

ORDINANCE NO. 1920

AN ORDINANCE to amend Chapter 30 of The Code of the City of Alexandria, Virginia, 1963, as amended, by adding to Section 30-9 a new subsection (g), by adding to Section 30-11 a new subsection (p), by amending and reordaining Section 30-12.1 and by adding a new Section 30-15A; which Chapter 30 relates to SITE PLANS, which Section 30-9 relates to PRELIMINARY SITE PLANS, which new subsection 30-9(g) relates to LANDSCAPE PLANS, which Section 30-11 relates to REQUIREMENTS, REGULATIONS AND RESTRICTIONS GENERALLY, which new subsection 30-11(p) relates to ADEQUATE PROVISION FOR NUMBER, TYPE AND LOCATION OF TREES AND SHRUBS, which Section 30-12.1 relates to SAME--PAYMENT, and which new Section 30-15A relates to VARIANCES FROM LANDSCAPE PLAN REQUIREMENTS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 30-9 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and it hereby is amended by adding thereto a new subsection (g) to read as follows:

(g) Preliminary site plans submitted after February 26, 1974 shall include landscape plans, which shall show the following:

(1) Areas to be retained in natural vegetation, noting total existing crown area of trees being retained as part of required landscaping.

(2) General location, names, and area coverage of trees and shrubs to be planted. For the purpose of this subsection, the term "area coverage" as applied to a new tree, means 50% of the crown area over 1,200 square feet of each new tree plus all of the crown area under 1,200 square feet in area as seen from above at its average maturity in an urban environment. In the case of shrubs, the term refers to the size at which the shrub will be maintained when it reaches maturity. The director of recreation and cultural activities shall maintain an official list of crown area coverage for each species of tree and shrub, which may be used by developers to plan landscaping in compliance with this section.

(3) Area coverage of trees and shrubs to be planted, which together with the existing crown area of those retained, shall occupy at least 20% of the total land area of the proposed project not occupied by buildings. With the approval of the planning commission, up to 50% of the required landscaping may consist of new trees planted on adjacent public right of way or other public land or of on-site, roof-top, deck or plaza plantings. Flowering trees to be planted shall be a minimum of one inch caliper. Major shade trees to be planted shall be a minimum of two inch caliper, and upright shrubs to be planted shall be a minimum of 24 inches in height, and spreading shrubs shall be a minimum of 12 inches in diameter. Caliper as used herein is the diameter in inches of the tree as measured six inches above ground level. Total land area for purposes of this subsection shall be the area shown on the site plan as the area of the site plan under consideration.

(4) Devices by which existing trees shall be protected from damage during construction. Said protection shall be approved by the director of recreation and cultural activities in accordance with the Alexandria Master Street Tree Plan.

(5) Where non-structured surface parking areas are provided under the provisions of section 42-27 of this Code, they shall be designed with breaks in the surface area at intervals to be determined by the director of recreation and cultural activities and the director of traffic. Such breaks shall be in the form of curbed space of sufficient size to permit the planting of trees and shrubs without damage from cars which may overhang the curbed space. Reasonable guidelines for spacing, size and general construction of such breaks shall be published by the city and made available by the Director.

Where a required surface parking lot abuts a public road or sidewalk, there shall be provided a landscaping strip at least six feet in width between the abutting right of way and the parking lot.

Area coverage of trees or shrubs planted in such breaks and strips shall be part of that required by subparagraph (3) above, not in addition thereto.

(6) Location and type of all ground cover proposed to be planted on all disturbed areas of the site.

Provided, however, that the provisions of this subsection (g) shall not operate as a limitation upon any landscaping that city council may require as a condition attached to a special use permit.

Section 2. That Section 30-11 of Chapter 30 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and it hereby is amended by adding thereto a new subsection (p) to read as follows:

(p) The landscape plan shall show the number and size of trees and shrubs required by section 30-9(g) above as well as the type of trees, shrubs and ground cover proposed for planting. Type and general location of the trees, shrubs and ground cover shall be subject to approval by the director of recreation and cultural activities in accordance with the requirements of Section 30-9(g) above.

Section 3. That Section 30-12.1 of Chapter 30 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and it hereby is amended and reordained to read as follows:

Sec. 30-12.1. Same--Payment.

The commission shall require payment in full or guarantee of payment in full of all costs or a proportionate share of costs for the installation of landscaping, public streets, alleys, sidewalks, curbs, gutters, sewers, drains and other public improvements, subject however to the following schedule:

(a) Local street or alleys within site--All cost.

(b) Collector or arterial street within site--All cost of sidewalk, curb, gutter, driveway and grading and thirty-six foot wide pavement in single and two-family zones or forty-four foot wide pavement in multi-family, commercial and industrial zones. (Pavement in excess of these requirements installed at city cost.)

(c) Streets abutting site--All cost of curb, gutter, sidewalk, driveways and grading on abutting side. (Paving of traveled way installed at city cost.)

Exception--All costs when an additional lane or service road is required to service the site.

(d) Storm and sanitary sewers--All costs, including sewers required to serve upper areas of drainage shed, except costs of off-site sanitary sewers shall be as provided for in section 34-19(c).

(e) Natural streams and channels--Where a natural stream or channel abuts or crosses the site and a portion of the site to be used is within the flood plain of such stream or channel, the owner or developer shall be required at his expense to improve such stream or channel to the extent necessary to provide sufficient waterway to carry the projected fifty year flood for such stream or channel.

Only a corporate surety bond, for at least the sum estimated to be the full cost of the required improvements, of a company authorized to do business in the state, or a cash escrow for the estimated full amount of improvements shall be deemed to be a satisfactory guarantee.

Width of streets shall be governed by the requirements of section 34-17.

(f) Natural or landscaped open space--All cost of landscaping including new trees and shrubs, surface or ground treatment, protection and preservation of existing ground cover and plants as shown on the landscape plan as part of the approved preliminary site plan.

All landscaping shall be guaranteed by the developer for a period of one year from date of planting. A 20% bond or escrow for such landscaping shall be retained by the City of Alexandria for that period of time to assure replacement of landscaping when necessary.

Section 4. That Chapter 30 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and it hereby is amended by adding thereto a new section 30-15A to read as follows:

Sec. 30-15A. Variances from landscape plan requirements.

Upon application to the planning commission by the developer, variances from the requirements of sections 30-9(g) and 30-11(p) of this chapter may be granted by the commission; provided that the application is made in writing and filed with the Director simultaneously with the site plan, provided the commission finds that strict application of the said requirements will effectively prohibit or unreasonably restrict the use of the property, provided further that such variances will not be of substantial detriment to adjacent property, and provided further that variances granted under this section do not violate the intention of subsection (g) of Section 30-9 to require a reasonable amount of landscaping.

Appeals from decisions of the planning commission with respect to applications for variances from the landscape plan requirements may be taken in accordance with the provisions of section 30-16 of this chapter.

Section 5. That this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The clerk of the council shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.  
Mayor

Final Passage: February 26, 1974