

ORDINANCE NO. 3911

AN ORDINANCE to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICT CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS), under Section 5-600 (CDD/Coordinated Development District) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance (RZ No. 96-009, TA No. 96-018)

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

1. The Potomac West Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria has been amended to permit an automobile dealership, by special use permit, in the underlying zoning of that portion of CDD No. 7/Coordinated Development District, Route 1 Properties, zoned OC.

2. It is necessary and desirable to amend the City of Alexandria Zoning Ordinance to implement the aforesaid amendment to the Master Plan.

3. Based upon the foregoing findings and all their facts and circumstances in which the City Council may properly take notice in its capacity as a legislative body the City of Alexandria, Virginia, adoption of this ordinance is necessary and desirable to protect the public health safety and general welfare; NOW, THEREFORE,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That paragraph (7) of Section 5-602(A) of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

[Table Appears on Page 2 (following page of Ordinance Book)]

Without A CDD Special Use Permit	With A CDD Special Use Permit		
	Maximum FAR and/or development levels	Maximum Heights	Uses

<p>RB zone regulations apply along Reed Avenue, the RC zone regulations apply along Commonwealth Avenue to a depth of 100 feet and the OC zone regulations apply on the remainder of the site provided that:</p> <ul style="list-style-type: none"> - heights in the area along Commonwealth Avenue shall not exceed 45 feet - 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 			<p>Mix of uses including office, retail, residential, hotel and open space.</p>
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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's Zoning Ordinance.

Section 3. 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 are on such date 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 provision of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of said ordinance.

KERRY J. DONLEY
Mayor

ATTEST:

Beverly I. Jett, CMC, City Clerk

Final Passage: January 25, 1997