

ORDINANCE NO. 4996

AN ORDINANCE to amend and reordain Section 5-602 (Coordinated development districts created, consistency with master plan, required approvals) of Section 5-600 (CDD/Coordinated development districts) of Article X (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. 2015-0006 approved by City Council on January 30, 2016 to establish the Oakville Triangle CDD.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2015-0006, 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 7, 2016 of a text amendment to the Zoning Ordinance to add CDD #24/Oakville Triangle and Route 1 Corridor Coordinated Development District, which recommendation was approved by the City Council at public hearing on January 30, 2016;

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, as shown:

CDD Number	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum Development	Maximum Height	Uses
24	Oakville Triangle and Route 1 Corridor	The CSL, I and R2-5 zone regulations shall apply to the properties as generally depicted within Figure 23 of the approved <u>Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u>	<p>The development controls for each block including Gross Floor Area (GFA), the size of public open spaces, ground level open spaces, the land uses, and the ground floor uses shall comply with the <u>Oakville Triangle and Route 1 Vision Plan and Urban Design Standards and Guidelines.</u></p> <p>All streets, blocks, sidewalks, building forms, building volumes, building heights, land uses, screening of parking, retail design, signage, open space and associated elements shall comply with the <u>Oakville-Route 1 Route 1 Vision Plan and Urban Design Standards.</u></p> <p>Any variation from the standards shall require approval by the City Council as part of the DSUP or associated approval application(s).</p>	<p>Heights and height transitions shall be as depicted in the approved <u>Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u></p>	<p>1) Mixed-use development to include hotel, office, residential, home for the elderly, nursing home, parks and open spaces as defined in the zoning ordinance.</p> <p>2) Primary retail, secondary retail, and maker uses as defined in the <u>Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u></p> <p>3) Community Facilities as defined in the <u>Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u></p>

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 50-602, as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, 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.

ALLISON SILBERBERG
Mayor

Final Passage: April 16, 2016