

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. 2021-00002.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2021-00002, 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 June 24, 2021 of a text amendment to the Zoning Ordinance to establish Coordinated Development District No. 29 (Landmark Neighborhood), which recommendation was approved by the City Council at public hearing on July 6, 2021;

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 inserting new language as follows:

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Use
29	Landmark Neighborhood	CRMU-L regulations shall apply	<p>Maximum floor area: 5.6 million sq. ft., excluding public facilities (e.g. fire station) and the existing above-grade parking structure. Additional floor area may be requested pursuant to Section 7-700 of the Zoning Ordinance.</p> <p>Minimum non-residential uses: 20% of total floor area, excluding parking.</p> <p>Open Space: minimum 25% per development block. The open space for the Hospital Campus shall be provided as required by the CDD#29 Concept Plan Special Use Permit.</p> <p>Minimum yards: None. The supplemental yard and setback regulations of Section 7-1000 do not apply.</p> <p>Area Requirements: There are no lot area or frontage requirements.</p> <p>The height-to-setback ratio required in Section 6-403(A) of the Zoning Ordinance and the zone transition requirements of Section 7-900 do not apply.</p>	<p>The minimum and maximum heights shall conform to the CDD-29 Concept Plan Special Use Permit.</p>	<p>Active Recreational Uses; Animal care facility; Any use with live entertainment; Apartment hotel; Business and professional office; Child care home; Church; Congregate housing facility; Congregate recreational facility; Continuum of care facility; Day care center; Dwelling, multifamily; Dwelling, townhouse; Elder care home; Food or beverage production exceeding 5,000 sq.ft., which includes a retail component; Fraternal or private club; Health and athletic club or fitness studio; Health profession office; Helistop; Hospice; Hospital; Hotel; Light assembly, service, and crafts; Medical care facility; Medical laboratory; Nursing or convalescent home or hospice; Outdoor dining; Outdoor market; Passive Recreational Use; Personal service establishment; Public Park; Private school, academic; Private school, commercial; Public building; Public school; Radio or television broadcasting office and studio; Recreation and entertainment use; Restaurant; Retail shopping establishment; Social Service Use; Valet parking; and Veterinary/animal hospital</p>

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: 09/14/21
First Reading: 09/14/21
Publication:
Public Hearing: 09/18/21
Second Reading: 09/18/21
Final Passage: 09/18/21