

ORDINANCE NO. 4076

AN ORDINANCE to amend and reordain the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.), by adopting and incorporating therein the amendments heretofore approved by city council to such Small Area Plan Chapter as Master Plan Amendment No. 99-0004, and no other amendments, and to repeal all provisions of such Small Area Plan Chapter as may be inconsistent with such amendments.

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

1. In Master Plan Amendment No. 99-0004, an application has been made to amend the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan to change the land use designation, with a Coordinated Development District Special Use Permit, on the Potomac Yard and Potomac Greens site to permit up to 1,900,000 square feet of office space, up to 625 hotel rooms, up to 735,000 square feet of retail space, and up to 2,200 residential units.

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 Chapter entitled "CDD Guidelines for Potomac Yard/Potomac Greens," of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.), be, and the same hereby is, amended to read as stated on Exhibit A, attached hereto and incorporated herein fully by reference.

Section 2. That the Land Use Concept Map, Map 23, of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.), be, and the same hereby is, amended as shown on Exhibit B, attached hereto and incorporated herein fully by reference.

Section 3. That the Predominant Height Limits for CDD Map, Map 24, of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.), be, and the same hereby is, amended as shown on Exhibit C, attached hereto and incorporated herein fully by reference.

Section 4. That the director of planning and zoning be, and he hereby is, directed to record the foregoing Master Plan Amendment as part of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.).

Section 5. That the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.), 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 (1998 ed.).

Section 6. 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 7. That this ordinance shall become effective upon the date and at the time of its final passage.

KERRY J. DONLEY
Mayor

Introduction: 10/13/99
First Reading: 10/13/99
Publication: 10/14/99
Public Hearing: 10/16/99
Second Reading: 10/16/99
Final Passage: 10/16/99