

EXHIBIT NO. 1

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3-12-11

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Introduction and first reading: 3/08/11  
Public hearing: 3/12/11  
Second reading and enactment: 3/12/11

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) to Article IV (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. 2010-0004.

Summary

The proposed ordinance accomplishes the final adoption of Text Amendment No. 2010-0004 to amend CDD No. 10 to reflect changes to the use and floor area allowances.

Sponsor

Department of Planning and Zoning

Staff

Faroll Hamer, Director of Planning and Zoning  
Joanna C. Anderson, Assistant 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 and its Attachments (if any)

None

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

AN ORDINANCE to amend Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) to Article IV (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. 2010-0004.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2010-0004, 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 November 4, 2010 of a text amendment to the Zoning Ordinance to adopt changes to use and floor area allowances in the Potomac Yard/Potomac Greens CDD No. 10, which recommendation was approved by the City Council at public hearing on November 13, 2010;

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 5-602 of the Zoning Ordinance be, and the same hereby is, amended by deleting and inserting new language in Table 1, as shown:

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| CDD # | CDD Name             | Without a CDD Special Use Permit   | With a CDD Special Use Permit   |  | Uses  |
|-------|----------------------|--|---|--|---|
|       |                      |  | Maximum FAR and/or Development Levels   | Maximum Height   |   |
| 10    | Potomac Yards/Greens | <p>The RB zone regulations shall apply to the area south of the Monroe Avenue Bridge and east of the Metro Tracks, the CSL zone regulations shall apply on the first 250 feet east of Rte 1, and the I zone regulations shall apply on the remainder of the site; except that the U/T regulations shall apply to an area approximately 120 feet wide located just west of the Metrorail right-of-way (area shown on the plat for Case REZ #95-0005) for the purpose of accommodating the relocated rail Main Line on the yard, and except also that the area known as the "Piggyback Yard" and Slaters Lane portion of Potomac Yard (as shown on the plat for Case REZ #95-0004) may be developed pursuant to the CRMU-L zone provided that the Piggyback Yard:</p> <ul style="list-style-type: none"> <li>- shall contain no more than 275 dwelling units;</li> <li>- shall contain no more than 60,000 square feet of commercial space, of which no more than 30,000 square feet shall be office;</li> <li>- shall be planned and developed pursuant to a special use permit;</li> <li>- shall have a maximum height of 50 feet;</li> <li>- shall generally be consistent with the goals and the guidelines of the small area plan.</li> </ul> | <p>Up to <del>1,900,000</del> <b>1,932,000</b><sup>1,2</sup> square feet of office space, except that office square footage may be converted to retail square footage through the special use permit process <b>and, in Landbay G, up to a total of 120,000 square feet of office use may be converted to 120 additional residential units.</b> Up to 625 hotel rooms. Up to <del>735,000</del> <b>120,000</b> square feet of retail space.<sup>2</sup> Up to 2,200 residential units.<sup>1</sup></p> <p>Note 1: <b><u>Within Landbay G a total of 120,000 square feet of office use may be converted to up to 120 additional residential units.</u></b></p> <p>Note 2: <b><u>Office floor area may be converted to ground floor retail use through a special use permit</u></b></p> | <p>Heights shall be as shown on the map entitled "Predominate Height Limits for CDD" (Map No. 24, Potomac Yard/Potomac Greens Small Area Plan Chapter of 1992 Master Plan (2008ed.))</p> | <p>Pre-dominantly residential, with a mix of land uses to include office, retail and service, hotel, parks and open spaces, and community facilities.</p> |

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Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 5-602, as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

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Section 4. 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 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.

WILLIAM D. EUILLE  
Mayor

Introduction: 3/08/11  
First Reading: 3/08/11  
Publication:  
Public Hearing:  
Second Reading:  
Final Passage:

ORDINANCE NO. 4709

AN ORDINANCE to amend Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) to Article IV (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. 2010-0004.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2010-0004, 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 November 4, 2010 of a text amendment to the Zoning Ordinance to adopt changes to use and floor area allowances in the Potomac Yard/Potomac Greens CDD No. 10, which recommendation was approved by the City Council at public hearing on November 13, 2010;
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 5-602 of the Zoning Ordinance be, and the same hereby is, amended by deleting and inserting new language in Table 1, as shown:

| CDD # | CDD Name             | Without a CDD Special Use Permit   | With a CDD Special Use Permit  |  | Uses  |
|-------|----------------------|--|--|--|---|
|       |                      |  | Maximum FAR and/or Development Levels  | Maximum Height   |   |
| 10    | Potomac Yards/Greens | <p>The RB zone regulations shall apply to the area south of the Monroe Avenue Bridge and east of the Metro Tracks, the CSL zone regulations shall apply on the first 250 feet east of Rte 1, and the I zone regulations shall apply on the remainder of the site; except that the U/T regulations shall apply to an area approximately 120 feet wide located just west of the Metrorail right-of-way (area shown on the plat for Case REZ #95-0005) for the purpose of accommodating the relocated rail Main Line on the yard, and except also that the area known as the "Piggyback Yard" and Slaters Lane portion of Potomac Yard (as shown on the plat for Case REZ #95-0004) may be developed pursuant to the CRMU-L zone provided that the Piggyback Yard:</p> <ul style="list-style-type: none"> <li>- shall contain no more than 275 dwelling units;</li> <li>- shall contain no more than 60,000 square feet of commercial space, of which no more than 30,000 square feet shall be office;</li> <li>- shall be planned and developed pursuant to a special use permit;</li> <li>- shall have a maximum height of 50 feet;</li> <li>- shall generally be consistent with the goals and the guidelines of the small area plan.</li> </ul> | <p>Up to 1,900,000 <u>1,932,000</u><sup>1,2</sup> square feet of office space, except that office square footage may be converted to retail square footage through the special use permit process <b>and, in Landbay G, up to a total of 120,000 square feet of office use may be converted to 120 additional residential units.</b></p> <p>Up to 625 hotel rooms. Up to 735,000 <u>120,000</u> square feet of retail space.<sup>2</sup> Up to 2,200 residential units.<sup>1</sup></p> <p>Note 1: <b><u>Within Landbay G a total of 120,000 square feet of office use may be converted to up to 120 additional residential units.</u></b></p> <p>Note 2: <b><u>Office floor area may be converted to ground floor retail use through a special use permit</u></b></p> | <p>Heights shall be as shown on the map entitled "Predominate Height Limits for CDD" (Map No. 24, Potomac Yard/Potomac Greens Small Area Plan Chapter of 1992 Master Plan (2008ed.))</p> | <p>Pre-dominantly residential, with a mix of land uses to include office, retail and service, hotel, parks and open spaces, and community facilities.</p> |

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 5-602, as amended pursuant to Section 1 of this ordinance,

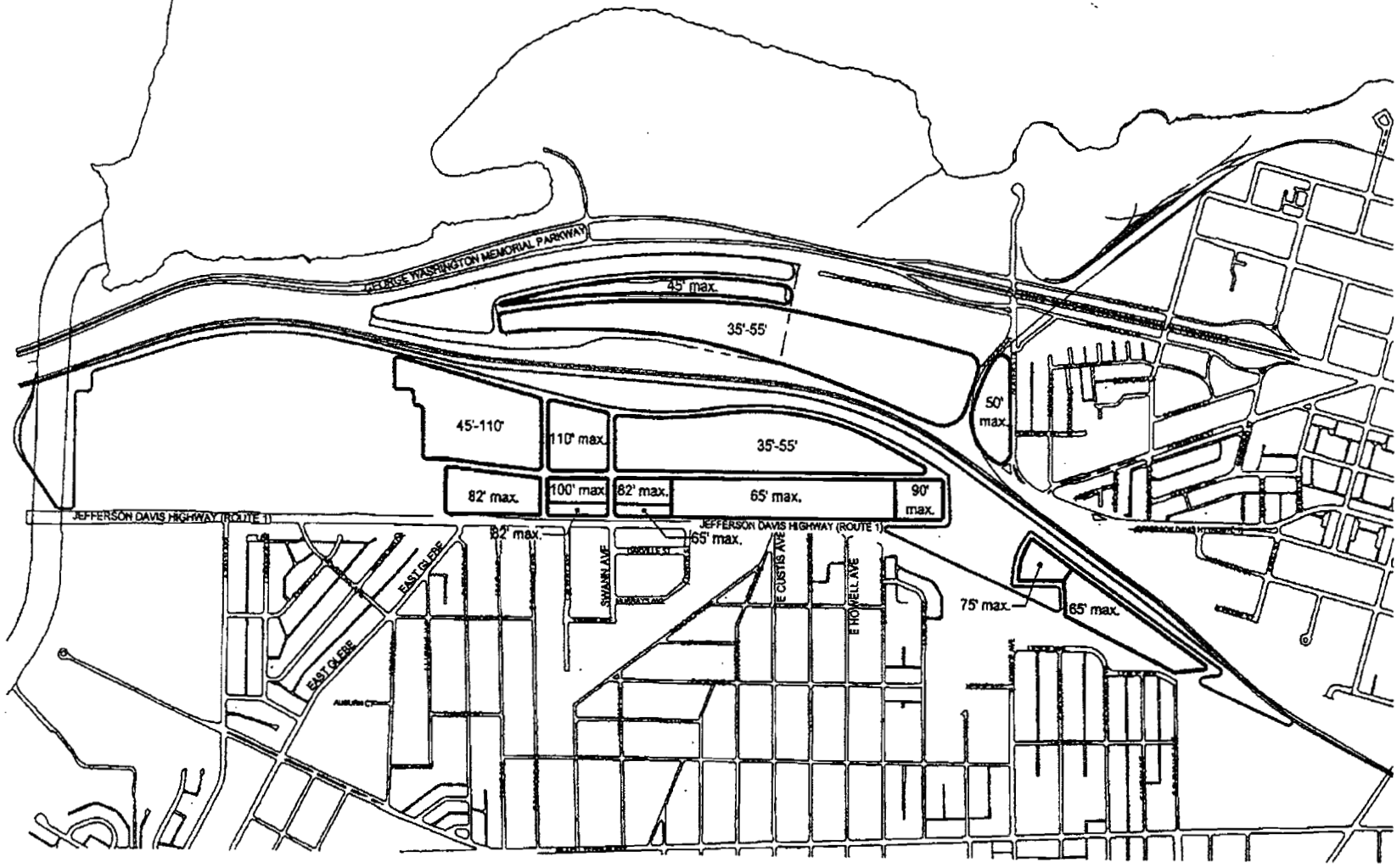
be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. 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 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.

WILLIAM D. EUILLE  
Mayor

Final Passage: March 12, 2011

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### Potomac Yard - CDD 10

Predominant Height Limits

October 27, 2010



This map was approved by Planning  
 Commission(11/4/10) and City Council(11/13/10).