

ORDINANCE NO. 4441

AN ORDINANCE to amend and reordain Section 5-605 (PRELIMINARY DEVELOPMENT PLAN APPROVAL), under Section 5-600 (CDD/COORDINATED DEVELOPMENT DISTRICT) of the City of Alexandria Zoning Ordinance, by adding thereto a new Subsection (M) (SPECIFIC EXCEPTIONS TO COMPLIANCE WITH APPROVED CONCEPT PLANS), in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2005-0008.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2005-0008, the planning commission recommended against an application to revise the CDD Zone regulations to allow for a revised Monroe Avenue connection for the realigned Monroe Avenue Bridge, and

2. On March 14, 2006, the City Council by seven votes determined to proceed with adoption of Text Amendment No. 2005-0008, as amended by council, for the reasons stated in the record, and

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 Section 5-605 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding there to a new Subsection (M), to read as follows:

5-605 Preliminary development plan approval.

(M) Notwithstanding the provisions of subsection (J) of this section and of any approved conceptual design plan, the following required and permitted changes from an approved

conceptual design plan shall be required or permitted, as as hereinafter expressly provided. Such required or permitted changes shall apply to the approval of a preliminary development plan or site plan subject to such conceptual design plan, which is approved on or after the effective date as prescribed below:

1. Reserved.

2. (a) (1) Within CDD No. 10 (Potomac Yard/Potomac Greens) the vehicular and pedestrian Monroe Avenue connection to Route 1-Jefferson Davis Highway shall be constructed as depicted in the Alternative Concept Plan, approved by city council in 2003, which design accommodates, should the city council and school board later determine that a need exists, sufficient land as a site for a public elementary school in general conformity with the school depicted in the Potomac Yard Site Analysis, Alexandria City Public Schools, Option 1(A), prepared by Grimm + Parker, Architects, dated February 7, 2006.

(2) Notwithstanding subparagraph (a) (1), sufficient land area shall be reserved to permit the reconstruction of such connection to conform to the design as generally depicted in Option 2 (two-way slip ramp), as prepared by Christopher Consultants, dated December 19, 2005; provided, however, that such reservation to permit the construction of the two-way slip ramp shall not be effective in the event that city council actually authorizes and funds the construction of a public elementary school, the site layout and design of which would conflict with or preclude such reservation of land.

(b) Should city council subsequently approve the reconstruction (two-way slip ramp) depicted in Option 2, as described in subparagraph (a)(2) above, then and in such an event, and as a condition precedent to the approval of such reconstruction—the city council, in coordination with the school board, shall identify, reserve and keep available an adequate and equivalent land area in and around CDD No. 10 for the construction, should council

authorize and fund such construction, of a public elementary school comparable in function to the school as depicted in the Potomac Yard Site Analysis, Alexandria City Public Schools, Option 1A, as prepared by Grimm + Parker, Architects, dated February 7, 2006.

(c) In connection with the activities described in subparagraph (b) above, the city council may consider the redesign of Simpson Park, additional density within CDD No. 10, and/or the reallocation of approved density within said CDD, to the extent reasonably necessary to secure such land area for a public elementary school, and to secure separate open space areas which are in reasonable conformity with guidelines adopted by the city and state, including without limitation the Potomac Yard Urban Design Guidelines, and accommodate the population growth anticipated with the CDD, in addition to the land area for such elementary school.

(d) This paragraph (2) shall be effective April 22, 2006. Plans referenced in this paragraph are included in the record of Docket Item No. 6, at the February 25, 2006 public hearing meeting of city council.

Section 2. That Section 5-605, 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 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

Final Passage: April 22, 2006

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