

ORDINANCE NO. 3983

AN ORDINANCE to amend and reordain the King Street/Eisenhower Avenue 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. 97-0009, and no other amendments, and to repeal all provisions of the said small area plan chapter as may be inconsistent with such amendment.

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

1. In Master Plan Amendment No. 97-0009, an application has been made to amend the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan the guidelines for development with a CDD Special Use Permit or CCD No. 2, Eisenhower Avenue, to allow the provision of either on-site affordable housing or a contribution to the affordable housing trust fund, as a condition for height and density bonuses within the CDD District.

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 King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan, under the heading "Eisenhower Avenue Coordinated Development District - Optional Development with a CDD Special Use Permit - Height and Density Bonuses - Paragraph 10" be, and the same hereby is, amended to read as follows:

10. Projects within 1000 feet of metro shall also be considered for height and density bonuses if an affordable housing contribution of no less than \$1.05 (adjusted for inflation after 1992) per net square foot of total development is made to the City's Affordable Housing Trust Fund. The contribution may be used for either on site or off site housing at the discretion of the Council. Height with bonuses shall not exceed 250 feet for a signature building, with an overall average of 200 feet for the entire project. Density with bonuses shall not exceed 3.75 F.A.R. overall, with a minimum of 1.625 for the residential component.

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 King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 3. That the King Street/Eisenhower Avenue 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

Introduction: 3/10/98  
First Reading: 3/10/98  
Publication: 3/11/98; 3/12/98  
Public Hearing: 3/14/98  
Second Reading: 3/14/98  
Final Passage: 3/14/98