

ORDINANCE NO. 4930

AN ORDINANCE to amend and reordain Section 5-602 (Coordinated development districts created, consistency with master plan, required approvals) and Section 5-612 (Beauregard Urban Design Advisory Committee) both of Section 5-600 (CDD/Coordinated Development District) of Article V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2014-0008 on January 24, 2015 (Goodwin House)

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2014-0008, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on January 6, 2015 of a text amendment to the Zoning Ordinance to add CDD #23 as a new CDD and to expand the scope of the Beauregard Urban Design Advisory Committee to include CDD #23 and other redevelopment sites within the Beauregard Small Area Plan, which recommendation was approved by the City Council at public hearing on January 24, 2015;

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. 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 5-602 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language into the CDD Table, as shown:

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
23	Goodwin House	RC/High density and apartment zone RA/Multifamily zone regulations shall apply to the Goodwin House Neighborhood.	Maximum development levels shall be as depicted in the Development Summary Table in the CDD Conditions.	The maximum heights shall conform to the CDD Concept Plan	Senior housing, Senior affordable housing, home for the elderly, Nursing Care Facility

Section 2. That Section 5-612 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language into the CDD Table, as shown:

*5-612 - Beauregard Urban Design Advisory Committee.*

- (A) There is hereby established by ordinance the Beauregard Urban Design Advisory Committee.
- (B) The Beauregard Urban Design Advisory Committee shall consist of nine members appointed by city council as follows:
  - (1) Four qualified professional members skilled in architecture, planning, landscape architecture and/or urban design;
  - (2) Three citizen members;
  - (3) One member representing the business community; and
  - (4) One at-large member.
- (C) The purpose of the Beauregard Urban Design Advisory Committee is to review applications under this ordinance, within CDD No. 21, CDD No. 22 and **CDD No. 23 and other redevelopment sites within the Beauregard Small Area Plan.** Applications within ~~CDD No. 21 and CDD No. 22~~ **the Beauregard Small Area Plan** are to be reviewed for compliance with the Beauregard Small Area Plan and the Beauregard Urban Design Standards and Guidelines, as adopted by the planning commission. The board will make recommendations on such applications to the planning commission and city council through the director.
- (D) The director shall send to the board a copy of any application subject to its review, and the board shall send its comments to the director in time to be sent to the planning commission together with the staff report on the application. Each applicant shall discuss their application with the board prior to filing.
- (E) The board and director shall establish a regular schedule which provides for meeting at least once per calendar quarter. Additional meetings may be called by the chair of the board and the director.

Section 3. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 4. That Sections 5-602 and 5-612, as amended pursuant to Section 1 and Section 2 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. 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 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: February 21, 2015