

Introduction and first reading:	4/11/2006
Public hearing:	4/22/2006
Second reading and enactment:	4/22/2006

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Section 5-600 (CDD/COORDINATED DEVELOPMENT DISTRICT of the City of Alexandria Zoning Ordinance, by adding thereto a new Section 5-611 (EISENHOWER EAST DESIGN REVIEW BOARD), and to make conforming amendments to Table 1 (COORDINATED DEVELOPMENT DISTRICTS) of Section 5-602(A), in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2005-0006.

Summary

The proposed ordinance accomplishes the final adoption of Text Amendment No. 2005-0006, to implement the Eisenhower East Design Review Board as required by the Eisenhower East Small Area 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. _____

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AN ORDINANCE to amend and reordain Section 5-600 (CDD/COORDINATED DEVELOPMENT DISTRICT of the City of Alexandria Zoning Ordinance, by adding thereto a new Section 5-611 (EISENHOWER EAST DESIGN REVIEW BOARD), and to make conforming amendments to Table 1 (COORDINATED DEVELOPMENT DISTRICTS) of Section 5-602(A), in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2005-0006.

WHEREAS, the City Council finds and determines that:

- 1. In Text Amendment No. 2005-0006, the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, on its own motion initiated an amendment to the Zoning Ordinance to implement the Eisenhower East Design Review Board, in accordance with the Eisenhower East 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. 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 5-600 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding there to a new Section 5-611, to read as follows:

[The following is all new language.]

Section 5-611 Eisenhower East Design Review Board.

- (A) There is hereby established by ordinance the Eisenhower East Design Review Board.
- (B) The Eisenhower East Design Review Board shall consist of five members selected as follows: (1) one member of city council, selected by the council following a council election for a three-year term, (2) the city manager or designee, (3) one citizen member residing in the area served by the board, and selected annually by the council, and (4) two qualified professionals skilled in architecture or urban design, who shall be selected annually by the foregoing three members.
- (C) The purpose of the Eisenhower East Design Review Board is to review applications under this ordinance, within CDD No. 2 (Eisenhower Avenue Metro) and CDD No. 11 (South Carlyle), and for properties in CDD No. 1 (Duke Street) on which development is governed by any special use permit which authorizes or requires design review by the Carr/Norfolk Southern (Carlyle) Design Review Board.

1 Applications within CDD No. 2 and CDD No. 11 are to be reviewed for compliance
2 with the Eisenhower East Small Area Plan and the Eisenhower East Design
3 Guidelines, as adopted by the planning commission. Applications within CDD No. 1
4 are to be reviewed for compliance with the applicable urban design guidelines
5 therein. The board will make recommendations on such applications to the planning
6 commission and city council through the director.
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8 (D) The director shall send to the board a copy of any application subject to its review,
9 and the board shall send its comments to the director in time to be sent to the
10 planning commission together with the staff report on the application. Each
11 applicant shall discuss their application with the board prior to filing.
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13 (E) The board and director shall establish a regular schedule which provides for meeting
14 at least once per calendar quarter. Additional meetings may be called by the chair of
15 the board and the director.
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17 (F) The Eisenhower East Design Review Board shall assume and perform all the
18 functions of the Carr/Norfolk Southern (Carlyle) Design Review Board.
19

20 Section 2. That Table 1 of Section 5-602(A) be, and the same hereby is, amended to
21 by adding the following language to CDD No. 2, Eisenhower Avenue Metro, under the heading
22 "Maximum F.A.R. and/or Development Levels:
23

24 [The following is all new language.]
25

26 All proposed development shall be reviewed for compliance with the design guidelines
27 by the Eisenhower East Design Review Board.
28

29 Section 3. That Table 1 of Section 5-602(A) be, and the same hereby is, amended to
30 by adding the following language to CDD No. 11, South Carlyle, under the heading "Maximum
31 F.A.R. and/or Development Levels:
32

33 [The following is all new language.]
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35 All proposed development shall be reviewed for compliance with the design guidelines
36 by the Eisenhower East Design Review Board.
37

38 Section 4. That Section 5-600, as amended by this ordinance be, and the same
39 hereby is, reordained as part of the City of Alexandria Zoning Ordinance.
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41 Section 5. That the members of the Carr/Norfolk Southern (Carlyle) Design Review
42 Board in office on the effective date of this ordinance shall continue in office for the balance of
43 their respective terms, as the members of the Eisenhower East Design Review Board.
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45 Section 6. That this ordinance shall become effective on the date and at the time of
46 its final passage, and shall apply to all applications for land use, land development or subdivision

1 approval provided for under the City of Alexandria Zoning Ordinance which are on such date
2 pending before any city department, agency or board, or before city council, shall apply to all
3 such applications which may be filed after such date, and shall apply to all other facts and
4 circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as
5 may be provided in Article XII of the Zoning Ordinance.
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7 WILLIAM D. EUILLE
8 Mayor
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11 Introduction: 4/11/2006
12 First Reading: 4/11/2006
13 Publication:
14 Public Hearing:
15 Second Reading:
16 Final Passage:
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ORDINANCE NO. 4442

AN ORDINANCE to amend and reordain Section 5-600 (CDD/COORDINATED DEVELOPMENT DISTRICT) of the City of Alexandria Zoning Ordinance, by adding thereto a new Section 5-611 (EISENHOWER EAST DESIGN REVIEW BOARD), and to make conforming amendments to Table 1 (COORDINATED DEVELOPMENT DISTRICTS) of Section 5-602(A), in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2005-0006.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2005-0006, the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, on its own motion initiated an amendment to the Zoning Ordinance to implement the Eisenhower East Design Review Board, in accordance with the Eisenhower East 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. 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 5-600 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding there to a new Section 5-611, to read as follows:

Section 5-611 Eisenhower East Design Review Board.

- (A) There is hereby established by ordinance the Eisenhower East Design Review Board.
- (B) The Eisenhower East Design Review Board shall consist of five members selected as follows: (1) one member of city council, selected by the council following a council election for a three-year term, (2) the city manager or designee, (3) one citizen member residing in the area served by the board, and selected annually by the council, and (4) two qualified professionals skilled in architecture or urban design, who shall be selected annually by the foregoing three members.
- (C) The purpose of the Eisenhower East Design Review Board is to review applications under this ordinance, within CDD No. 2 (Eisenhower Avenue Metro) and CDD No. 11 (South Carlyle), and for properties in CDD No. 1 (Duke Street) on which development is governed by any special use permit which authorizes or requires design review by the Carr/Norfolk Southern (Carlyle) Design Review Board. Applications within CDD No. 2 and CDD No. 11 are to be reviewed for compliance with the Eisenhower East Small Area Plan and the Eisenhower East Design

Guidelines, as adopted by the planning commission. Applications within CDD No. 1 are to be reviewed for compliance with the applicable urban design guidelines therein. The board will make recommendations on such applications to the planning commission and city council through the director.

- (D) The director shall send to the board a copy of any application subject to its review, and the board shall send its comments to the director in time to be sent to the planning commission together with the staff report on the application. Each applicant shall discuss their application with the board prior to filing.
- (E) The board and director shall establish a regular schedule which provides for meeting at least once per calendar quarter. Additional meetings may be called by the chair of the board and the director.
- (F) The Eisenhower East Design Review Board shall assume and perform all the functions of the Carr/Norfolk Southern (Carlyle) Design Review Board.

Section 2. That Table 1 of Section 5-602(A) be, and the same hereby is, amended to by adding the following language to CDD No. 2, Eisenhower Avenue Metro, under the heading "Maximum F.A.R. and/or Development Levels:

All proposed development shall be reviewed for compliance with the design guidelines by the Eisenhower East Design Review Board.

Section 3. That Table 1 of Section 5-602(A) be, and the same hereby is, amended to by adding the following language to CDD No. 11, South Carlyle, under the heading "Maximum F.A.R. and/or Development Levels:

All proposed development shall be reviewed for compliance with the design guidelines by the Eisenhower East Design Review Board.

Section 4. That Section 5-600, as amended by this ordinance be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 5. That the members of the Carr/Norfolk Southern (Carlyle) Design Review Board in office on the effective date of this ordinance shall continue in office for the balance of their respective terms, as the members of the Eisenhower East Design Review Board.

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.

WILLIAM D. EUILLE
Mayor

Final Passage: April 22, 2006

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