

ORDINANCE NO. 3706

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 (2) of Section 5-602(A) of the City of Alexandria Zoning Ordinance be, and 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
2	Eisenhower Avenue	<p>OC zoning regulations apply except that:</p> <ul style="list-style-type: none"> - maximum F.A.R. is 1.25, except 2.0 with an architectural design SUP as specified in the master plan. - maximum heights shall be 150 feet, provided that there shall be a variety of heights, and provided further that one building on the area known as the Hoffman Tract may rise to 225 feet with an architectural design SUP, in addition to any previously approved building in the Mill Race Project. 	2.5 except 3.75 for projects within 1,000 feet of Metro	- 200 feet, except one building to 225 feet, with a maximum average of 150 feet, except 250 feet with an average of 200 feet for buildings within 1000 feet of Metro providing affordable housing in accordance with the guidelines in the CDD.	Mix of uses including office, residential and retail along with active and passive recreation opportunities

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 not become effective until such time as the litigation pending with Hubert Hoffman and related parties before the Alexandria Circuit Court, Hoffman v. City of Alexandria, Chancery Nos. 910421, 920031 and 920746, shall have been dismissed with prejudice as settled, and the city attorney shall have certified the occurrence of such event to the city clerk. It is the intent of city council that, in the event this provision as to the effective date of this ordinance is declared invalid for any reason, the provision shall not be considered severable from the other provisions of this ordinance and that, in such event, this ordinance shall be deemed invalid and shall be considered of no force and effect. Upon the receipt by the city clerk of certification of the City Attorney, this ordinance shall become effective, 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: February 12, 1994