

ORDINANCE NO. 4128

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. 00-0004/REZ NO. 99-0014).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That paragraph (1) 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
1	Duke Street	OC zoning regulations apply except that:  - maximum F.A.R. is 1.25 within 1,000 linear feet of the King Street Metro Station kiosk and 1.0 elsewhere  - maximum heights shall be 77 feet	2.62	200 feet with an average height of 150 feet, except that:  - heights on Duke Street limited to 77 feet or 82 feet with ground floor commercial  - height up to 217 feet permitted for one building for the U.S. PTO  - Federal Courthouse limited to 250 feet.	Mix of uses including office, retail, residential, hotel, active and passive recreation, daycare and other support facilities.

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 and 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: April 11, 2000  
 First Reading: April 11, 2000  
 Publication: April 13, 2000  
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 Second Reading: April 15, 2000

Final Passage: April 15, 2000