

ORDINANCE NO. 3968

AN ORDINANCE to amend and reordain Section 5-406 (FLOOR AREA RATIO) under Section 5-400 (CRMU-X/COMMERCIAL RESIDENTIAL MIXED USE (OLD TOWN NORTH) ZONE), of Article V (MIXED USE ZONES), of the City of Alexandria Zoning Ordinance (TA NO. 97-0011).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-406(B) of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

(B) Mixed use, residential or commercial/SUP. If a special use permit is approved, the floor area ratio may be increased to an amount not to exceed 2.5 and the following uses may be developed:

(1) All residential;

(2) Mixed use, provided that 41.8 percent of the floor area must be devoted to residential use unless (a) the CRMU-X site is within a retail focus area as provided in section 6-503, in which case the required residential floor area may be reduced to 33.33 percent, with 8.5 percent required for ground floor retail space; or (b) the residential component is devoted exclusively to townhouses and such townhouses and the parking therefor occupies one-third of the entire development site, in which case the required residential floor area may be reduced to 20 percent, or

(3) All commercial, provided: (a) that the retail focus area requirements of section 6-503 shall apply to the entire project area regardless of whether or not the entire project area is designated as a retail focus area in the Old Town North Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria; (b) the required retail square footage for the project calculated pursuant to section 6-503(A) shall be increased by an amount equal to 50 percent of the required retail square footage; and (c) the project incorporates along all major street frontages either (i) adequate retail space; (ii) adequate open and usable public space; (iii) substantial plantings; or (iv) appropriate architectural treatments to create a sense of vitality, activity and security attractive to pedestrians and enforcing the pedestrian oriented streetscape, as determined by city council.

Section 2. That Section 5-406 of the City of Alexandria Zoning Ordinance, as amended by this ordinance, be, and same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 3. That this ordinance shall become effective upon the date at the time of its final passage, and shall apply to all applications for land use, land development or submission 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

provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

KERRY J. DONLEY
Mayor

Introduction: 12/09/97
First Reading: 12/09/97
Publication: 12/10/97; 12/11/97
Public Hearing: 12/13/97
Second Reading: 12/13/97
Final Passage: 12/13/97