

1	Introduction and first reading:	10/11/2005
2	Public hearing:	10/15/2005
3	Second reading and enactment:	10/15/2005

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), and to amend and reordain Paragraph (A)(1) (FRONT YARD REQUIREMENTS) of Section 3-906 (BULK AND OPEN SPACE REGULATIONS) of, and add a new Section 3-908 (ADDITIONAL REQUIREMENTS FOR CERTAIN PROPERTIES ABUTTING THE GEORGE WASHINGTON MEMORIAL PARKWAY) to, Section 3-900 (RC/HIGH DENSITY APARTMENT ZONE), 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. 2005-0004 and Text Amendment No. 2005-0004.

Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2005-0004 and Text Amendment No. 2005-0004, to implement the zoning changes required by the recently approved Hunting Creek Area Plan amendment to the Old Town 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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

C:\Documents and Settings\gsitton\Local Settings\Temp\notesC9812B\Hunting Creek Zoning Cover.wpd

ORDINANCE NO. _____

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

AN ORDINANCE to amend and reordain the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), and to amend and reordain Paragraph (A)(1) (FRONT YARD REQUIREMENTS) of Section 3-906 (BULK AND OPEN SPACE REGULATIONS) of, and add a new Section 3-908 (ADDITIONAL REQUIREMENTS FOR CERTAIN PROPERTIES ABUTTING THE GEORGE WASHINGTON MEMORIAL PARKWAY) to, Section 3-900 (RC/HIGH DENSITY APARTMENT ZONE), 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. 2005-0004 and Text Amendment No. 2005-0004.

WHEREAS, the City Council finds and determines that:

- 1. In Rezoning No. 2005-0004 and Text Amendment No. 2005-0004, the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, on its own motion initiated the comprehensive rezoning of the area comprising the Hunting Creek Area portion of the Old Town Small Area Plan;
- 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. The said rezoning is in conformity with the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as amended, and
- 4. 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 "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by making the amendments shown on the sketch plan entitled "Proposed Rezoning 2005-0004 Hunting Creek Area Plan," attached hereto as Exhibit 1 and incorporated fully by reference.

Section 2. That Paragraph (A)(1) of Section 3-906 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 3-900 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding there to a new Section 3-908, as shown on Exhibit 2, 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.

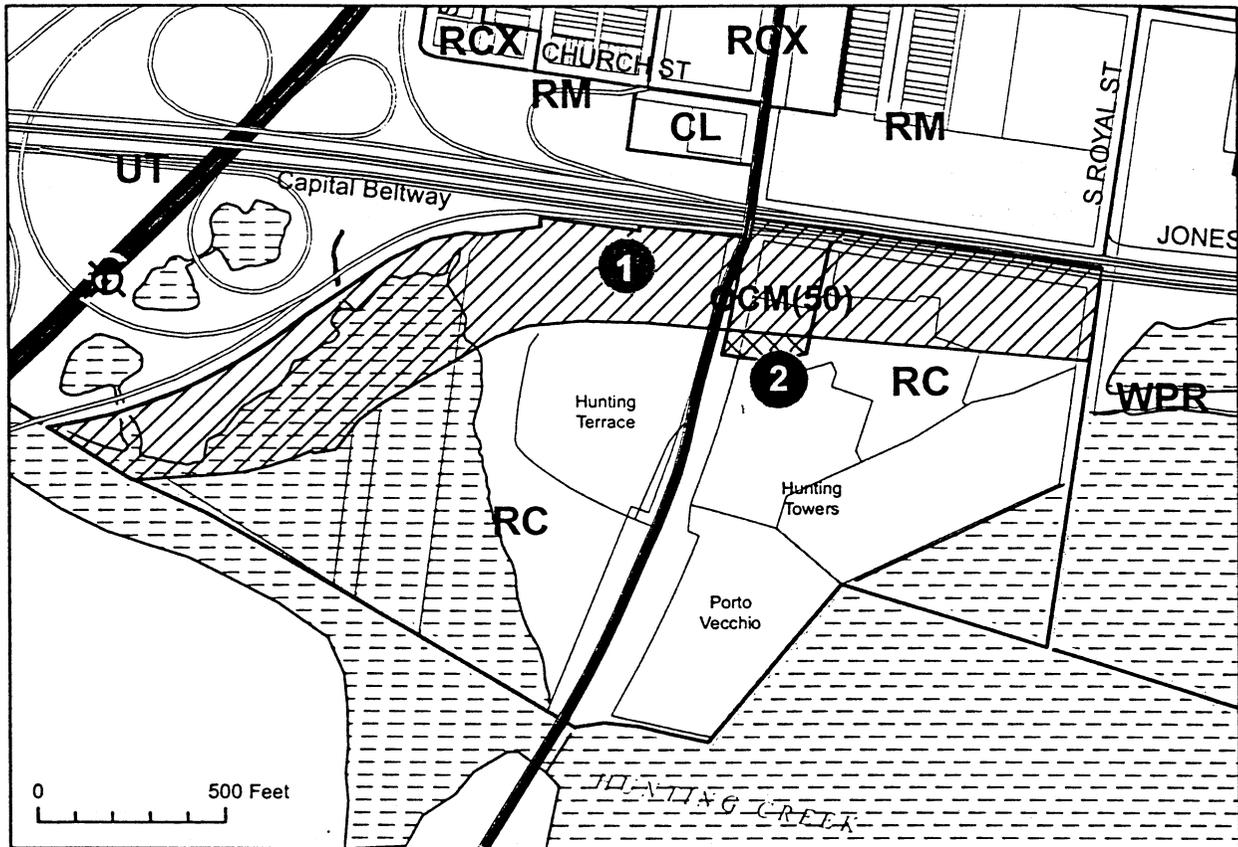
1 Section 4. That the Sheets of the "Official Zoning Map, Alexandria, Virginia," as
2 amended pursuant to Section 1 of this ordinance, and Section 3-900, as amended pursuant to
3 Sections 2 and 3 of this ordinance, be, and the same hereby are, reordained as part of the City of
4 Alexandria Zoning Ordinance.
5

6 Section 9. That this ordinance shall become effective on the date and at the time of
7 its final passage, and shall apply to all applications for land use, land development or subdivision
8 approval provided for under the City of Alexandria Zoning Ordinance which are on such date
9 pending before any city department, agency or board, or before city council, shall apply to all
10 such applications which may be filed after such date, and shall apply to all other facts and
11 circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as
12 may be provided in Article XII of the Zoning Ordinance.
13

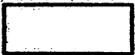
14 WILLIAM D. EUILLE
15 Mayor
16

17 Attachments: Exhibits 1 and 2
18

19 Introduction: 10/11/2005
20 First Reading: 10/11/2005
21 Publication:
22 Public Hearing:
23 Second Reading:
24 Final Passage:
25
26
27
28
29
30
31
32
33
34
35
36
37



Existing Zoning Designations

	Zoning District Boundaries
CL	Commercial Low
OCM (50)	Office Commercial Medium
RC-X	Medium Density Apartment
RC	High Density Apartment
RM	Townhouse
UT	Utilities and Transportation
WPR	Waterfront Park and Recreation

Recommended Zone Changes

-  Recommended rezoning, RC and OCM(50) to UT, Utilities and Transportation. All areas within VDOT ownership for ultimate Route 1 and Capital Beltway right-of-way.
-  Recommended rezoning OCM(50) to RC, High Density Apartment, areas not intended for Capital Beltway right-of-way.

Proposed Rezoning 2005-0004
Hunting Creek Area Plan

Hunting Creek Area Plan

Proposed Zoning Text Amendment to RC Zone.

3-906. Bulk and open space regulations.

(A) Yard requirements

(1) Front Yard. No front yard is required except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 or the requirements of section 3-908.

3-908. Additional Requirements for Certain Properties Abutting the George Washington Memorial Parkway. The following additional development standards shall apply to properties within the RC zone located south of the Capital Beltway and abutting Washington Street (George Washington Memorial Parkway). These standards are established to implement the design guidelines of the Hunting Creek Area Plan.

(A) Front Setback Area. All buildings shall be set back from Washington Street by 80 feet from the front property line or 140 feet from the centerline of Washington Street, whichever is closer to the centerline of Washington Street.

(1) Landscaping. The grade of the area between Washington Street and those structures closest to Washington Street shall be raised to approximately the elevation of the sidewalk along Washington Street to provide a broad parkway appearance. The area between those structures closest to Washington Street and Washington Street shall be landscaped in a manner substantially consistent with the Landscape Concept for Washington Street and Parkway Landscape Buffer, Figure 16 in the Hunting Creek Area Plan.

(2) Surface Parking. No surface parking shall be provided in the area between Washington Street and those structures oriented to and closest to Washington Street.

(B) Building Orientation. Beyond the front setback area, buildings closest to Washington Street shall be oriented toward and generally aligned with Washington Street.

(C) Site access. Primary site access for vehicles on either side of Washington Street shall be at the two existing signalized intersections: one immediately south of the Capital Beltway and the other at the entry drive to Porto Vecchio.

(D) Site development area. On the west side of Washington Street, south of the south access street as shown on the Hunting Terrace Site Development Concept, Figure 15 in the Hunting Creek Area Plan, no structures except accessory structures open to the public for interpretation of the natural or cultural history of the area shall be constructed.

(E) Transit Access. In order to provide transit access, the properties abutting the Capital Beltway shall provide a location for three or more buses to stop and lay by on the west side of Washington Street, and a location for two or more buses to stop and lay by on the

6
EXHIBIT 2, PAGE 1

east side of Washington Street. In order to provide a broad parkway appearance along Washington Street, the design of these bus stops shall provide a median between the bus stop and the roadway sufficient to continue the row of street trees along Washington Street as shown in the Landscape Concept for Washington Street and Parkway Landscape Buffer, Figure 16 of the Hunting Creek Area Plan.