

ORDINANCE NO. 5408

AN ORDINANCE to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) 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. 2021-00009.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2021-00009, 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 4, 2022 of a text amendment to the Zoning Ordinance to amend the CDD Special Use Permit provisions of CDD No. 12, which recommendation was approved by the City Council at public hearing on January 22, 2022;

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(A), CDD No. 12, of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, 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
12	Safeway-Datatel	NR zone regulations shall apply except that the FAR shall not to exceed 0.5 for nonresidential and 0.75 for a mixed use project including residential	Up to 3.0 gross floor area (GFA) including above-grade structured parking for the total mixed use development. <u>Development shall be consistent with the Arlandria-</u>	<u>The overall height of buildings should be generally consistent with the heights depicted in the Arlandria-Chirilagua Small Area Plan UPW</u>	A mixed use, neighborhood center that provides <u>community-serving retail and other uses, including catering facilities, continuum of care facilities, nursing home,</u>

		and ground floor retail uses.	<u>Chirilagua Small Area Plan.</u>	Task Force Report Illustrative Plan.	<u>office and live/work or residential uses</u> a retail anchor and supporting retail, office and live/work or residential uses with public and private parking. A minimum of 10 percent of the total number of residential units shall be affordable units.
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Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 5-602(A), CDD No. 12, 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.

JUSTIN M. WILSON
Mayor

Final Passage: 02/12/2022