

ORDINANCE NO. 3861

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 No. 96-003 and RZ No. 95-007) of the City of Alexandria Zoning Ordinance.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That paragraph (9) 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
9	Cameron Station	R-8 zone regulations apply	Up to 2,510 residential units and up to 30,000 square feet of retail space on 97 acres	45 feet along Duke Street and First Street, except two buildings up to 55 feet at the entrance to the development from the park road, to 55 feet at the center of the area, and to 77 feet along the railroad tracks, with a limited number of buildings to 120 feet along the southern portion of the site	Residential, retail, open space

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 plan entitled "REZ #95-0007," dated February 6, 1996, 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 is, 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 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, and 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.

KERRY J. DONLEY  
Mayor

Attachment: Rezoning sketch plan

Final Passage: April 13, 1996

