

EXHIBIT NO. 1 12
12-13-08 ~~18~~
~~12-9-08~~

Introduction and first reading:	12/09/2008
Public hearing:	12/13/2008
Second reading and enactment:	12/13/2008

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain the 1992 Master Plan (2008 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to such master plan as Master Plan Amendment No. 2008-0003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

Summary

The proposed ordinance accomplishes the final adoption of Master Plan Amendment No. 2008-0003 to amend the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan (2008 ed.) of the City of Alexandria, to increase allowable heights in certain areas and eliminate specific proportional requirements for townhouse, stacked townhouse and multifamily dwellings.

Sponsor

Staff

Faroll Hamer, Director of Planning and Zoning
Ignacio B. Pessoa, City Attorney

Authority

§ 9.01, Alexandria City Charter
§ 11-900, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance

None

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain the 1992 Master Plan (2008 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to such master plan as Master Plan Amendment No. 2008-0003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2008-0003, the Planning Commission approved an application to amend the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan (2008 ed.) of the City of Alexandria, to increase allowable heights in certain areas and eliminate specific proportional requirements for townhouse, stacked townhouse and multifamily dwellings.

2. The said amendment has heretofore been approved by the planning commission, and city council with an amendment, after full opportunity for comment and public hearing.

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 the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan (2008 ed.) of the City of Alexandria, be, and the same hereby is, amended (1) by changing the Predominate Height Limits Map to increase the allowable building heights to 82 feet between Route 1 and Main Street, and to increase the allowable building heights to 110 feet between Main Street and Potomac Avenue; (2) to eliminate the CDD Guideline requirement that "At least one-third of the residential units be townhomes; no more than one-third shall be multifamily units; no more than one-third shall be stacked townhomes," and (3) add a new CDD Guideline requirement that "The residential buildings within Potomac Yard and each Landbay shall consist of a variety of building types and heights which should include townhouses, stacked-townhouses, and multi-family units."

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment, as part of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan (2008 ed.) of the City of Alexandria, Virginia.

Section 3. That all provisions of the 1992 Master Plan (2008 ed.) of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the 1992 Master Plan (2008 ed.) of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the 1992 Master Plan (2008 ed.) of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Introduction:	12/09/2008
First Reading	12/09/2008
Publication:	
Public Hearing:	
Second Reading:	
Final Passage:	

ORDINANCE NO. 4571

AN ORDINANCE to amend and reordain the 1992 Master Plan (2008 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to such master plan as Master Plan Amendment No. 2008-0003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2008-0003, the Planning Commission approved an application to amend the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan (2008 ed.) of the City of Alexandria, to increase allowable heights in certain areas and eliminate specific proportional requirements for townhouse, stacked townhouse and multifamily dwellings.
2. The said amendment has heretofore been approved by the planning commission, and city council with an amendment, after full opportunity for comment and public hearing.
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 the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan (2008 ed.) of the City of Alexandria, be, and the same hereby is, amended (1) by changing the Predominate Height Limits Map to increase the allowable building heights to 82 feet between Route 1 and Main Street, and to increase the allowable building heights to 110 feet between Main Street and Potomac Avenue; (2) to eliminate the CDD Guideline requirement that "At least one-third of the residential units be townhomes; no more than one-third shall be multifamily units; no more than one-third shall be stacked townhomes," and (3) add a new CDD Guideline requirement that "The residential buildings within Potomac Yard and each Landbay shall consist of a variety of building types and heights which should include townhouses, stacked-townhouses, and multi-family units."

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment, as part of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan (2008 ed.) of the City of Alexandria, Virginia.

Section 3. That all provisions of the 1992 Master Plan (2008 ed.) of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the 1992 Master Plan (2008 ed.) of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the 1992 Master Plan (2008 ed.) of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Final Passage: December 13, 2008