

ORDINANCE NO. 3039

AN ORDINANCE to amend and reordain paragraph 2 and subsection (7), subsection (k), Section 7-6-30 and paragraph 2 in subsection (k) of Section 7-6-31, 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 7-6-30 relates to I-1 INDUSTRIAL/PLANNED UNIT DEVELOPMENT ZONE, which subsection (k) relates to PLANNED UNIT DEVELOPMENT, which paragraph 2 relates to GENERAL REQUIREMENTS and which subsection (7) relates to PLANNED UNIT DEVELOPMENT CRITERIA, which Section 7-6-31 relates to I-2 INDUSTRIAL/PLANNED UNIT DEVELOPMENT ZONE, subsection (k) relates to PLANNED UNIT DEVELOPMENT, which paragraph 2 relates to GENERAL REQUIREMENTS and which subsection (7) relates to PLANNED UNIT DEVELOPMENT CRITERIA.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That paragraph 2, subsection (k), Section 7-6-30, 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 to read as follows:

No such application for a special use permit shall be considered unless a development plan shall have first been submitted to the department of planning and community development as a part of the application. Such development plan shall state in narrative form a description of the project and any bonuses requested and shall include a preliminary site plan and two (2) or more cross-section elevations. Within 45 days after receipt of the development plan, the department of planning and community development shall submit the development plan along with its written recommendations to the planning commission and to the city manager for scheduling public hearings on the application for a special use permit as specified in sections 7-6-191 to 7-6-195 of this code. Additional information and data in support of the proposal may be requested by the director of planning and community development when in his opinion such is necessary to properly evaluate the application.

Section 2. That subsection (7), subsection (k), Section 7-6-30, 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 to read as follows:

(7) Planned unit development criteria. In conjunction with consideration of an application for a special use permit for a planned unit development, the planning commission and city council shall also consider the following, under an integrated plan:

a. Open and usable space. Location, amount at any given location and interrelationship (design and function) of areas of open and usable space.

b. Structured parking. Percentage of total number of required parking spaces provided in a parking structure, location with regard to building(s) served and integration within vehicular and pedestrian circulation system.

c. Landscaped parking structure rooftops.

d. Pedestrian and vehicular movement systems. Optimal pattern for functions served, provision for handicapped access, "flow" of walkways and driveways, landscaped walkways and driveways, sidewalk width and vehicular way design that minimizes or avoids traffic "backups" or awkward turn patterns.

e. The purposes of the consolidated master plan for the area.

f. The impact on neighboring property.

Section 3. That paragraph 2, subsection (k), Section 7-6-31, 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 as follows:

No such application for a special use permit shall be considered unless a development plan shall have first been submitted to the department of planning and community development as a part of the application. Such development plan shall state in narrative form a description of the project and any bonuses requested and two (2) or more cross-section elevations. Within 45 days after receipt of the development plan, the department of planning and community development shall submit the development plan along with its written recommendations to the planning commission and to the city manager for scheduling public hearings on the application for special use permit as specified in sections 7-6-191 to 7-6-195 of this code. Additional information and data in support of the proposal may be requested by the director of planning and community development when in his opinion such is necessary to properly evaluate the application.

Section 4. That subsection (7), subsection (k), Section 7-6-31, 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 to read as follows:

(7) Planned unit development criteria. In conjunction with consideration of an application for a special use permit for a planned unit development, the planning commission and city

council shall also consider the following, under an integrated plan:

a. Open and usable space. Location, amount at any given location and interrelationship (design and function) of areas of open and usable space.

b. Structured parking. Percentage of total number of required parking spaces provided in a parking structure, location with regard to building(s) served and integration within vehicular and pedestrian circulation system.

c. Landscaped parking structure rooftops.

d. Pedestrian and vehicular movement systems. Optimal pattern for functions served, provision for handicapped access, "flow" of walkways and driveways, landscaped walkways and driveways, sidewalk width and avoidance of vehicular traffic "back-ups" or awkward turn patterns.

e. Solar orientation. Extent to which solar access is provided and protected, direction of shadows cast by all structures and protection of major public open spaces/gathering places from shadows.

f. The purposes of the consolidated master plan for the area.

g. The impact on neighboring property.

Section 5. 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: May 18, 1985