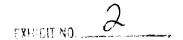
	FXHISIT NO.	31
		10-25-11
1	Introduction and first moding.	
1	Introduction and first reading:	6/25/11
2	Public hearing:	6/28/11
3	Second reading and enactment:	6/28/11
4 5	INFORMATION ON PROPOSED ORDINANCE	
6 7 8	<u>Title</u>	
9 10 11 12 13	AN ORDINANCE to amend and reordain Section 5-602 (COORDINATED DEVEL DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRE APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria 2 Ordinance, in accordance with the text amendment heretofore approved by city Amendment No. 2011-0009.	ED Zoning
15 16	Summary	
17 18 19	The proposed ordinance accomplishes the final adoption of Text Amendment N add CDD #20 to the Coordinated Development Districts.	To. 2011-0009 to
20 21	Sponsor	
22 23	Department of Planning and Zoning	
24 25	Staff	
26	Faroll Hamer, Director of Planning and Zoning	
27	Joanna C. Anderson, Assistant City Attorney	
28 29	Authority	
30	SS 2 046-2 0 12 Alexandria City Charter	
31 32 33	§§ 2.04(w), 9.12, Alexandria City Charter § 11-800, City of Alexandria Zoning Ordinance	
34 35	Estimated Costs of Implementation	
36 37	None	
38 39	Attachments in Addition to Proposed Ordinance and its Attachments (if any)	
40 41 42 43	None	



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ORDINANCE NO.

AN ORDINANCE to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2011-0009.

WHEREAS, the City Council finds and determines that:

- 1. In Text Amendment No. 2011-0009, the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on June 7, 2011 of a text amendment to the Zoning Ordinance to add CDD #20 to the Coordinated Development Districts, which recommendation was approved by the City Council at public hearing on June 25, 2011;
- 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 Section 5-602 of the Zoning Ordinance be, and the same hereby is, amended by adding CDD #20 to the CDD Districts in Table 1 with the new language, as shown with underlining:

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
20	Harris Teeter of Old Town North	CD/Commercial Downtown Zone regulations shall apply	The development controls, including FAR and number of units for land within this CDD, as shown in the approved CDD-20 Concept Plan, in addition to the provisions in the Old Town North Small Area Plan. Any proposed development shall conform to the Old Town North Design Guidelines.	The maximum heights shall conform to the CDD-20 Concept Plan	Mix of residential (multifamily and/or townhouse) and retail uses

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2	Section 2. That the director of planning and zoning be, and hereby is, directed to				
3	record the foregoing text amendment.				
4					
5	Section 3. That Section 5-602, as amended pursuant to Section 1 of this ordinance,				
6	be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.				
7					
8	Section 4. That this ordinance shall become effective on the date and at the time of				
9	its final passage, and shall apply to all applications for land use, land development or subdivision				
10	approval provided for ur	nder the City of Alexandria Zoning Ordinance which may be filed after			
11	such date, and shall apply to all other facts and circumstances subject to the provisions of the				
12	City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning				
13	Ordinance.				
14					
15		WILLIAM D. EUILLE			
16		Mayor			
17					
18	Introduction:	June 25, 2011			
19	First Reading:	June 25, 2011			
20	Publication:				
21	Public Hearing:				
22	Second Reading:				
23	Final Passage:				