

1	Introduction and first reading:	02/10/2009
2	Public hearing:	02/21/2009
3	Second reading and enactment:	02/21/2009

INFORMATION ON PROPOSED ORDINANCE

7 Title

9 AN ORDINANCE to amend and reordain Table 1 (COORDINATED DEVELOPMENT
10 DISTRICTS) of Section 5-602(A), under Section 5-600 (CDD/COORDINATED
11 DEVELOPMENT DISTRICTS), by adding thereto a new CDD No. 17 (LANDMARK
12 GATEWAY), and to amend and reordain Sheets 067.02-02-05, 067.02-02-06 and 067.02-02-07
13 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL
14 ZONING MAP AND DISTRICT BOUNDARIES), to designate land zoned CDD No. 17, all of
15 the City of Alexandria Zoning Ordinance, in accordance with the text amendment and rezoning
16 heretofore approved by city council as Text Amendment No. 2008-0009 and Rezoning No.
17 2008-0002.

19 Summary

21 The proposed ordinance accomplishes the final adoption of Text Amendment No. 2008-0009
22 and Rezoning No. 2008-0002, to establish a new CDD No. 17, for approximately 274,945
23 square feet of land known as 520 South Van Dorn Street, and 631 & 641 South Pickett Street;
24 Zoning and Tax Map Parcel Nos. 067.02-02-05, 067.02-02-06 and 067.02-02-07.

26 Sponsor

28 Department of Planning and Zoning

30 Staff

32 Faroll Hamer, Director of Planning and Zoning
33 Jill A. Schaub, Senior Assistant City Attorney

35 Authority

37 §§ 2.04(w), 9.12, Alexandria City Charter
38 § 11-800, City of Alexandria Zoning Ordinance

40 Estimated Costs of Implementation

42 None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Table 1 (COORDINATED DEVELOPMENT DISTRICTS) of Section 5-602(A), under Section 5-600 (CDD/COORDINATED DEVELOPMENT DISTRICTS), by adding thereto a new CDD No. 17 (LANDMARK GATEWAY), and to amend and reordain Sheets 067.02-02-05, 067.02-02-06 and 067.02-02-07 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), to designate land zoned CDD No. 17, all of the City of Alexandria Zoning Ordinance, in accordance with the text amendment and rezoning heretofore approved by city council as Text Amendment No. 2008-0009 and Rezoning No. 2008-0002.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2008-0009 and Rezoning No. 2008-0002, the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, approved an application to establish a new CDD No. 17, for approximately 274,945 square feet known as 520 South Van Dorn Street, and 631 & 641 South Pickett Street; Zoning and Tax Map Parcel Nos. 067.02-02-05, 067.02-02-06 and 067.02-02-07;
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 Table 1 of Section 5-602(A) be, and the same hereby is, amended to by adding thereto the following new language for CDD No. 17, Landmark Gateway:

CDD #	CDD Name	Without a CDD Special Use Permit	With a CCD 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

1 Section 2. That Sheets 067.02-02-05, 067.02-02-06 and 067.02-02-07 of the
2 "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria
3 Zoning Ordinance, be, and the same hereby are, amended by changing the zoning of the property
4 described above and as shown on the sketch plan entitled AMPA #2008-007, CDD #2008-0003,
5 REZ #2008-0002, DSUP #2006-0021@ dated January 6, 2009, attached hereto and incorporated
6 fully by reference as Exhibit 1,
7

8 From: CG/Commercial General and I/Industrial
9 To: CDD No. 17
10

11 Section 3. That the director of planning and zoning be, and hereby is, directed to
12 record the foregoing text and map amendments.
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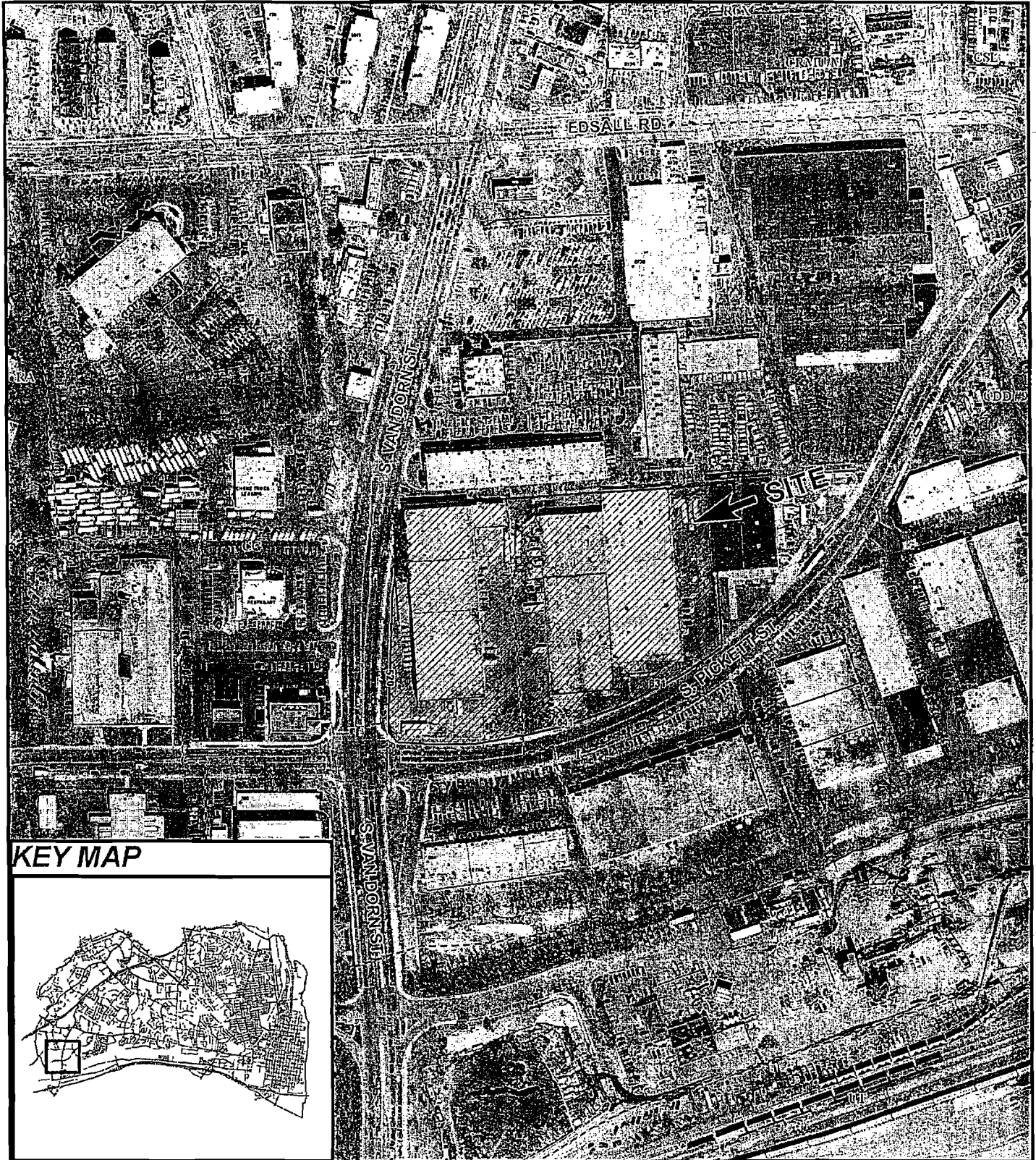
14 Section 4. That Section 5-602(A), as amended pursuant to Section 1 of this
15 ordinance, and Sheets 067.02-02-05, 067.02-02-06 and 067.02-02-07 of the "Official Zoning
16 Map, Alexandria, Virginia," as amended pursuant to Section 2 of this ordinance, be, and the same
17 hereby are, reordained as part of the City of Alexandria Zoning Ordinance.
18

19 Section 5. That this ordinance shall become effective on the date and at the time of
20 its final passage, and shall apply to all applications for land use, land development or subdivision
21 approval provided for under the City of Alexandria Zoning Ordinance which are on such date
22 pending before any city department, agency or board, or before city council, shall apply to all
23 such applications which may be filed after such date, and shall apply to all other facts and
24 circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as
25 may be provided in Article XII of the Zoning Ordinance.
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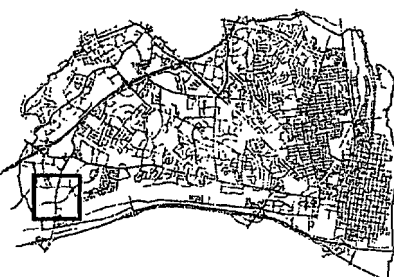
27
28 WILLIAM D. EUILLE
29 Mayor
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31 Attachment: Exhibit 1 B Sketch Plan
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34 Introduction: 02/10/2009
35 First Reading: 02/10/2009
36 Publication:
37 Public Hearing:
38 Second Reading:
39 Final Passage:
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KEY MAP



MPA#2008-0007
CDD#2008-0003
REZ#2008-0002
DSUP #2006-0021
STREET NAME #2008-0004



01/06/09

