		Design Standards
37				application(s)		and Guidelines.
38						
39						3) Community
40						Facilities as
41						defined in the
42						approved Oakville
43						Triangle and Route
44						1 Corridor Vision
45						Plan and Urban
46						Design Standards
47						and

1					Guidelines.
2					
3					4) Other <u>similar</u>
4					<u>pedestrian-oriented</u>
5					<u>uses as approved by</u>
6					<u>the Director of P&amp;Z</u>
7					<u>to meet the intent of</u>
8					<u>providing active</u>
9					<u>pedestrian-oriented</u>
10					<u>uses are allowed.</u>
11					
12					5) <u>Medical Care</u>
13					<u>Facility</u>
14					

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