

ORDINANCE NO. 3604

AN ORDINANCE to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance.

WHEREAS, the City Council of Alexandria finds and determines that:

1. The Potomac Yard/Potomac Greens Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria has been amended by Ordinance No. 3603, adopted November 24, 1992, to increase the amount of development permitted under the CDD guidelines for the small area plan from 2.75 to 3.75 million square feet of office space, from 3,500 to 4,500 residential units, and from 300,000 to 425,000 square feet of residential space; and

2. For the reasons stated in the record of such master plan amendment, it is necessary and desirable to amend the City of Alexandria Zoning Ordinance to implement the aforesaid amendments to the master plan; and

3. Based upon the foregoing findings and all other facts and circumstances of which the city council may properly take notice in its capacity as the legislative body of the City of Alexandria, Virginia, adoption of this ordinance is necessary and desirable to protect the public health, safety and general welfare; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That paragraph (10) of Section 5-602(A) of the City of Alexandria Zoning Ordinance be, and same hereby is, amended to read as follows:

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CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R and/or development levels	Maximum Height	Uses
10	POTOMAC YARD/GREENS	The RB zone regulations shall apply to the area south of the Monroe Avenue Bridge and east of the Metro Tracks, the CSL zone regulations shall apply on the first 250 feet east of Rte 1. and the I zone regulations shall apply on the remainder of the site.	Up to 3,750,000 square feet of office space Up to 625 hotel rooms Up to 425,000 square feet of retail space Up to 4,500 residential units	Along Route 1 - up to 50 feet except for 1-2 buildings at Four Mile Run may rise to 77 feet In the Commercial core around the Metro Station - up to 110 feet for 3 to 4 buildings, with the rest of the buildings showing a substantial variation in height below 110 feet In the interior of the site designated for Residential - 77 feet provided that a predominant number of the buildings rise no higher than 50 feet South of the Monroe Street Bridge - predominantly 45 feet, with a few buildings allowed up to 77 feet East of the Metro tracks - up to 45 feet within 500 feet of the GWMP, up to 77 feet outside of the 500 foot line and within 1500 feet of the Metro station, 50 feet elsewhere	Predominately residential with a mix of land uses to include office, retail and service, hotel, parks and open spaces, and community facilities

Section 2. That Section 5-602 of the City of Alexandria Zoning Ordinance, as amended by this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 3. That this ordinance shall become effective at such time as all of the following events have occurred: (1) the pending litigation with the RF&P Railroad Company and related parties over the city's 1987 decision to reject a site plan application for the development of Potomac Greens shall have been dismissed with prejudice, the district court's final order of April 3, 1991, shall have been vacated and the court's memorandum opinion of February 27, 1991, shall have been withdrawn; (2) all pending litigation with the RF&P Railroad Company and related parties over the city's 1992 decision to rezone the Potomac Yard and Potomac Greens shall have been dismissed with prejudice; and (3) the city attorney shall have certified the occurrence of events (1) and (2) to the city clerk. It is the intent of city council that, in the event the effective date provision of this ordinance is declared invalid for any reason, the provision shall not be considered severable from the remaining portion of the ordinance, and that, in such event, the remainder of the ordinance shall be deemed invalid and shall be considered of no force and effect.

PATRICIA S. TICER
Mayor

Final Passage: December 12, 1992