

## RESOLUTION NO. 17

A RESOLUTION to amend the Master Plan of the City of Alexandria, Virginia, as amended, and to amend the Generalized Land Use Plan of the City of Alexandria, Virginia, as amended (an element of said Master Plan), which amendments relate to Mixed Use Development Plan Areas.

WHEREAS, certain amendments to the Master and Generalized Land Use Plans of the City, both as amended, were duly adopted by a resolution of the City Planning Commission on January 5, 1971, which resolution, with a City Planning Staff Report, dated January 5, 1971, entitled "Amendment to Generalized Land Use Plan as Amended for Mixed Use Development Plan Areas," and map attached, was duly certified to the City Council; and

WHEREAS, City Council is in favor of the criteria in the report plus certain other criteria but does not favor the map; and

WHEREAS, all the requirements of Section 9.01(e) of the City Charter relating to the passage of this resolution have been complied with; therefore

BE IT RESOLVED BY THE CITY COUNCIL  
OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That the Generalized Land Use Plan for the City of Alexandria, Virginia, adopted June 19, 1962, and subsequently amended on occasion, be and the same hereby is amended by the adoption of the following language:

A. General Criteria

These criteria are intended to serve as guides in the selection of locations for what may be expected to be a combination of uses in varying proportions, and are not determinative of the propriety of any proposed rezoning.

The following criteria are adopted for review of areas being considered for rezoning to CO:

(1) Access

- a. Proximity to rapid transit station locations.
- b. Access to existing or proposed major highways or other roads which could be improved to the extent that they could handle the additional traffic flow.

(2) Sewers and Drainage

- a. Present and future capacities of storm and sanitary sewers in the area of the proposed development.

(3) Phasing of Development

- a. Suitable access and adequate sewers must be coordinated with CO development so that they can be reasonably anticipated as being in place by time development is completed.

(4) Size and Compatibility

- a. Relationship to existing single-family dwellings or to single-family zoning.  
b. Ordinarily parcels should be at least 5 acres in size, but some exceptions may be made especially in the case of locations already fully developed.

(5) Zoning and Use

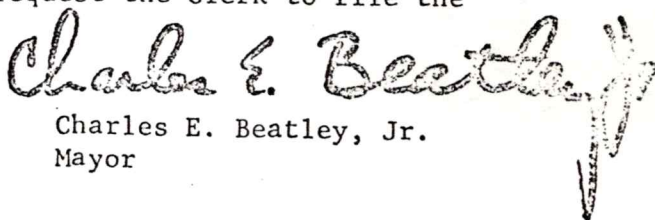
- a. Consideration of the existing zoning and use of the site.

2. That the Master Plan of the City of Alexandria, Virginia be and the same hereby is amended in accordance with the above described amendments to the Generalized Land Use Plan of the City.

3. That the hereinabove approved and adopted amendments to the Master and Generalized Land Use Plans of the City and any future amendments thereto may be used as a guide for planning, zoning and land use in the City of Alexandria, but shall not be construed to rezone any property within the City, nor shall they be determinative of the propriety of any proposed rezoning.

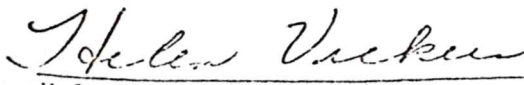
4. That this resolution shall be signed by the Mayor, attested by the Clerk of the Council and the seal of the City of Alexandria affixed thereto.

5. That the Clerk of the Council shall transmit a duly certified copy of this resolution, together with a copy of the aforementioned City Planning Staff report, to the Clerk of the Corporation Court of the City of Alexandria, Virginia, and shall request the Clerk to file the same among the Court records.

  
Charles E. Beatley, Jr.  
Mayor

Adopted March 9, 1971

ATTEST:

  
Helen Vickers Clerk