ORDINANCE NO. 4030

AN ORDINANCE to amend and reordain the 1992 Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendments heretofore approved by city council to such master plan as Master Plan Amendment Nos. 98-0003, 98-0005 and 98-0006 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendments.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 98-0003, the Planning Commission, on its own motion, and pursuant to its statutory mandate to review and if appropriate update the master plan at five year intervals, adopted six changes to various small area plan chapters of the 1992 Master Plan of the City of Alexandria, Virginia.

2. In Master Plan Amendment No. 98-0005, an application has been made to amend the Old Town North Small Area Plan Chapter of the 1992 Master Plan by adopting twelve amendments proposed by the Old Town North Community Association.

3. In Master Plan Amendment No. 98-0006, an application has been made to amend the Landmark/Van Dorn Small Area Plan Chapter of the 1992 Master Plan to permit a public school within the Cameron Station Coordinated Development District, with a CDD special use permit.

4. The said amendments have heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

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 the amendments to the 1992 Master Plan of the City of Alexandria, Virginia, set forth in Planning Commission Resolution No. MPA 98-0003, attached hereto and incorporated fully herein by reference, be, and the same hereby are, adopted as amendments to the 1992 Master Plan of the City of Alexandria, Virginia. SEE ATTACHED – Letter E 208 S. Royal St from RM to P

Section 2. That the amendments to the Old Town North Small Area Plan Chapter of 1992 Master Plan of the City of Alexandria, Virginia, set forth in Planning Commission Resolution No. MPA 98-0005, attached hereto and incorporated fully herein by reference, be, and the same hereby are, adopted as amendments to the said small area plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 3. That the amendments to the Landmark/Van Dorn Small Area Plan Chapter of 1992 Master Plan of the City of Alexandria, Virginia, set forth in Planning Commission Resolution No. MPA 98-0006, attached hereto and incorporated fully herein by reference, be, and the same hereby are, adopted as amendments to the said small area plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 4. That the director of planning and zoning be, and he hereby is, directed to record the foregoing master plan amendments as part of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 5. That the 1992 Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

KERRY J. DONLEY
Mayor

Final Passage: December 12, 1998

Attachments: Master Plan Resolutions

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RESOLUTION NO. MPA-98-0003

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may at intervals not to exceed five years prepare and submit to the council such revisions to the Master Plan as changing conditions may make necessary; and

WHEREAS, the Planning Commission held four public meetings on possible changes to the Master Plan and received written and oral recommendations from the public,

WHEREAS, a duly advertised public hearing on the proposed amendments was held on October 6, 1998, with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The following amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development the City;

2. The following amendments are generally consistent with the overall goals and objectives of the 1992 Master Plan;

4. The following amendments are necessary and desirable in light of circumstance which have changed since the adoption of the Master Plan in 1992; and

4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of these amendments to the Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendments are hereby adopted in their entirety as an amendment to the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

   a. Change Cameron Station CDD guideline #10 to read: "There should be a direct **pedestrian** connection to the Home Depot Shopping Center from the site."

b. Add the following to the objectives for the King Street/Eisenhower Avenue chapter of the Master Plan:

(1) Streets should be people-friendly, with usable pedestrian and bicycle paths the length of Eisenhower Avenue, and human scale signage, lighting, and street furniture.

(2) Public transit should continue to be emphasized; linkages should be provided to transit opportunities from the major development projects.

(3) When City-owned parcels in the Eisenhower Avenue area are made available for reuse, give consideration to using those parcels for park.

(4) City-owned properties should be operated in such a way as to minimize emissions of odors, dust, dirt, trash, and other noxious matter, and should present a clean and neat exterior appearance.

c. Add the following goal to the Potomac West chapter of the Master Plan:
Development on the adjacent portions of Potomac West and Potomac Yard shall be coordinated to the extent reasonably possible.

d. Include maps of National Register Historic Districts in the applicable small area plan chapters of the Master Plan.

e. Change the land use designation for the tot lot at 208 S. Royal Street (Parcel number 74.02.17.04) from RM to P-Park.

f. In the Landmark/Van Dorn chapter of the Master Plan, show the generalized location of Alternative #5 on the adopted land use plan map with a note indicating that its specific location has not yet been designated.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 5th day of November, 1998.

W. B. Hurd, Chairman

ATTEST:

Sheldon Lynn, Secretary