

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. 2021-00005.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment 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 October 5, 2021 of a text amendment to the Zoning Ordinance to adopt amendments to CDD#4 related to floor area and uses, which recommendation was approved by the City Council at public hearing on October 16, 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 deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

(A) The CDD districts, as shown on Table 1, are as follows:
Table 1. Coordinated Development Districts

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
4	Winkler Tract	<p>OC Zone regulations apply for the existing office and vacant areas, the CG zone regulations shall apply for the shopping center area and the RA zone regulations shall apply for the existing residential areas, with the following additional provisions:</p> <ul style="list-style-type: none"> - the F.A.R. of the existing development shall not increase over the existing F.A.R. - the F.A.R. does not exceed 1.0 on the vacant portion of the site - at least 43 acres shall be maintained in or adjacent to Botanical Preserve and not used for F.A.R. - in area bounded by Beauregard, Seminary, I-395 and Roanoke, heights may rise to 100 feet except: <ul style="list-style-type: none"> - no building shall be constructed within 50 feet of curb of Beauregard - building height may only exceed 50 feet by one foot for each foot set back beyond 50 feet from the curb of Beauregard, up to maximum height of 100 feet 	<p><u>Maximum FAR:</u></p> <p>1.0 F.A.R. except that:</p> <ul style="list-style-type: none"> - <u>The maximum F.A.R. for Area III-A is 1.5;</u> - <u>The maximum F.A.R. for Area III-B is 2.5; and</u> - <u>the Development existing development in all other areas in of the CDD at the time of its original adoption</u> should be maintained at existing densities. 	<p>150 feet except that consideration will be given to two buildings of not more than 250 feet each</p>	<p>Existing uses, office, or <u>mixed use including office, retail shopping establishment, personal service, public schools, and residential, hotel and continuum of care facility.</u></p>

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34 Section 2. That the director of planning and zoning be, and hereby is, directed to
35 record the foregoing text amendment.
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37 Section 3. That Section 5-602, as amended pursuant to Section 1 of this ordinance,
38 be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.
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40 Section 4. That this ordinance shall become effective on the date and at the time of
41 its final passage, and shall apply to all applications for land use, land development or subdivision
42 approval provided for under the City of Alexandria Zoning Ordinance which may be filed after
43 such date, and shall apply to all other facts and circumstances subject to the provisions of the
44 City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning
45 Ordinance.
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47 JUSTIN WILSON
48 Mayor
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50 Introduction: 11/09/21
51 First Reading: 11/09/21
52 Publication:
53 Public Hearing: 11/13/21
54 Second Reading: 11/13/21
55 Final Passage: 11/13/21