

ORDINANCE NO. 3699

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.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That paragraph (4) of Section 5-602(A) of the City of Alexandria Zoning Ordinance, and the same hereby is, amended to read as follows:

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
4	Winkler Tract	<p>OC zone regulations apply for the existing office and vacant areas, the CG zone regulations shall apply for the shopping center area, and the RA zone regulations shall apply for the existing residential areas, with the following additional provisions:</p> <ul style="list-style-type: none"> - the F.A.R. of the existing development shall not increase over the existing F.A.R. - the F.A.R. does not exceed 1.0 on the vacant portion of the site - at least 43 acres shall be maintained in or adjacent to Botanical Preserve and not used for F.A.R. - in area bounded by Beauregard, Seminary, I-395 and Roanoke, heights may rise to 100' except: <ul style="list-style-type: none"> - no buildings shall be constructed within 50' of curb of Beauregard - building height may only exceed 50' by one foot for each foot set back beyond 50' from the curb of Beauregard, up to maximum height of 100' 	<p>1.0 F.A.R. except that - the existing development in the CDD should be maintained at existing densities</p>	<p>150 feet except that - consideration will be given to two buildings of not more than 250 feet each</p>	<p>Existing uses, office, or mixed use, including office, retail, service and residential</p>

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 upon the date at the time of its final passage, and shall apply to all applications for land use or land development approval

provided for under the City of Alexandria Zoning Ordinance which on such date are pending before any city department, agency or board, or before city council, or on judicial review; shall apply to all such applications which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of said Ordinance.

PATRICIA S. TICER
Mayor

Final Passage: January 22, 1994