

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

### INFORMATION ON PROPOSED ORDINANCE

#### Title

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.

#### Summary

The proposed ordinance accomplishes the final adoption of Text Amendment No. 2008-0009 and Rezoning No. 2008-0002, to establish a new CDD No. 17, for approximately 274,945 square feet of land 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.

#### Sponsor

Department of Planning and Zoning

#### Staff

Faroll Hamer, Director of Planning and Zoning  
Jill A. Schaub, Senior 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 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.  
13

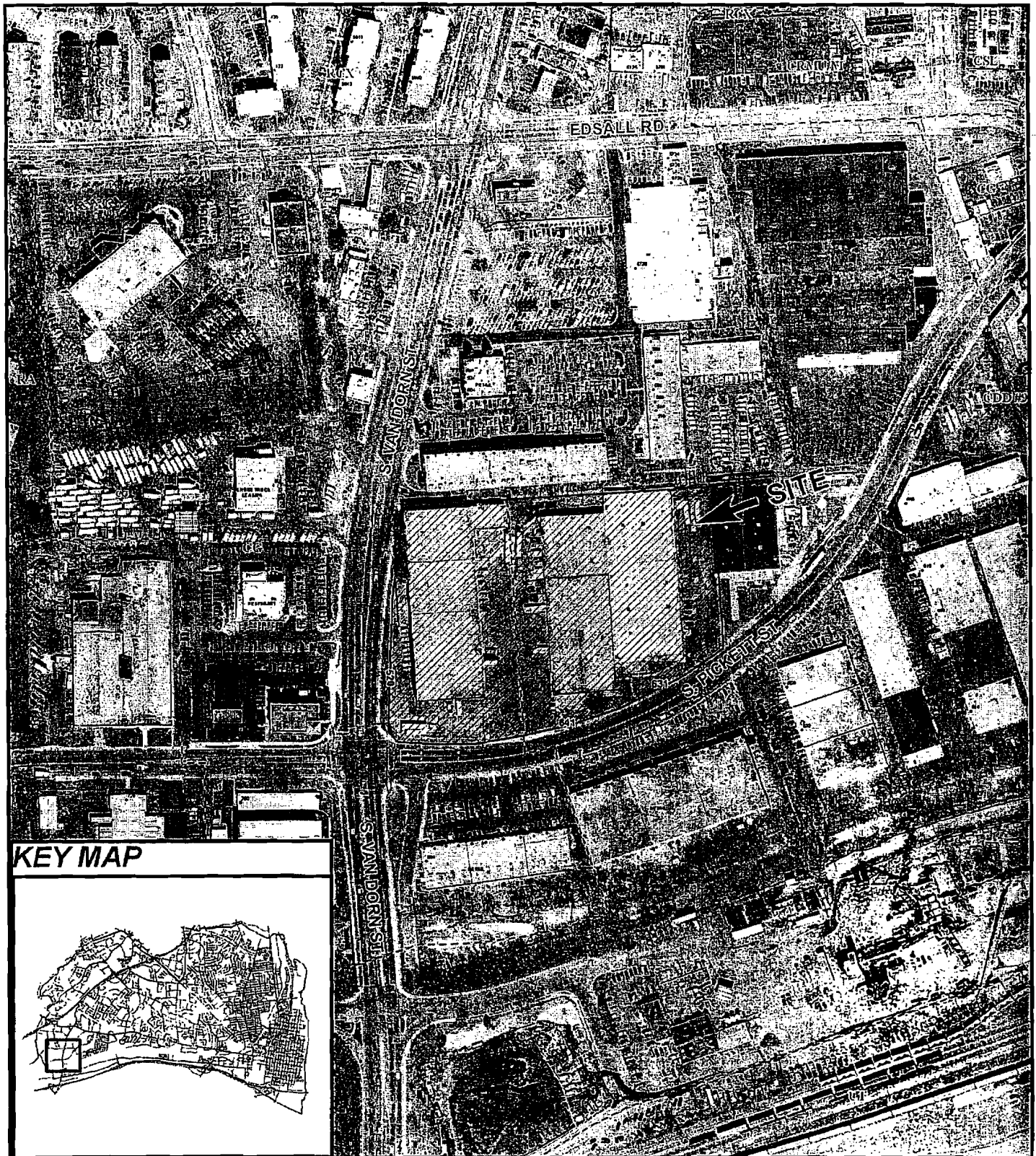
14 Section 4. That Section 5-602(A), as amended pursuant to Section 1 of this  
15 ordinance, and Sheets 067.02-02-05, 067.02-02-06 and 067.02-02-07 of the "Official Zoning  
16 Map, Alexandria, Virginia," as amended pursuant to Section 2 of this ordinance, be, and the same  
17 hereby are, reordained 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.  
26  
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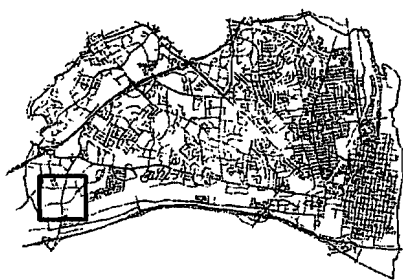
28 WILLIAM D. EUILLE  
29 Mayor  
30

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



ORDINANCE NO. 4580

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

Section 2. That 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 of the City of Alexandria Zoning Ordinance, be, and the same hereby are, amended by changing the zoning of the property described above and as shown on the sketch plan entitled "MPA #2008-007, CDD #2008-0003, REZ #2008-0002, DSUP #2006-0021" dated January 6, 2009, attached hereto and incorporated fully by reference as Exhibit 1,

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

Section 3. That the director of planning and zoning be, and hereby is, directed to record the foregoing text and map amendments.

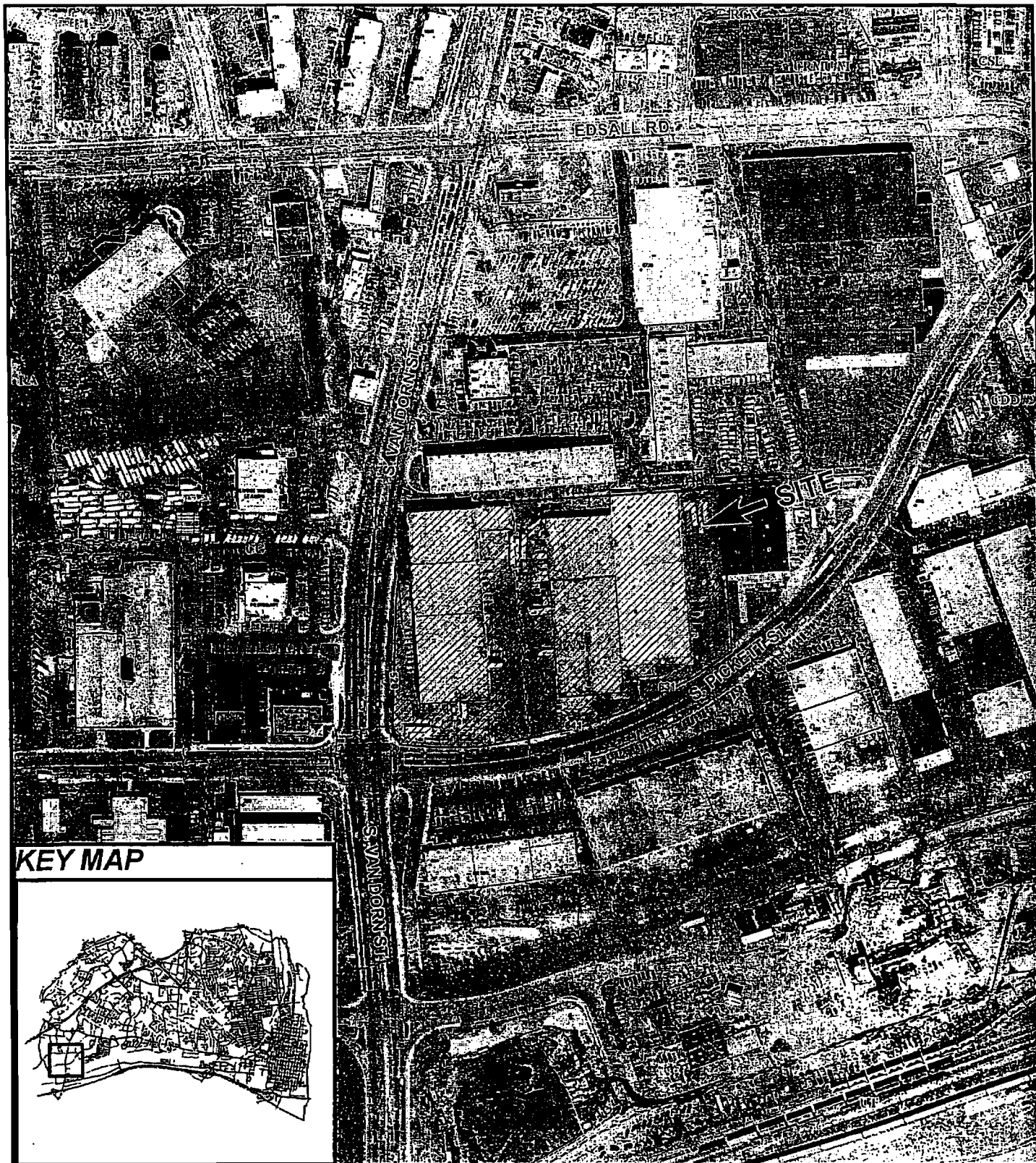
Section 4. That Section 5-602(A), as amended pursuant to Section 1 of this ordinance, and Sheets 067.02-02-05, 067.02-02-06 and 067.02-02-07 of the "Official Zoning Map, Alexandria, Virginia," as amended pursuant to Section 2 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 5. 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

Attachment: Exhibit 1 Sketch Plan

Final Passage: February 21, 2009



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

01/06/09

