

ORDINANCE NO. 3987

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) of the City of Alexandria Zoning Ordinance (TA NO. 98-0004/REZ NO. 97-0008).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That paragraph (2) of Section 5-602(A) 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
2	Eisenhower Avenue	OC zoning regulations apply except that: - maximum F.A.R. is 1.25, except 2.0 with an architectural design SUP as specified in the master plan - maximum heights shall be 150 feet, provided that there shall be a variety of heights, and provided further that one building on the area known as Hoffman Tract may rise to 225 feet with an architectural design SUP, in addition to any previously approved buildings in the Mill Race Project	2.5 except - 3.75 for projects within 1,000 feet of metro providing affordable housing in accordance with the guidelines in the CDD	200 feet, with a maximum average of 150 feet, except: (1) one building to 225 feet, or (2) one building to 270 feet in conjunction with any proposal for the U.S. Patent and Trademark Office, and (3) 250 feet with an average of 200 feet for buildings within 1,000 feet of Metro providing affordable housing accordance with the guidelines in the CDD.	Mix of uses including office, residential and retail along with active and passive recreation opportunities

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 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 subdivision 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: 4/14/98
First Reading: 4/14/98
Publication: 4/15/98; 4/16/98
Public Hearing: 4/18/98
Second Reading: 4/18/98
Final Passage: 4/18/98