

ORDINANCE NO. 4399

AN ORDINANCE to amend and reordain the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES); to add a new Section 6-600 (MOUNT VERNON AVENUE URBAN OVERLAY ZONE) to Article VI (SPECIAL AND OVERLAY ZONES), and to amend and reordain and Subsection (A) (CDD DISTRICTS), of Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS), by adding thereto new Paragraph (13)(TRIANGLE SITES) and new Paragraph 14(GIANT AND CVS SITES), and to amend and reordain Article 2 (DEFINITIONS) by adding thereto corresponding definitions, all of the City of Alexandria Zoning Ordinance, in accordance with the said zoning map and text amendments heretofore approved by city council as Rezoning No. 2005-0001 and Text Amendment No. 2005-0001.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2005-0001 and Text Amendment No. 2005-0001, the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, on its own motion initiated the comprehensive rezoning of the area comprising the Mt. Vernon Avenue Business Area portion of the Potomac West Small Area Plan;
2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;
3. The said rezoning is in conformity with the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as amended, and
4. 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 "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by establishing the Mount Vernon Avenue Urban Overlay Zone, as shown on the sketch plan entitled "Proposed Mt. Vernon Av. Urban Overlay Zone, MPA #2005-0001, TA #2005-0001, REZ #2005-0001," dated March 1, 2005, Exhibit 1-1, attached hereto and incorporated fully by reference, and by establishing the Retail Focus Area within such Overlay Zone, as shown on the sketch plan entitled "Legend, Proposed Retail Focus Area and Proposed Mt. Vernon Av. Urban Overlay Zone," undated, Exhibit 1-2, attached hereto and incorporated fully by reference.

Section 2. That the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by establishing CDD #13, as shown on the sketch plan entitled "Proposed CDD #13, MPA #2005-0001, TA #2005-0001, REZ #2005-0001," dated March 1, 2005, Exhibit 2, attached hereto and incorporated fully by reference.

Section 3. That the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by establishing CDD #14, as shown on the sketch plan entitled "Proposed CDD #14, MPA #2005-0001, TA #2005-0001, REZ #2005-0001," dated March 1, 2005, Exhibit 3, attached hereto and incorporated fully by reference.

Section 4. That Subsection (A) of Section 5-602 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding there to a new Paragraph (13), as shown on Exhibit 4, attached hereto and incorporated fully by reference.

Section 5. That Subsection (A) of Section 5-602 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding there to a new

Paragraph (14), as shown on Exhibit 5, attached hereto and incorporated fully by reference.

Section 5. That Article 6 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new Section 6-600, as shown on Exhibits 6-1 through 6-15 inclusive, attached hereto and incorporated fully by reference.

Section 6. That Article 2 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto new Sections 2-127.1, 2-182.1 and 2-198.1, as shown on Exhibit 7, attached hereto and incorporated fully by reference.

Section 7. That the director of planning and zoning be, and hereby is, directed to record the foregoing map and text amendments.

Section 8. That the Sheets of the "Official Zoning Map, Alexandria, Virginia," as amended pursuant to Sections 1, 2 and 3 of this ordinance, Section 5-602, as amended pursuant to Sections 4 and 5 of this ordinance, Article 6, as amended pursuant to Section 5 of this ordinance, and Article 2, as amended by Section 6 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 9. That this ordinance shall become effective on 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, 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.

WILLIAM D. EUILLE
Mayor

Attachments: Exhibits 1-1, 1-2, 2, 3, 4, 5, 6-1 through 6-15, and 7

Final Passage: May 14, 2005

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