

EXHIBIT NO.

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3-14-09

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~~3-10-08~~

Introduction and first reading:

03/10/2009

Public hearing:

03/14/2009

Second reading and enactment:

03/14/2009

### 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 amending CDD No. 7 (ROUTE 1 PROPERTIES), all of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2008-0006.

#### Summary

The proposed ordinance accomplishes the final adoption of Text Amendment No. 2008-0006 to permit automobile sales and surface vehicular parking as an ancillary use for a car dealership within 100 feet of Commonwealth Avenue, with special use permit approval, within CDD No. 7 (Route 1 Properties).

#### 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

EXHIBIT NO. 2

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 amending CDD No. 7 (ROUTE 1 PROPERTIES), all of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2008-0006.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2008-0006, the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, approved an application to amend CDD No. 7 (Route 1 Properties), to permit automobile sales and surface vehicular parking as an ancillary use for a car dealership within 100 feet of Commonwealth Avenue, with special use permit approval;

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 by inserting new language for CDD No. 7, Route 1 Properties, as shown:

[Continues on following page.]

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses
7	Route 1 Properties	RB zone regulations apply along Reed Avenue, the RC zone regulations apply along Commonwealth Avenue to a depth of 100 feet except as provided below and the OC zone regulations apply on the remainder of the site provided that: - heights in the area along Commonwealth Avenue shall not exceed 45 feet; - the use of automobile and trailer rental or sales be permitted with a special use permit on the portion of the site governed by the OC zone regulations and surface parking associated with the use of automobile and trailer rental or sales within 85 feet of Commonwealth Avenue and car lift parking within the remaining 15 feet be permitted with a special use permit.	For the north side of East Reed Avenue, a maximum 27 dwelling units per acre, provided that a minimum of 10 percent of the total number of units are made affordable as defined in the city affordable housing policy. Development shall comply with the CDD guidelines adopted in the Potomac West Small Area Plan.	45 feet	Mix of uses including office, retail, residential, hotel and open space. On the north side of East Reed Avenue, the preferred land use is residential townhouse uses; however, stacked townhouse uses may be permitted, provided they are arranged on the site to create variety in the streetscape, minimize the number of curb cuts along East Reed Avenue, and provide ground-level, usable open space.

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(A), 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 are on such date pending before any city department, agency or board, or before city council, shall apply to all

1 such applications which may be filed after such date, and shall apply to all other facts and  
2 circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as  
3 may be provided in Article XII of the Zoning Ordinance.

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5 WILLIAM D. EUILLE  
6 Mayor  
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8 Introduction: 03/10/2009  
9 First Reading: 03/10/2009  
10 Publication:  
11 Public Hearing:  
12 Second Reading:  
13 Final Passage:  
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ORDINANCE NO. 4581

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 amending CDD No. 7 (ROUTE 1 PROPERTIES), all of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2008-0006.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2008-0006, the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, approved an application to amend CDD No. 7 (Route 1 Properties), to permit automobile sales and surface vehicular parking as an ancillary use for a car dealership within 100 feet of Commonwealth Avenue, with special use permit approval;
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:

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[Continues on following page.]

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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:            March 14, 2009