

12  
4-12-03

~~20~~  
~~4-8-03~~

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

12  
4-12-03

20  
4-8-03

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

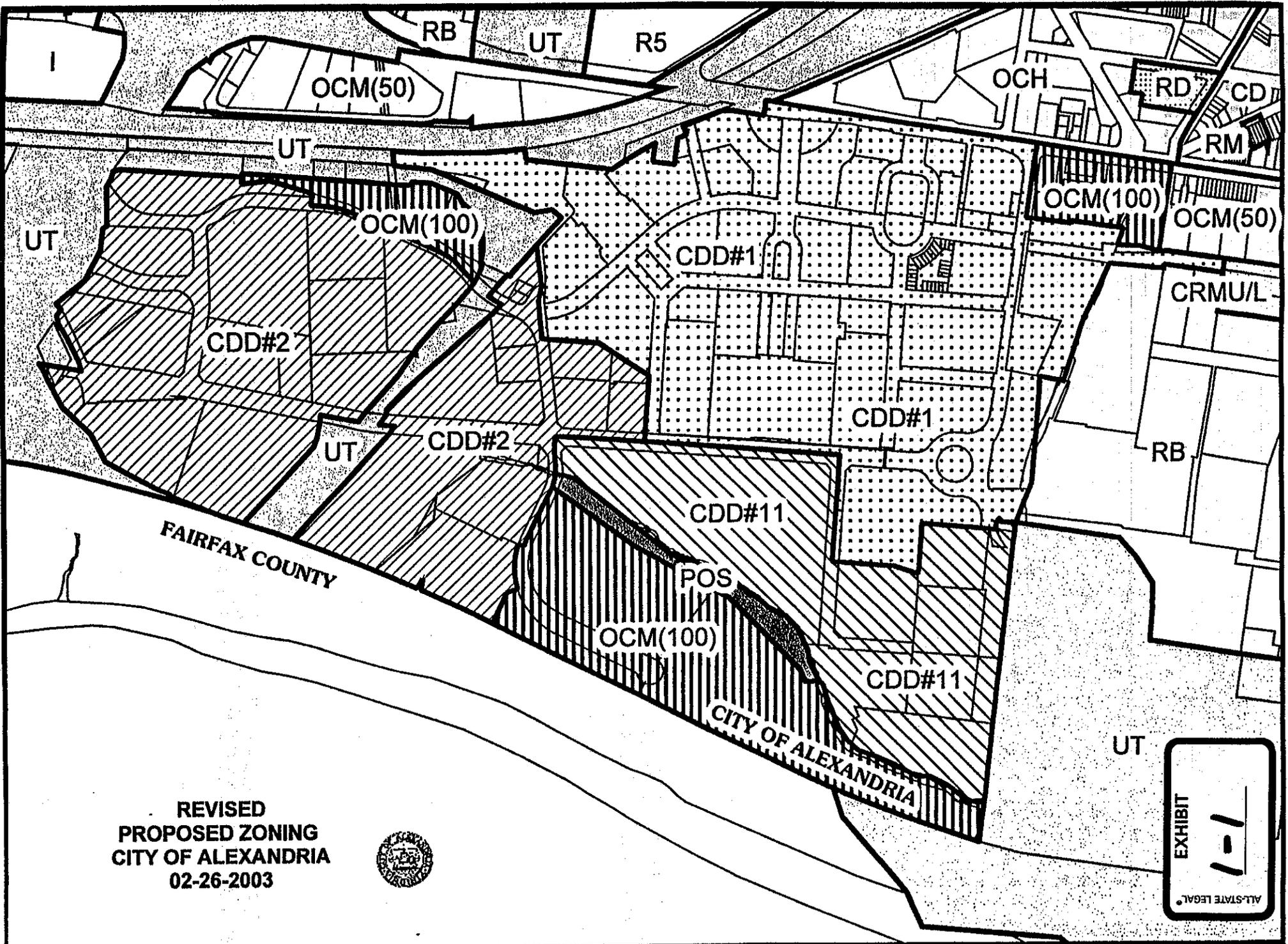
Section 2 and Section 3 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

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:    | 4/10/03   |
| Public Hearing: | 4/12/03   |
| Second Reading: | 4/12/03   |
| 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<br>Eisenhower<br>2121 | 2111 Eisenhower Ave. Ltd.<br>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<br>Road<br>2000 | Gateway South Assoc.                                       | OCM<br>(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<br>Eisenhower<br>1800 | City of Alexandria Sanitation<br>Auth.                     | OCM(100)       | CDD-11          |
| 079.00-01-15    | Ave.<br>1600               | Carlyle Development Corp.<br>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          |



| 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 feet, <del>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.</del> 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. <del>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.</del></li> </ul> | <p><del>2.5 except</del><br/> <del>2.75 for projects within 1,000 feet of metro providing affordable housing in accordance with the guidelines in the CDD</del><br/> 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:<br/> (1) one building to 225 feet, or<br/> (2) one building to 270 feet in conjunction with any proposal for the US Patent and Trademark Office, and<br/> (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.<br/> 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> |



ORDINANCE NO. 4294

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

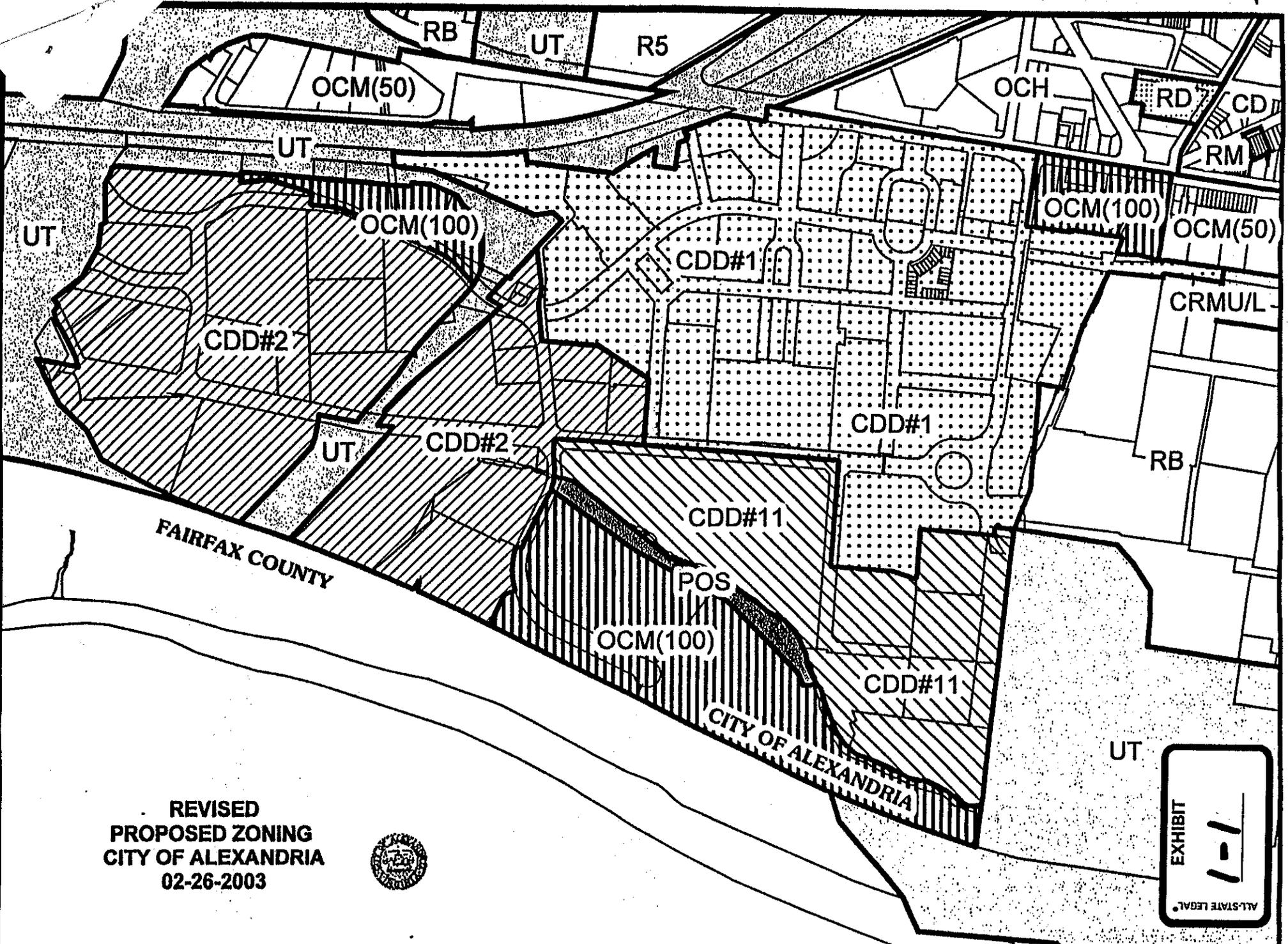
Section 2 and Section 3 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

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

Final Passage: April 12, 2003



REVISED  
 PROPOSED ZONING  
 CITY OF ALEXANDRIA  
 02-26-2003

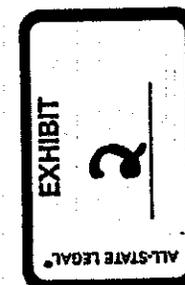


EXHIBIT  
 101  
 ALL-STATE LEGAL

| Tax Map No.     | Property Address   | Owner  | Current Zoning | Proposed Zoning |
|-----------------|--------------------|--|----------------|-----------------|
| 072.00-02-16    | 2345 Mill Road     | Thomas Andrews Ptrshp.                                     | CDD-1          | CDD-2           |
| 072.00-02-18    | 2347 Mill Road     | Thomas Andrews Ptrshp.                                     | CDD-1          | CDD-2           |
| 073.03-01-01    | 2111<br>Eisenhower | 2111 Eisenhower Ave. Ltd.<br>Ptrshp.                       | OCM(100)       | CDD-2           |
| 073.03-01-02    | 2121<br>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<br>Road | Gateway South Assoc.                                       | OCM<br>(100)   | CDD-2           |
| 079.00-01-01    | 2000<br>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<br>Eisenhower | City of Alexandria Sanitation<br>Auth.                     | OCM(100)       | CDD-11          |
| 079.00-01-15    | 1800<br>Ave.       | Carlyle Development Corp.<br>City of Alexandria Sanitation | OCM(100)       | CDD-11          |
| 079.00-01-16    | 1600<br>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          |



| 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 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:</del><br/> <del>-3.75 for projects within 1,000 feet of metro providing affordable housing in accordance with the guidelines in the CDD</del><br/> 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><u>OCM(100) zoning regulations shall apply except that:</u></p> <ul style="list-style-type: none"> <li>- <u>maximum FAR without an SUP shall be 1.0</u></li> <li>- <u>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.</u></li> </ul> | <p><u>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.</u></p> | <p><u>The development controls for each development block including maximum building height, are delineated in Figure 4-10 of the Eisenhower East Small Area Plan.</u></p> | <p><u>Mix of uses including office, residential and retail along with active and passive recreation opportunities.</u></p> |

