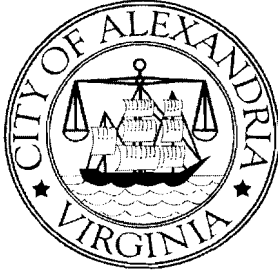


EXHIBIT NO. 16  
1-24-09

## DOCKET ITEM #4

**Text Amendment #2008-0009****Addition of CDD #17 to the Zoning Ordinance**

<b>Project Name:</b> Addition of CDD #17 to the Zoning Ordinance	Planning Commission Hearing: City Council Hearing:	January 6, 2009 January 24, 2009
<b>Proposal:</b> Text Amendment to include CDD #17-Landmark Gateway to Section 5-602 of the Zoning Ordinance.		
<b>Applicant:</b> City of Alexandria, Planning and Zoning		

**Staff Recommendation: APPROVAL WITH CONDITIONS**

**Staff Reviewers:** Katye Parker, AICP [katye.parker@alexandriava.gov](mailto:katye.parker@alexandriava.gov)  
Gary Wagner, RLA [gary.wagner@alexandriava.gov](mailto:gary.wagner@alexandriava.gov)

**PLANNING COMMISSION ACTION, JANUARY 6, 2009:** On a motion by Ms. Lyman, seconded by Mr. Jennings, the Planning Commission voted to **recommend approval** of Text Amendment #2008-0009. The motion carried on a vote of 7 to 0.

*Note: This docket item was heard with the docket item #3 for the Landmark Gateway development (DSUP #2006-0021). Speakers are identified in that staff report.*

**CITY COUNCIL ACTION:**

Staff recommends amending Section 5-602 of the City's Zoning Ordinance to add the following language to the Coordinated Development Districts table:

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
17	Landmark Gateway	CG/Commercial General and I/Industrial regulations shall apply (as distinguished on the Zoning Map)	The development controls for land within this CDD shall be as shown in the approved CDD Concept Plan. In addition, any proposed development for land within this CDD shall conform to the Landmark/Van Dorn Corridor Plan.	The maximum heights shall conform to the CDD Concept Plan	Multifamily residential and retail

## TEXT AMENDMENT # 2008-0009

**ISSUE DESCRIPTION:** Consideration of a text amendment to the City's Zoning Ordinance to include CDD#17.

**ZONING ORDINANCE SECTION:** 5-602

**CITY DEPARTMENT:** Planning and Zoning

---

PLANNING COMMISSION ACTION RECOMMENDED APPROVAL 7-0 1/6/09

CITY COUNCIL ACTION 1/24/09 -- City Council approved PC  
recommendation 7-0

---

(b) Ed Ablard, 18 W. Del Ray Avenue, spoke about proposed bills in the legislature that would take away City powers in the water resources section, and also to bringing cisterns back and to see if the fee is appropriate.

Director of Environmental Services Skrabak made a presentation of the plan and responded to the comments of the speakers.

**WHEREUPON**, upon motion by Vice Mayor Pepper, seconded by Councilman Krupicka and carried 6-0, City Council adopted the Phase I Environmental Action Plan for the Eco-City Alexandria project and thanked the Commission members for their work. The voting was as follows:

Pepper	"aye"	Gaines	"aye"
Krupicka	"aye"	Lovain	absent
Euille	"aye"	Smedberg	"aye"
	Wilson	"aye"	

## **REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**

### **Planning Commission (continued)**

Items 5 and 6 were heard together:

5. CDD CONCEPT PLAN #2008-0003(A)  
MASTER PLAN AMENDMENT #2008-0007(B)  
REZONING #2008-0002(C)  
DEVELOPMENT SPECIAL USE PERMIT #2006-0021(D)  
TRANSPORTATION MANAGEMENT PLAN SUP #2008-0070(E)  
STREET NAME #2008-0004(F)  
520 SOUTH VAN DORN STREET AND 631, 641 SOUTH PICKETT STREET  
Public Hearing and Consideration of a request for: approval of a concept development plan for a coordinated development district; an amendment to the City's Master Plan to change the land use designation to CRMU and amend height limits; a rezoning from Industrial and Commercial General to CDD; a development special use permit, with site plan, for a residential and retail mixed use development; a request for a parking reduction; approval of a transportation management plan; and an approval of a new street name. Zoned I/Industrial and CG/Commercial General. Applicant: Green City Development, LLC by J. Howard Middleton

#### **PLANNING COMMISSION ACTION:**

CDD Recommend Approval 7-0  
MPA Adopted 7-0  
REZ Recommend Approval 7-0  
DSUP Recommend Approval w/ amendments 7-0

TMP SUP Recommend Approval 7-0  
SN Approved 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 5; 12/24/09, and is incorporated as part of this record by reference.)

6. TEXT AMENDMENT #2008-0009

ADDITION OF CDD #17

Public Hearing and Consideration of a text amendment to the City's Zoning Ordinance to include CDD #17. Staff: City of Alexandria, Department of Planning and Zoning

PLANNING COMMISSION ACTION: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 6; 12/24/09, and is incorporated as part of this record by reference.)

Planning Director Hamer, along with Ms. Wright, Mr. Wagner, Ms. Parker and Mr. Canfield made a presentation of the staff report. Housing Director Davis also made a presentation of the report and all responded to questions of City Council.

The following persons participated in the public hearing on this item:

(a) Howard Middleton, 3110 Fairview Park Drive, Falls Church, attorney representing the applicant, spoke in favor of the application.

(b) Mindy Lyle, 5235 Tancreti Lane, speaking on behalf of the Cameron Station Civic Association, spoke in favor of the request.

(c) Richard Ward, 4806 Peacock Avenue, spoke in support of the request but also with a concern about the Virginia Paving Plant.

**WHEREUPON**, upon motion by Vice Mayor Pepper, seconded by Councilman Smedberg and carried 6-0, City Council closed the public hearing. The voting was as follows:

Pepper	"aye"	Gaines	"aye"
Smedberg	"aye"	Krupicka	absent
Euille	"aye"	Lovain	"aye"
	Wilson	"aye"	

**WHEREUPON**, upon motion by Vice Mayor Pepper, seconded by Councilman Gaines and carried 6-0, City Council approved the Planning Commission recommendation for item #5, with a correction to condition #94.c to delete the words "in

the first instance and \$1,337,539 in the second (with \$180,107 of this total going to an infrastructure fund)" at the end of the sentence, and approved the Planning Commission recommendation for item #6. The voting was as follows:

Pepper	"aye"	Krupicka	absent
Gaines	"aye"	Lovain	"aye"
Euille	"aye"	Smedberg	"aye"
	Wilson	"aye"	

\* \* \* \* \*

(City Council took a 20 minute break for lunch.)

(Councilman Smedberg left at this time 12:30 p.m.)

\* \* \* \* \*

7. DEVELOPMENT SPECIAL USE PERMIT #2007-0022  
ENCROACHMENT #2008-0003  
COORDINATED SIGN PROGRAM SUP #2008-0090  
2801 MAIN STREET AND 2900 MAIN STREET  
POTOMAC YARD - TOWN CENTER (LANDBAY G)  
Public Hearing and Consideration of a request for: (A) a development special use permit, with site plan and modifications, for development of the Potomac Yard Town Center to include various residential, hotel, office and retail uses, as well as, requests to allow a grocery store and fitness center/spa over 20,000 square feet each, sales trailers, an increase in penthouse height, a parking reduction, and approval to convert office square footage to retail square footage; (B) a request to allow encroachments into the public right-of-way; (C) a request for a coordinated sign program; zoned CDD-10/Coordinated Development District. Applicant: RP MRP Potomac Yard, LLC by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION:

DSUP Recommend Approval w/amendments 7-0  
ENC Recommend Approval 7-0  
SUP Recommend Approval w/amendments 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 7; 12/24/09, and is incorporated as part of this record by reference.)

Planning and Zoning Division Chief Farner made a presentation of the staff report and he, along with Deputy Director of Transportation and Environmental Services Culpepper, responded to questions of City Council.