

Introduction and first reading:	4/08/2002
Public hearing:	4/12/2003
Second reading and enactment:	4/12/2003

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES); to amend and reordain and Paragraph (2) (CDD No. 2 EISENHOWER AVENUE METRO) of, and to add a new Paragraph (11) (CDD No. 11 SOUTH CARLYLE) to, Subsection (A) (CDD DISTRICTS), of Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS), all of the City of Alexandria Zoning Ordinance, in accordance with the said zoning map and text amendments heretofore approved by city council as Rezoning No. 2003-0001 and Text Amendment No. 2003-0001.

Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2003-0001 and Text Amendment No. 2003-0001, to implement the zoning changes required by the Eisenhower East Small Area Plan Chapter of the City's Master Plan.

Sponsor

Department of Planning and Zoning

Staff

Eileen P. Fogarty, Director of Planning and Zoning  
Ignacio B. Pessoa, City Attorney

Authority

§§ 2.04(w), 9.12, Alexandria City Charter  
§ 11-800, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance

None

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

AN ORDINANCE to amend and reordain the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES); to amend and reordain and Paragraph (2) (CDD No. 2 EISENHOWER AVENUE METRO) of, and to add a new Paragraph (11) (CDD No. 11 SOUTH CARLYLE) to, Subsection (A) (CDD DISTRICTS), of Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS), all of the City of Alexandria Zoning Ordinance, in accordance with the said zoning map and text amendments heretofore approved by city council as Rezoning No. 2003-0001 and Text Amendment No. 2003-0001.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2003-0001 and Text Amendment No. 2003-0001, the planning commission on its own motion initiated the comprehensive rezoning of the area comprising the Eisenhower East Small Area Plan;
2. The said rezoning is in conformity with the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as amended, and
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 Sheets of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, shown on Exhibits 1-1 and 1-2, attached hereto and incorporated fully by reference, be, and the same hereby are, amended by changing, in the manner set forth in the said Exhibits, the zoning classification of the property therein described.

Section 2. That Paragraph (2) of Subsection (A) of Section 5-602 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as shown on Exhibit 2, attached hereto and incorporated fully by reference.

Section 3. That Subsection (A) of Section 5-602 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding there to a new Paragraph (11), as shown on Exhibit 3, attached hereto and incorporated fully by reference.

Section 4. That the director of planning and zoning be, and hereby is, directed to record the foregoing map and text amendments.

Section 5. That the Sheets of the "Official Zoning Map, Alexandria, Virginia," as amended pursuant to Section 1 of this ordinance, and Section 5-602, as amended pursuant to

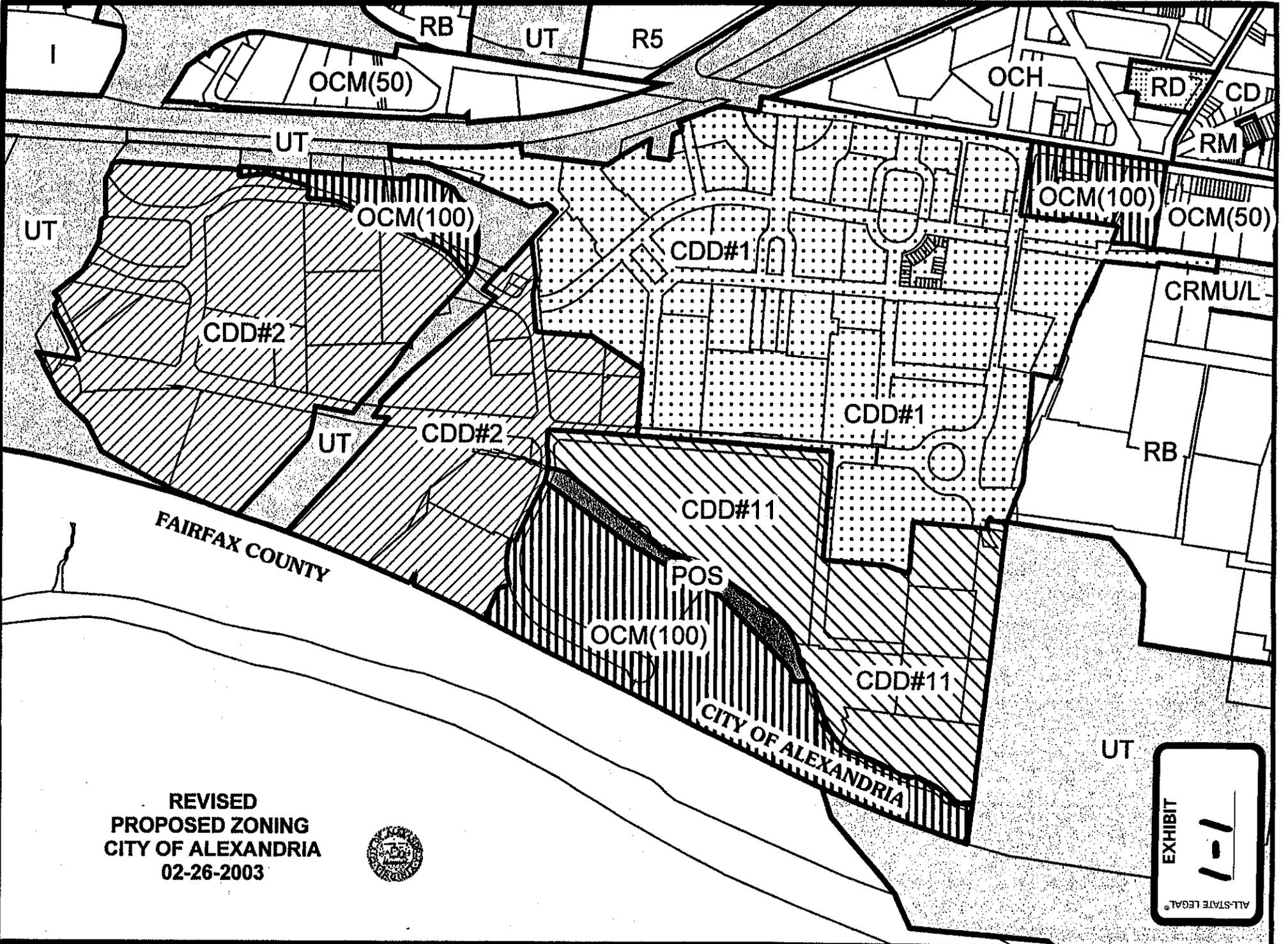
Section 2 and Section 3 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 6. 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 are on such date pending before any city department, agency or board, or before city council, shall apply to all such applications 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.

KERRY J. DONLEY  
Mayor

Attachments: Exhibits 1-1, 1-2, 2 and 3

Introduction: 4/08/2003  
First Reading: 4/08/2003  
Publication:  
Public Hearing:  
Second Reading:  
Final Passage:



REVISED  
 PROPOSED ZONING  
 CITY OF ALEXANDRIA  
 02-26-2003



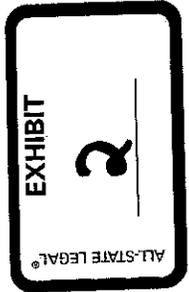
EXHIBIT  
 1-1  
 ALL-STATE LEGAL®

Tax Map No.	Property Address	Owner	Current Zoning	Proposed Zoning
072.00-02-16	2345 Mill Road	Thomas Andrews Ptnrshp.	CDD-1	CDD-2
072.00-02-18	2347 Mill Road	Thomas Andrews Ptnrshp.	CDD-1	CDD-2
073.03-01-01	2111 Eisenhower 2121	2111 Eisenhower Ave. Ltd. Ptnrshp.	OCM(100)	CDD-2
073.03-01-02	Eisenhower	Simpson Development Corp.	OCM(100)	CDD-2
073.03-01-03	2320 Mill Road	Simpson Mill Rd. Family LP	OCM(100)	CDD-2
078.00-01-05	2200A Mill Road 2000	Gateway South Assoc.	OCM (100)	CDD-2
079.00-01-01	Eisenhower	Hoffman Family LLC	CDD-2	CDD-11
079.00-01-09	350 Hooff's Run	Hooff Fagelson Tract LLC	OCM(100)	CDD-11
079.00-01-11	310 Hooff's Run	Alexandria Mini Storage	OCM(100)	CDD-11
079.00-01-12	340 Hooff's Run	Virginia Concrete Co.	OCM(100)	CDD-11
079.00-01-13	1700 Eisenhower 1800	City of Alexandria Sanitation Auth.	OCM(100)	CDD-11
079.00-01-15	Ave. 1600	Carlyle Development Corp. City of Alexandria Sanitation	OCM(100)	CDD-11
079.00-01-16	Eisenhower	Auth.	CDD-1	CDD-11
079.00-01-17.L1	414 Hooff's Run	Hooff Fagelson Tract LLC	OCM(100)	CDD-11
079.00-01-17.L2	454 Hooff's Run	Hooff Fagelson Tract LLC	OCM(100)	CDD-11
079.00-01-17.L4	310 Hooff's Run	Hooff Fagelson Tract LLC	OCM(100)	CDD-11

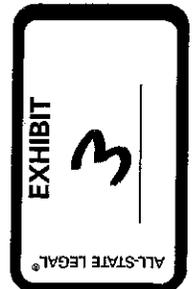


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CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
2	Eisenhower Avenue Metro	<p>OC zoning regulations apply except that:</p> <ul style="list-style-type: none"> <li>- maximum FAR is 1.25, except 2.0 with an architectural design SUP as specified in the master plan</li> <li>- maximum heights shall be 150 100 feet, provided that there shall be a variety of heights, and provided further that one building on the area known as Hoffman Tract may rise to 225 feet with an architectural design SUP, in addition to any previously approved buildings in the Mill Race Project except on property known as the Hoffman Tract, where the maximum height shall not exceed 150 feet. Any project proposed for development under the OC Office Commercial zoning shall conform to the Architectural Principles and Design Guidelines outlined in the Eisenhower East Plan. Development is prohibited on any portion of the property delineated in the Master Plan as public open space or roadways, however, this restriction is not intended to affect the amount of total development on the parcel.</li> </ul>	<p><del>2.5 except: 2.75 for projects within 1,000 feet of metro providing affordable housing in accordance with the guidelines in the CDD</del></p> <p>The development controls for each development block including allowable gross floor area (AGFA), maximum building height, the size of public open spaces, the principal use of the property and the desired amount of ground-level retail space, are delineated in Figure 4-9 of the Eisenhower East Small Area Plan. In addition, development shall be in accordance with the guidelines in the Eisenhower East Small Area Plan.</p>	<p>200 feet, with a maximum average of 150 feet, except:</p> <ul style="list-style-type: none"> <li>(1) one building to 225 feet, or</li> <li>(2) one building to 270 feet in conjunction with any proposal for the US Patent and Trademark Office, and</li> <li>(3) 250 feet with an average of 200 feet for buildings within 1,000 feet of Metro providing affordable housing in accordance with the guidelines in the CDD.</li> </ul> <p>The development controls for each development block including maximum building height, are delineated in Figure 4-9 of the Eisenhower East Small Area Plan.</p>	<p>Mix of uses including office, residential and retail along with active and passive recreation opportunities.</p>



CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
11	South Carlyle	<p>OCM(100) zoning regulations shall apply except that:</p> <ul style="list-style-type: none"> <li>- maximum FAR without an SUP shall be 1.0</li> <li>- maximum height without an SUP for all property within the South Carlyle CDD shall not exceed 100 feet. Any project proposed for development under the OCM(100) Office Commercial Medium zoning shall conform to the Architectural Principles and Design Guidelines outlined in the Eisenhower East Plan. Development is prohibited on any portion of the property delineated in the Master Plan as public open space or roadways, however, this restriction is not intended to affect the amount of total development on the parcel.</li> </ul>	<p>The development controls for each development block including allowable gross floor area (AGFA), maximum building height, the size of public open spaces, the principal use of the property and the desired amount of ground-level retail space, are delineated in Figure 4-10 of the Eisenhower East Small Area Plan. In addition, development shall be in accordance with the guidelines in the Eisenhower East Small Area Plan.</p>	<p>The development controls for each development block including maximum building height, are delineated in Figure 4-10 of the Eisenhower East Small Area Plan.</p>	<p>Mix of uses including office, residential and retail along with active and passive recreation opportunities.</p>



19.21  
4-8-03

- CITY SEAL -

Public Hearing will be held by the City Council of the City of Alexandria, Virginia, in the Council Chamber, City Hall, City of Alexandria, Virginia, on Saturday, April 12, 2003, at 9:30 a.m., or as soon thereafter as may be heard on the hereinafter described ordinances.

\* \* \* \* \*

TITLE OF ORDINANCE

AN ORDINANCE to amend and reordain the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to such master plan as Master Plan Amendment No. 2003-0002 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. The proposed ordinance accomplishes the final adoption of Master Plan Amendment No. 2003-0002, to adopt the Eisenhower East Small Area Plan as a small area plan chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

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TITLE OF ORDINANCE

AN ORDINANCE to amend and reordain the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES); to amend and reordain and Paragraph (2) (CDD No. 2 EISENHOWER AVENUE METRO) of, and to add a new Paragraph (11) (CDD No. 11 SOUTH CARLYLE) to, Subsection (A) (CDD DISTRICTS), of Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS), all of the City of Alexandria Zoning Ordinance, in accordance with the said zoning map and text amendments heretofore approved by city council as Rezoning No. 2003-0001 and Text Amendment No. 2003-0001. The proposed ordinance accomplishes the final adoption of Rezoning No. 2003-0001 and Text Amendment No. 2003-0001, to implement the zoning changes required by the Eisenhower East Small Area Plan Chapter of the City's Master Plan.

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TITLE OF ORDINANCE

AN ORDINANCE to amend and reordain subsection (16) of section 4-2-21 (CHANGES IN VIRGINIA STATEWIDE FIRE PREVENTION CODE) of Article B (FIRE PREVENTION), Chapter 2 (FIRE PROTECTION AND PREVENTION), Title 4 (PUBLIC SAFETY), of The Code of the City of Alexandria, Virginia, 1981, as amended.

The proposed ordinance amends the city's fire prevention code to require that fire protection system tests and inspections be performed in the presence of a city inspector. The amendment is proposed in connection with the establishment of a fire protection system retesting program.

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THE PUBLIC IS ADVISED THAT AMENDMENTS OR ADDITIONS MAY BE MADE TO PROPOSED ORDINANCES WITHOUT FURTHER PUBLICATION. IT IS RECOMMENDED THAT PERSONS INTERESTED IN ANY OF THESE ORDINANCES OBTAIN FREE FULL-TEXT COPIES FROM THE CITY CLERK AT CITY HALL. BEVERLY I. JETT, CMC, CITY CLERK

To be published in the:

Northern Virginia Journal on Thursday, April 10, 2003  
Alexandria Gazette Packet on Thursday, April 10, 2003