

ORDINANCE NO. 3354

AN ORDINANCE to amend subsection (k) (PLANNED UNIT DEVELOPMENT) of Section 7-6-30 (I-1 INDUSTRIAL/PLANNED UNIT DEVELOPMENT ZONE), and subsection (k) (PLANNED UNIT DEVELOPMENT) of Section 7-6-31 (I-2 INDUSTRIAL/PLANNED UNIT DEVELOPMENT ZONE), both of Article B (USE, AREA, ETC., REGULATIONS GENERALLY), and subsubsection b (STAFF REVIEW AND PUBLIC HEARINGS) of subsubsection (2) (PROCEDURES), subsection (h) (RESIDENTIAL CLUSTER DEVELOPMENT), Section 7-6-44 (USE OF SUBSTANDARD LOTS; VISION CLEARANCE AT CORNERS; LIMITATION ON GROUPS OF ROW HOUSES; SPECIAL USES IN SUBSEQUENT ZONES; ADDRESSES FOR LICENSE PURPOSES; UNIT OF LAND NOT HAVING FRONTAGE ON PUBLIC STREET; RESIDENTIAL CLUSTER DEVELOPMENT; RESIDENTIAL PORTIONS OF URBAN RENEWAL PROJECTS; FRONT YARD SETBACK FOR BUS SHELTERS; FRONT, SIDE AND REAR YARD PARKING LIMITATIONS; OUTDOOR DISPLAY OR STORAGE OF GOODS OR MERCHANDISE), Article C (ADDITIONAL USE, AREA, ETC. REGULATIONS), all of Chapter 6 (ZONING), Title 7 (PLANNING AND DEVELOPMENT) of The Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the introductory language of subsection (k) of Section 7-6-30 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:

(k) **Planned unit development.** Notwithstanding any other provisions or requirements set forth in subsections 7-6-30(b) through (j) of this code, inclusive, the owner of a tract of land within a development potential area designated in the consolidated master plan or of land containing not less than two contiguous acres exclusive of streets, alleys or other public rights-of-way, or the duly authorized agent of such owner, may apply for a special use permit for a planned unit development on said tract in accordance with the procedures, requirements and standards hereinafter set forth in this subsection. (The term "planned unit development" is not a word of art, and the definition of said term in section 7-6-151 of this code does not apply to this section.)

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 or more cross-section elevations. Within 75 days after receipt of the complete 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.

Any special use permit granted shall run with the land and be binding upon the applicant, the owner, the occupants and their heirs, successors and assigns.

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Section 2. That the introductory language of subsection (k) of Section 7-6-31 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:

(k) Planned unit development. Notwithstanding any other provisions or requirements set forth in subsections 7-6-31(b) through (j) of this code, inclusive, the owner of a tract of land within a development potential area designated in the consolidated master plan or of land containing not less than two contiguous acres exclusive of streets, alleys or other public rights-of-way, or the duly authorized agent of such owner, may apply for a special use permit for a planned unit development on said tract in accordance with the procedures, requirements and standards hereinafter set forth in this subsection. (The term "planned unit development" is not a word of art, and the definition of said term in section 7-6-151 of this code does not apply to this section.)

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 or more cross-section elevations. Within 75 days after receipt of the complete 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.

Any special use permit granted shall run with the land and be binding upon the applicant, the owner, the occupants and their heirs, successors and assigns.

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Section 3. That subsection b of subsection (2), subsection (h), Section 7-6-44 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:

b. The applicant shall submit the development plan as part of the special use permit application to the department of planning and community development for review and recommendations. Within 75 days after receipt of the complete 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 of public hearings on the application for a special use permit, as specified in sections 7-6-191 to 7-6-195 of this code.

Section 4. That this ordinance shall become effective upon the date and at the time of its final passage.

JAMES P. MORAN, JR.  
Mayor

Final Passage: January 14, 1989