

ORDINANCE NO. 3910

AN ORDINANCE to amend and reordain the Potomac West Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to such small area plan chapter as Master Plan Amendment No. 96-007, and to repeal all provisions of the said small area plan chapter as may be inconsistent with such amendment.

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

1. In Master Plan Amendment No. 96-007, City Council on its motion initiated the amendment of the Potomac West Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the property at 3800-3804 Jefferson Davis Highway to allow an automobile dealership in the underline zoning of a portion of the CDD No. 7/Coordinated Development District, Route 1 properties.

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the text of the Potomac West Small Area Plan Chapter of the 1992 Master Plan, under the heading "CDD Principals for the Route 1 Properties - Development Without a Special Use Permit" be, and the same hereby is, amended to read as follows:

Development without a special use permit

Within the designated CDD area, the RB zone regulation shall apply along Reed Avenue, RC zone regulation shall apply along Commonwealth Avenue to the depth of 100 feet and the OC regulation shall apply on the remainder of the site, provided that heights in the area along Commonwealth Avenue do not exceed 45 feet and provided that the use of automobile and trailer rental or sales be

permitted with a special use permit on the portion of the site governed by the OC zone regulations.

Section 2. That the director of planning and zoning be, and he hereby is, directed to record the foregoing master plan text amendment as part of the appropriate Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 3. That the Potomac West Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as part of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 4. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 5. That this ordinance shall become effective upon the date and at the time of its final passage.

KERRY J. DONLEY  
Mayor

ATTEST:

Beverly I. Jett, CMC, City Clerk

Final Passage: January 25, 1997