

1 ORDINANCE NO. _____
2

3 AN ORDINANCE to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT
4 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. 2021-00001.
8

9 WHEREAS, the City Council finds and determines that:

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11 1. In Text Amendment No. 2021-00001, the Planning Commission, having found
12 that the public necessity, convenience, general welfare and good zoning practice so require,
13 recommended approval to the City Council on May 4, 2021 of a text amendment to the Zoning
14 Ordinance to adopt permitted and administrative uses within CDD zones, which recommendation
15 was approved by the City Council at public hearing on May 15, 2021;
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17 2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and
18 concurs in the finding and action of the Planning Commission above stated;
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20 3. All requirements of law precedent to the adoption of this ordinance have been
21 complied with; now, therefore,
22

23 THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:
24

25 Section 1. That Section 5-602 of the Zoning Ordinance be, and the same hereby is,
26 amended by deleting the language shown in strikethrough and inserting new language shown in
27 underline, as follows:
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29 ***

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31 (D) All proposed development within a CDD shall be subject to the procedures for review
32 and approval set forth in this section 5-600. Except as provided in Sections 5-602(E), 5-602(F),
33 and 5-608, any proposed development within a CDD constitutes a special use for which a special
34 use permit is required pursuant to this Section 5-600 and Section 11-500. In case of a conflict
35 between the special use permit provisions of this section 5-600 and those of section 11-500, this
36 section 5-600 shall control.
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38 (E) ~~Within each CDD, Notwithstanding the uses that may be allowed with a CDD special~~
39 ~~use permit in each CDD zone pursuant to Sections 5-602(A) and 5-602(D) of this ordinance,~~
40 ~~the following uses are permitted in each CDD when located in or immediately adjacent to a~~
41 ~~building constructed pursuant to a CDD special use permit, unless specifically prohibited~~
42 ~~therein in specific conflict with the approved CDD Concept Plan or DSUP:~~
43

- 44 (1) Health and athletic club or fitness studio ~~in an office complex;~~
45 (2) Day care center;
46 (3) Health profession office;

- 1 (4) Medical laboratory;
- 2 (5) Outdoor dining located on private property;
- 3 (6) Personal service establishment;
- 4 (7) Private school, commercial;
- 5 (8) Public school;
- 6 (9) Radio or television broadcasting office and studio;
- 7 (10) Recreation and entertainment use, indoor;
- 8 (11) Restaurant;
- 9 (12) Retail shopping establishment, up to 20,000 gross square feet;
- 10 (13) Social service use.

11
12 (F) Notwithstanding the uses that may be allowed with a CDD special use permit in each
13 CDD zone pursuant to Sections 5-602(A) and 5-602(D) of this ordinance, the following uses
14 may be allowed in each CDD by administrative approval, pursuant to Section 11-513 of this
15 ordinance, when located in or immediately abutting a building constructed pursuant to a CDD
16 special use permit, unless specifically prohibited therein:

- 17
18 (1) Any use with live entertainment;
- 19 (2) Outdoor dining other than pursuant to Section 5-602(E)(5);
- 20 (3) Retail shopping establishment, larger than 20,000 gross square feet;
- 21 (4) Valet parking.

22
23 Section 2. That the director of planning and zoning be, and hereby is, directed to
24 record the foregoing text amendment.

25
26 Section 3. That Section 5-602, as amended pursuant to Section 1 of this ordinance,
27 be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

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29 Section 4. That this ordinance shall become effective on the date and at the time of
30 its final passage, and shall apply to all applications for land use, land development or subdivision
31 approval provided for under the City of Alexandria Zoning Ordinance which may be filed after
32 such date, and shall apply to all other facts and circumstances subject to the provisions of the
33 City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning
34 Ordinance.

35 JUSTIN WILSON
36 Mayor

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38 Introduction: 06/09/21
39 First Reading: 06/09/21
40 Publication:
41 Public Hearing: 06/19/21
42 Second Reading: 06/19/21
43 Final Passage: 06/19/21