

ORDINANCE NO. 2772

AN ORDINANCE to amend and reordain Section 7-6-32 by adding a new subsection (i.1) and Section 7-6-33 by adding a new subsection (k.1), Article B, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended; which Title 7 relates to PLANNING AND DEVELOPMENT, which Chapter 6 relates to ZONING, which Article B relates to USE, AREA, ETC., REGULATIONS GENERALLY, which Section 7-6-32 relates to WPR WATERFRONT PARK AND RECREATION, which new subsection (i.1) relates to OFF-STREET PARKING REQUIREMENT REDUCTION, which Section 7-6-33 relates to W-1 WATERFRONT (MIXED USE) ZONE and which new subsection (k.1) relates to OFF-STREET PARKING REQUIREMENT REDUCTION.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 7-6-32, Article B, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended and reordained by adding a new subsection (i.1) to read as follows:

(i.1) Off-street parking requirement reduction. The off-street parking requirements of subsection (i) above may be reduced by up to 25 percent subject to approval of a special use permit pursuant to the provisions of sections 7-6-191 to 7-6-195 of this code and the following standards to the extent relevant in each individual case:

(1) The arrangement and location of buildings, structures and spaces as they relate to the intent and purposes of the adopted Waterfront Plan, 1982;

(2) The safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces and lighting;

(3) The location of and means of access to pedestrian areas and the separation of such areas from vehicular ways and parking and loading areas;

(4) The design of grades, pavings, gutters and drainage necessary to handle storm waters and to prevent erosion;

(5) The provision of walls, fences, landscaping and increased setbacks when deemed necessary to minimize adverse effects upon nearby properties and within the proposed development;

(6) The treatment and extent of plazas, courts, terraces, and other open areas necessary or appropriate to the use or enjoyment of the development and the protection of the environs;

(7) The treatment of off-street parking spaces, including outdoor, in-structure and underground parking;

(8) The effects of traffic, generated by residential and/or commercial developments on nearby streets, highways or other rights-of-way; and

(9) A suitable ride sharing program for the use and location proposed.

Section 2. That Section 7-6-33, Article B, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended and reordained by adding a new subsection (k.1) to read as follows:

(k.1) Off-street parking requirement reduction. The off-street parking requirements of subsection (i) above may be reduced by up to 25 percent subject to approval of a special use permit pursuant to the provisions of sections 7-6-191 to 7-6-195 of this code and the following standards to the extent relevant in each individual case:

(1) The arrangement and location of buildings, structures and spaces as they relate to the intent and purposes of the adopted Waterfront Plan, 1982;

(2) The safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces and lighting;

(3) The location of and means of access to pedestrian areas and the separation of such areas from vehicular ways and parking and loading areas;

(4) The design of grades, pavings, gutters and drainage necessary to handle storm waters and to prevent erosion;

(5) The provision of walls, fences, landscaping and increased setbacks when deemed necessary to minimize adverse effects upon nearby properties and within the proposed development;

(6) The treatment and extent of plazas, courts, terraces, and other open areas necessary or appropriate to the use or enjoyment of the development and the protection of the environs;

(7) The treatment of off-street parking spaces, including outdoor, in-structure and underground parking;

(8) The effects of traffic, generated by residential and/or commercial developments on nearby streets, highways or other rights-of-way; and

(9) A suitable ride sharing program for the use and location proposed.

Section 3. 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.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: February 22, 1983