

ORDINANCE NO. 3837

AN ORDINANCE to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS), under Section 5-600 (CDD/COORDINATED DEVELOPMENT DISTRICT) of Article V (MIXED USE ZONES), (TA Nos. 95-012 and 95-013, and RZ Nos. 95-004 and 95-005), all of the City of Alexandria Zoning Ordinance.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That paragraph (10) of Section 5-602(A) (Table 1) (Coordinated Development Districts) of the City of Alexandria Zoning Ordinance be, 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
10	POTOMAC YARD/GREENS	<p>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; except that the U/T regulations shall apply to an area approximately 120 feet wide located just west of the Metrorail right-of-way (area shown on the plat for Case REZ #95-0005) for the purpose of accommodating the relocated rail mainline on the yard, and except also that the area known as the "Piggyback Yard" and Slaters Lane portion of Potomac Yard (as shown on the plat for Case REZ #95-0004) may be developed pursuant to the CRMU-L zone provided that the Piggyback Yard:</p> <ul style="list-style-type: none"> - shall contain no more than 275 dwelling units; - shall contain no more than 60,000 square feet of commercial space, of which no more than 30,000 square feet shall be office; - shall be planned and developed pursuant to a special use permit; - shall have a maximum height of 50 feet; and - shall generally be consistent with the goals and the guidelines of the small area plan 	<p>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</p>	<p>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</p>	<p>Predominately residential with a mix of land uses to include office, retail and service, hotel, parks and open spaces, and community facilities</p>

*Subject to Section 3 of Ordinance No. 3604; December 12, 1992.

Section 2. That the director of planning and zoning be, and he hereby is, directed to record the foregoing amendment on the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, in

conformity with the sketch plans entitled "REZ #95-0004, and REZ #95-0005, dated October 5, 1995, and attached hereto and incorporated herein by reference.

Section 3. That Section 5-602, and the "Official Zoning Map, Alexandria, Virginia," as amended by this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

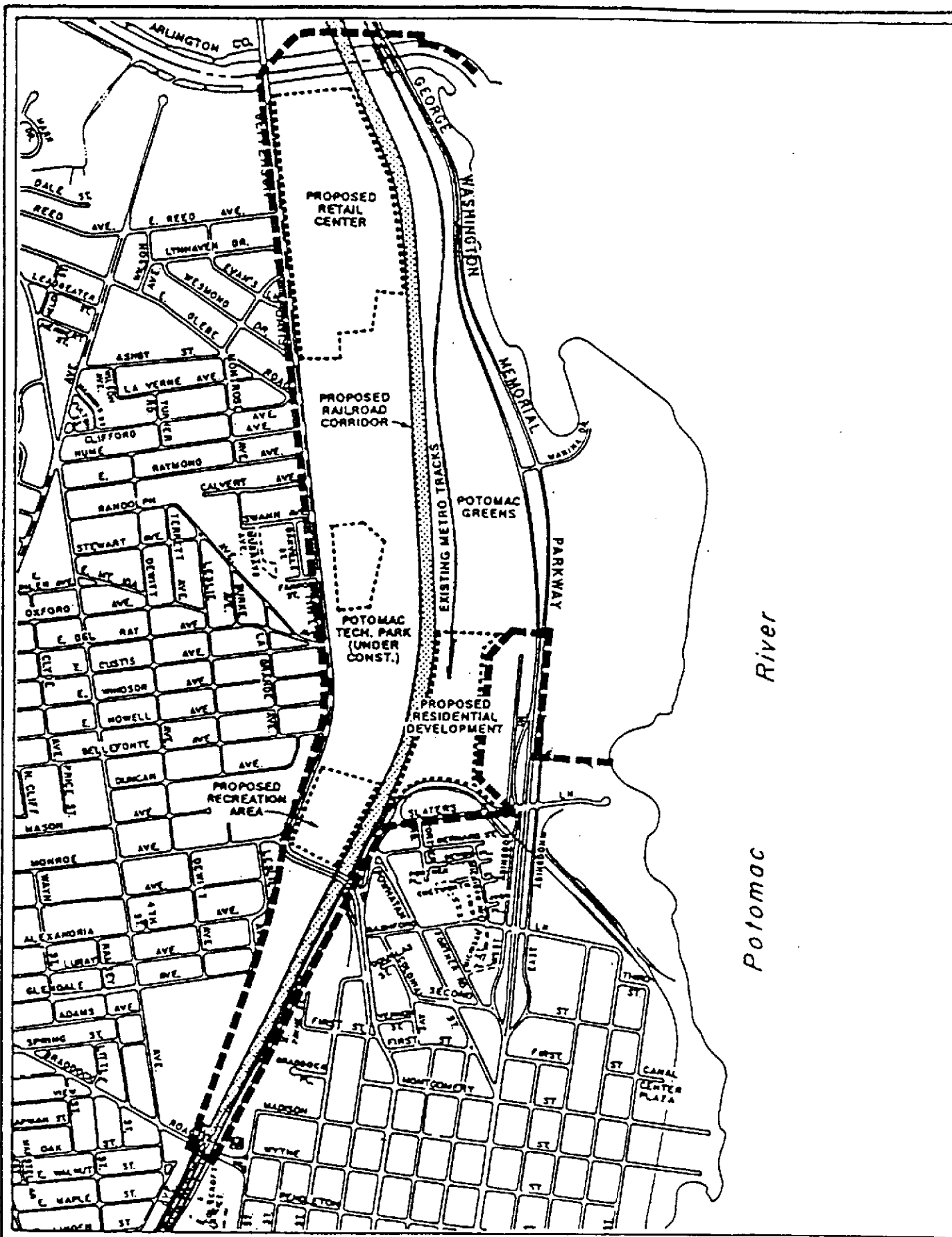
Section 4. That this ordinance shall become effective upon the date and at the time of its final passage, and should apply to all applications for land use or land development approval provided for under the City of Alexandria Zoning Ordinance which on such date are pending for any city department, agency 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 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

Attachment: Rezoning sketch plans

Final Passage: November 18, 1995

The subject property and surrounding land uses are shown on the sketch below

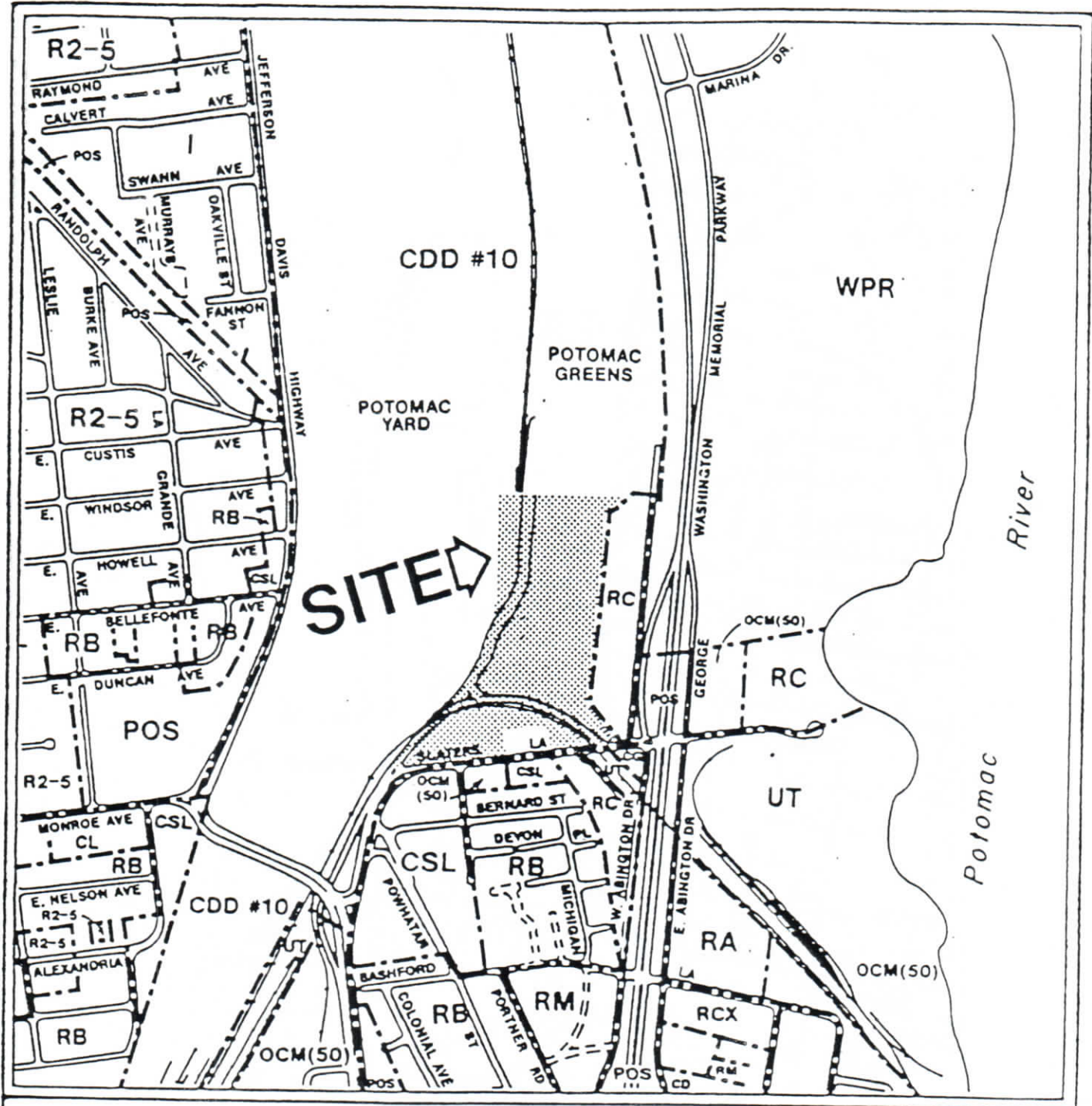


REZ # 95-0005

10/5/95



The subject property and surrounding land uses are shown on the sketch below



REZ # 95-0004

10/5/95

