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ORDINANCE NO. _____

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Beauregard Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00005 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2021-00005, 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 September 9, 2021 of an amendment to the Beauregard Small Area Plan Chapter of the Master Plan of the City of Alexandria to add proposed land-use designations, consistent with existing uses as shown in the Plan, for all properties in the Small Area Plan currently without a proposed land-use designation; add proposed maximum height limitations, consistent with existing zoning height limitations, at all properties in the Small Area Plan currently without a proposed maximum height limitation; change the existing land-use designation for the property at 4880 Mark Center Drive from office to office/residential/commercial; and remove the property at 4880 Mark Center Drive from the existing and proposed office-only use maps in the Plan, which recommendation was approved by the City Council at public hearing on September 18, 2021;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

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 the Beauregard Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by adding proposed land-use designations, consistent with existing uses as shown in the Plan, for all properties in the Small Area Plan currently without a proposed land-use designation; adding proposed maximum height limitations, consistent with existing zoning height limitations, at all properties in the Small Area Plan currently without a proposed maximum height limitation; changing the existing land-use designation for the property at 4880 Mark Center Drive from office to office/residential/commercial; and remove the property at 4880 Mark Center Drive from the existing and proposed office-only use maps in the Plan, attached hereto and incorporated fully herein by reference, as a new chapter of the Master Plan of the City of Alexandria, Virginia.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

1 Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia,
2 as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

3
4 Section 4. That the Master Plan of the City of Alexandria, as amended by this
5 ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria,
6 Virginia.

7
8 Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to
9 the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the
10 Circuit Court shall file same among the court records.

11
12 Section 6. That this ordinance shall become effective upon the date and at the time
13 of its final passage.

14
15 JUSTIN WILSON
16 Mayor

17
18 Introduction: 10/12/21
19 First Reading: 10/12/21
20 Publication:
21 Public Hearing: 10/16/21
22 Second Reading: 10/16/21
23 Final Passage: 10/16/21
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- Figures 23 & 25: Add a note to the figures stating that “All buildings/sites not specifically identified in this illustration shall comply with existing land uses as depicted in Figure 24.”
- Figure 24: Revise to indicate the property at 4880 Mark Center Drive is “office/residential/commercial.”
- Figures 28 & 29: Remove the designation of 4880 Mark Center Drive as “existing office” and “proposed office”, respectively.
- Figure 30: Add a note stating that “All other buildings/sites not specifically identified in this illustration shall comply with the building height regulations in the corresponding zoning for each building/site.”

Figure 23: Land Use Strategy, as amended

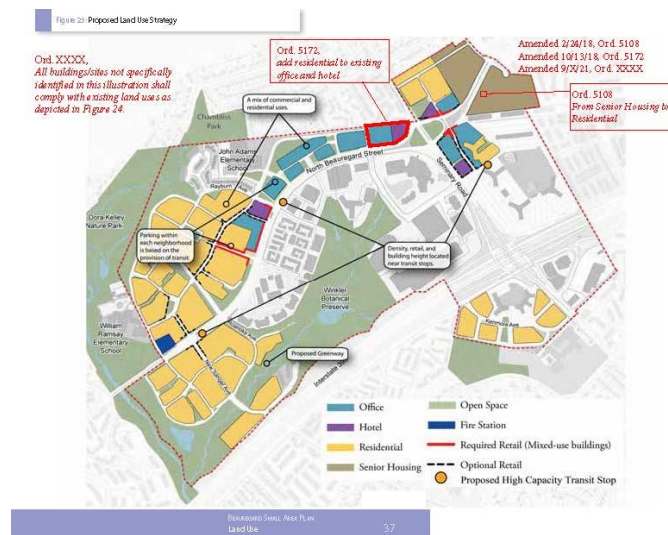
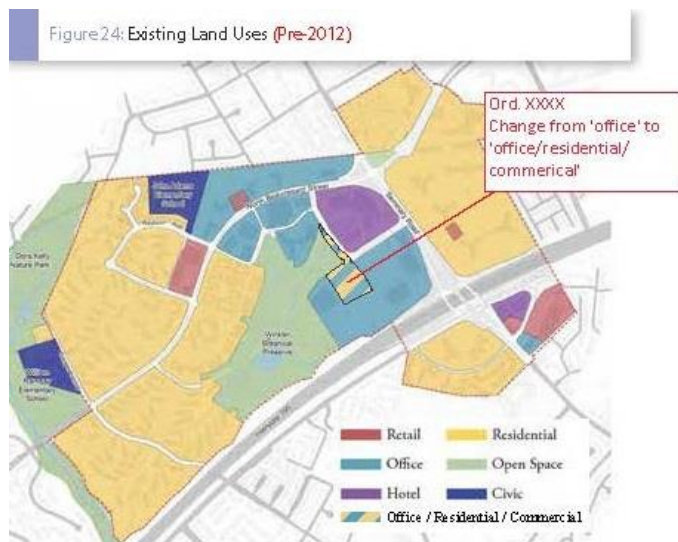
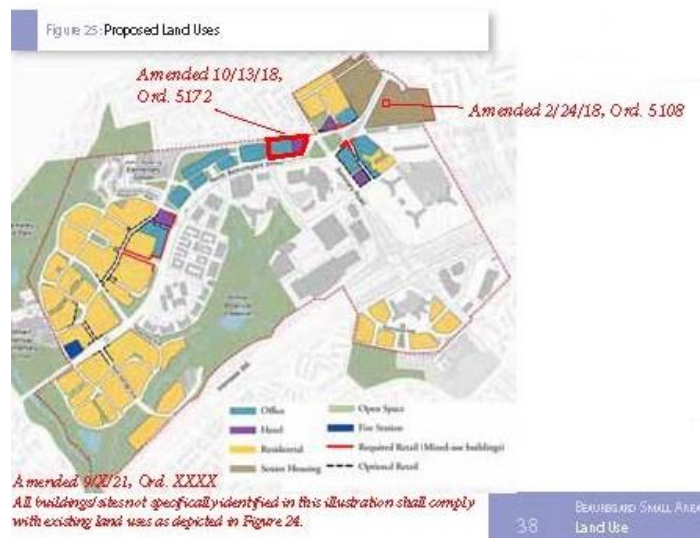


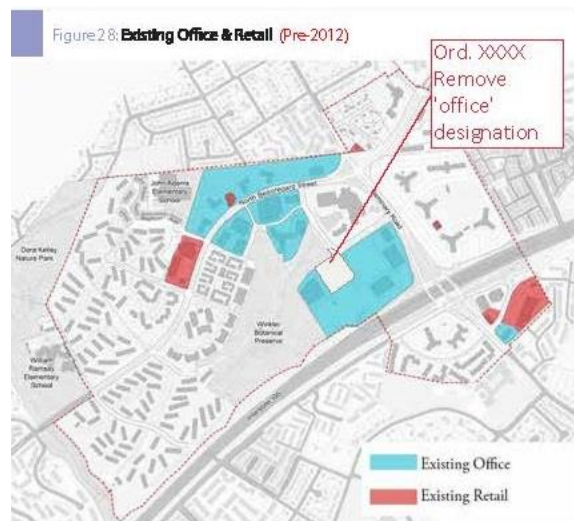
Figure 24: Existing Land Uses (Pre-2012), as amended



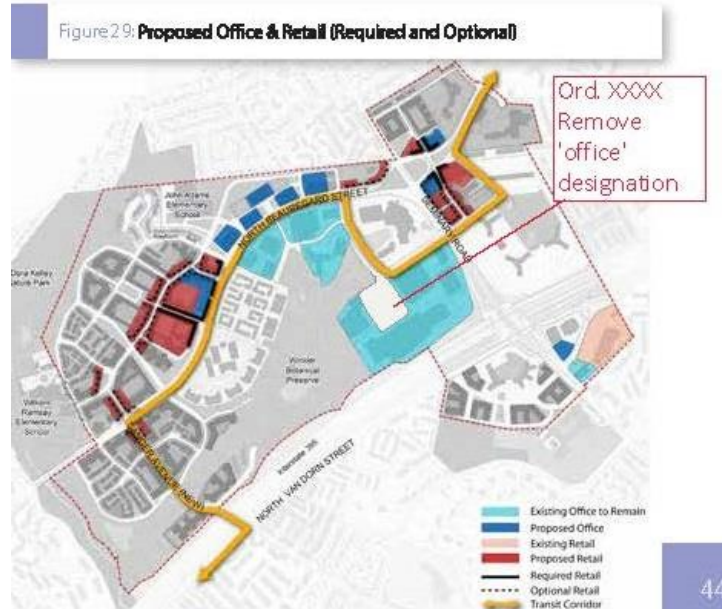
1 Figure 25: Proposed Land Uses, as amended



18 Figure 28: Existing Office & Retail (Pre-2012), as amended



1 Figure 29: Proposed Office & Retail (Required and Optional), as amended



24 Figure 30: Proposed Building Heights, as amended

