

AN ORDINANCE to amend subparagraph (3) of subsection (g), Section 30-9, to amend subsection (g) of Section 30-9 by adding thereto a new subparagraph (3.1) and to amend and reordain paragraph (f) of Section 30-12.1, all of Chapter 30 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 30 relates to SITE PLANS, which Section 30-9 relates to PRELIMINARY SITE PLANS, which subsection (g) relates to LANDSCAPE PLANS FOR PRELIMINARY SITE PLANS, which subparagraph (3) thereof relates to AREA COVERAGE OF TREES AND SHRUBS TO BE PLANTED, which new subparagraph (3.1) thereof relates to SCREENING ON CERTAIN SITE PLANS, which Section 30-12.1 relates to PUBLIC IMPROVEMENTS--PAYMENT and which paragraph (f) thereof relates to NATURAL OR LANDSCAPED OPEN SPACE.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subparagraph (3) of subsection (g), section 30-9, Chapter 30 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

(3) Area coverage of trees and shrubs to be planted, which together with the existing crown area of those retained, shall occupy at least 25 percent of the total land area of the proposed project. With the approval of the planning commission, up to 50 percent 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; provided that, in the case of uses in certain zone classifications which are permitted to cover 100 percent of the total land area of the proposed project, up to 100% 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, with the approval of the planning commission. 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.

Section 2. That subsection (g) of section 30-9, Chapter 30 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding thereto a new subparagraph numbered (3.1) to read as follows:

(3.1) The planning commission or city council on appeal may require screening on site plans where a commercial or industrial use abuts a residential use or is directly across the street or other public right of way from a residential use. The screening may be either plant material or man-made materials. Where plant material is required it may be included as part of the 25 percent area coverage of trees and shrubs required in subparagraph (3) above.

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

(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 or for a period of one year from subsequent replanting until such time that a minimum of 90 percent of the planting shall have survived for a period of one year. A 100 percent 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. Replacement landscaping shall be installed during every intervening fall and spring planting season until the one year/90 percent survival requirement is met.

Section 4. That the title of and an informal memorandum explaining 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 city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk 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.

FRANK E. MANN  
Mayor

FINAL PASSAGE: June 17, 1978