

ORDINANCE NO. 3739

AN ORDINANCE to amend and reordain the Braddock Road Metro Station and King Street/Eisenhower Avenue Small Area Plan Chapters of the 1992 Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendments heretofore approved by city council to such small area plan chapters as Master Plan Amendment Nos. 94-003, 94-005 and 94-007, and no other amendments, and to repeal all provisions of the said Small Area Plan Chapters as may inconsistent with such amendments.

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

① In Master Plan Amendment No. 94-003, an application has been made to amend the Braddock Road Metro Station Small Area Plan Chapter of the 1992 Master Plan by changing the land use designation of the property known as Braddock Center from Commercial Residential Mixed Used-High to Office Commercial-High.

2. In Master Plan Amendment No. 94-005, the planning commission on its own motion initiated the amendment of the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the property east of South Peyton Street (extended) along the south side of Duke Street to South West Street (1400-1454 Duke Street and 301 West Street) from OCM-100 to OCM-50 and to adjust the boundaries of Height District No. 5.

3. In Master Plan Amendment No. 94-007, an application has been made to amend the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan to change the Coordinated Development District principles for Cameron Center to allow by-right development up to heights of 100 feet.

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

5. 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 Land Use Plan Map, Map 10, and the Zoning Map, Map 13, of the Braddock Road Metro Station Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria be, and the same hereby are, amended to change the land use and zoning designations for the property bounded by North Fayette Street, First Street and Braddock Place (Tax Map and Zoning Map Parcel No. 54.01-2-05.02), from CRMU-H to OCH.

Section 2. That the Land Use Plan Map, Map 16 and the Zoning Map, Map 19, of the King Street/Eisenhower Avenue Small

Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, be, and the same hereby are, amended to change the land use and zoning designation of the parcels at 1400-1454 Duke Street and 301 South West Street (Tax Map and Zoning Map Parcel Nos. 73.02-08-10 to 73.02-08-33 and 73.02-08-35) from OCM-100 to OCM-50.

Section 3. That the text of the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan, under the heading "Cameron Center Coordinated Development District -- Development without a Special Use Permit" be, and the same hereby is, amended to increase the height permitted without a CDD development special use permit from 77 feet to 100 feet.

Section 4. That the director of planning and community development be, and he hereby is, directed to record the foregoing Master Plan map and text amendments, as part of the appropriate Small Area Plan Chapters of the 1992 Master Plan of the City of Alexandria.

Section 5. That the Braddock Road Metro Station and King Street/Eisenhower Avenue Small Area Plan Chapters of the 1992 Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby are, reordained as part of the 1992 Master Plan of the City of Alexandria.

Section 6. 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.

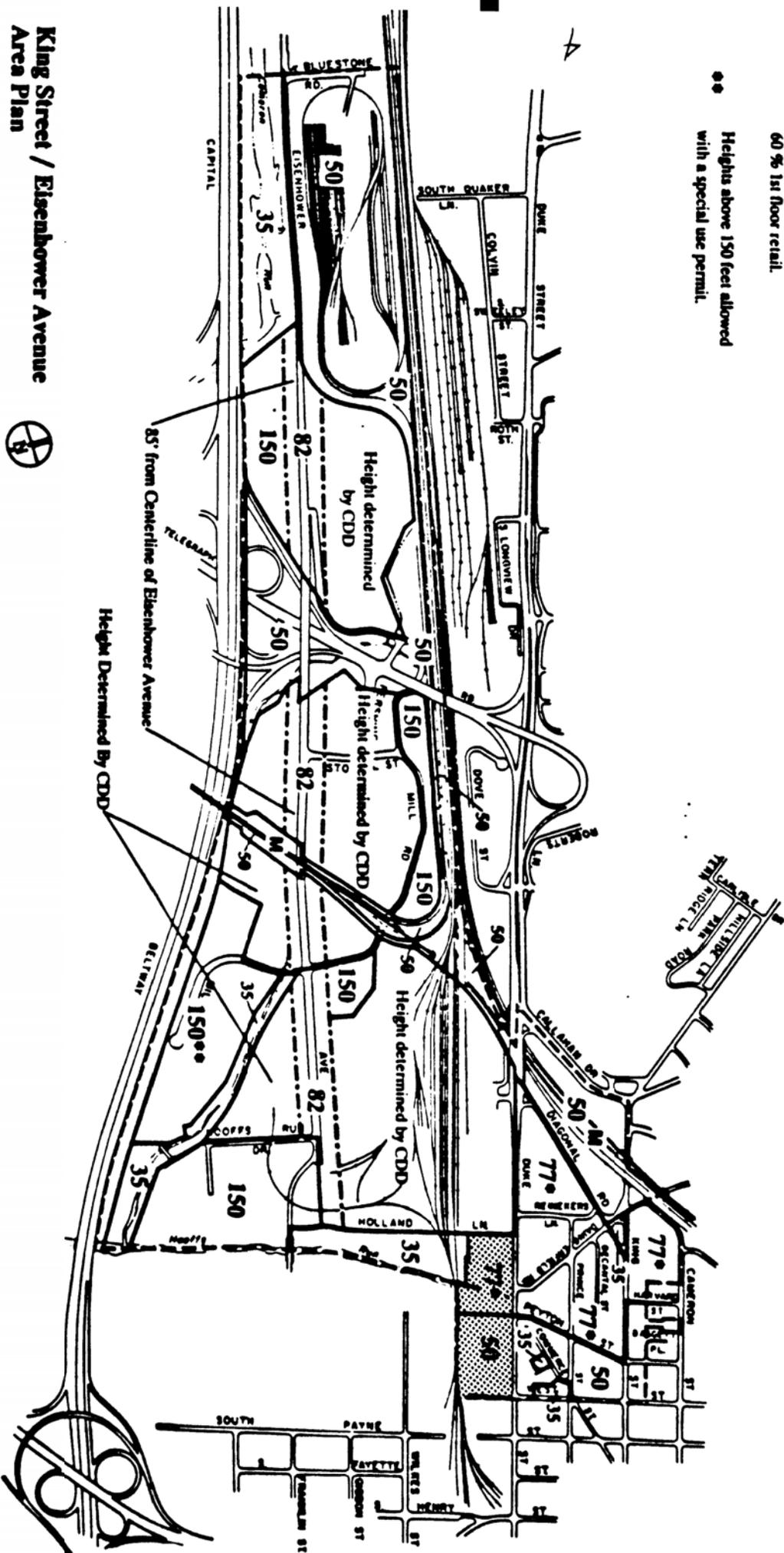
Section 7. That this ordinance shall become effective upon the date at the time of its final passage.

PATRICIA S. TICER
Mayor

Final Passage: June 18, 1994

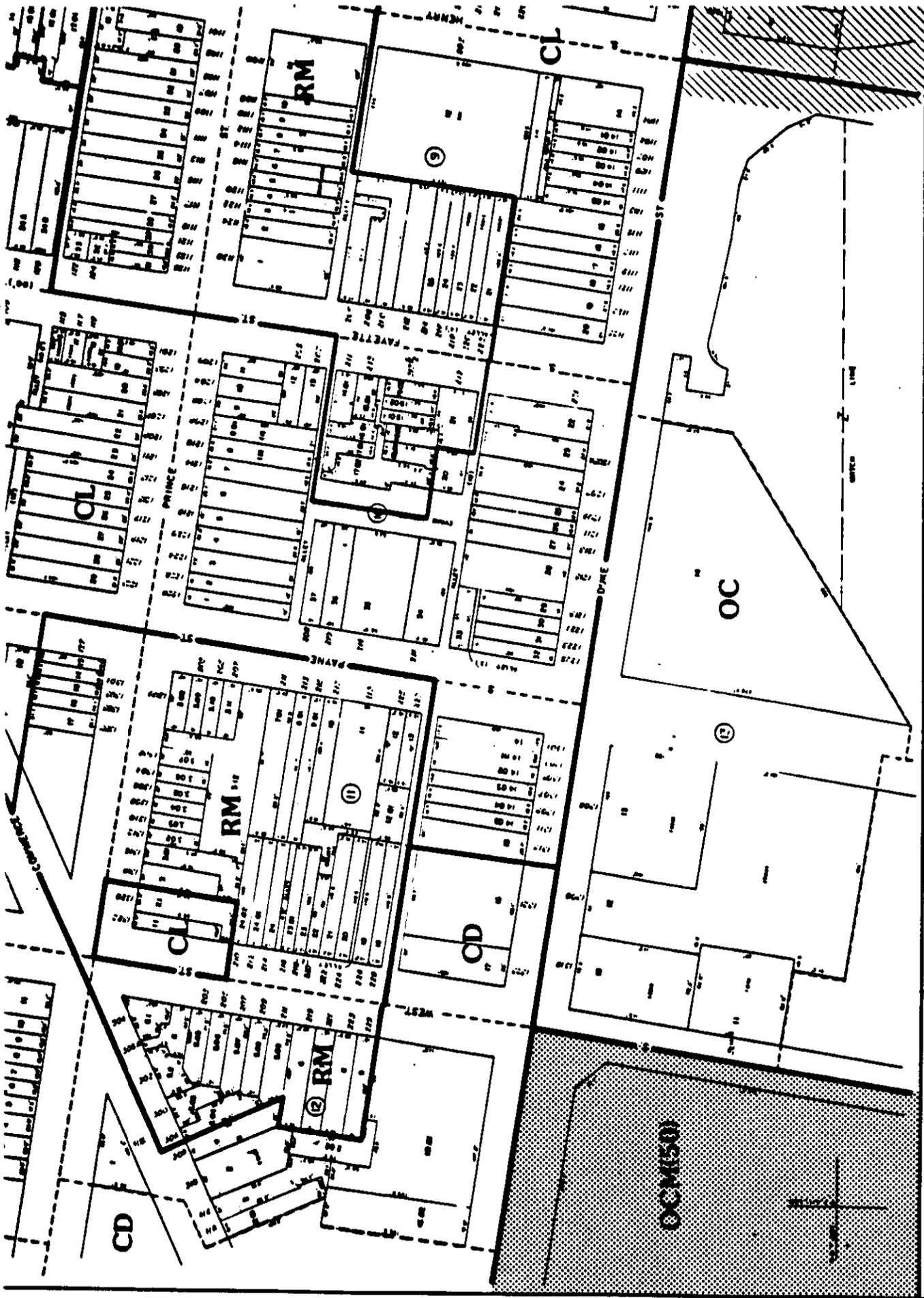
Map 23
Proposed Heights

- Zone Line
- Height Transition Line
- Up to 82 feet allowed with 60 % 1st floor retail.
- Heights above 150 feet allowed with a special use permit.

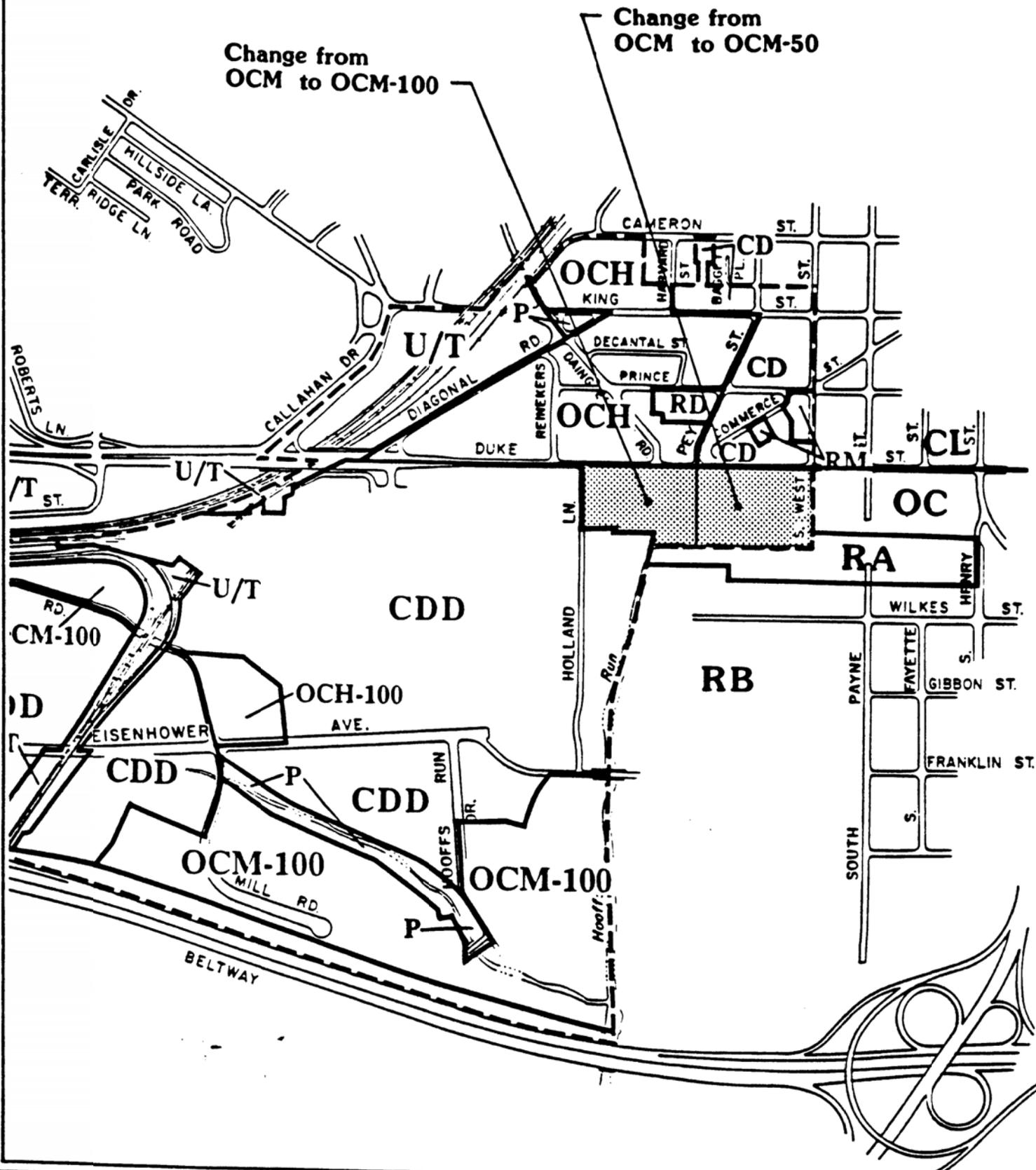


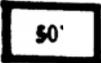
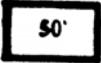
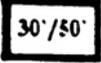
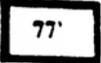
**Kling Street / Eisenhower Avenue
 Area Plan**



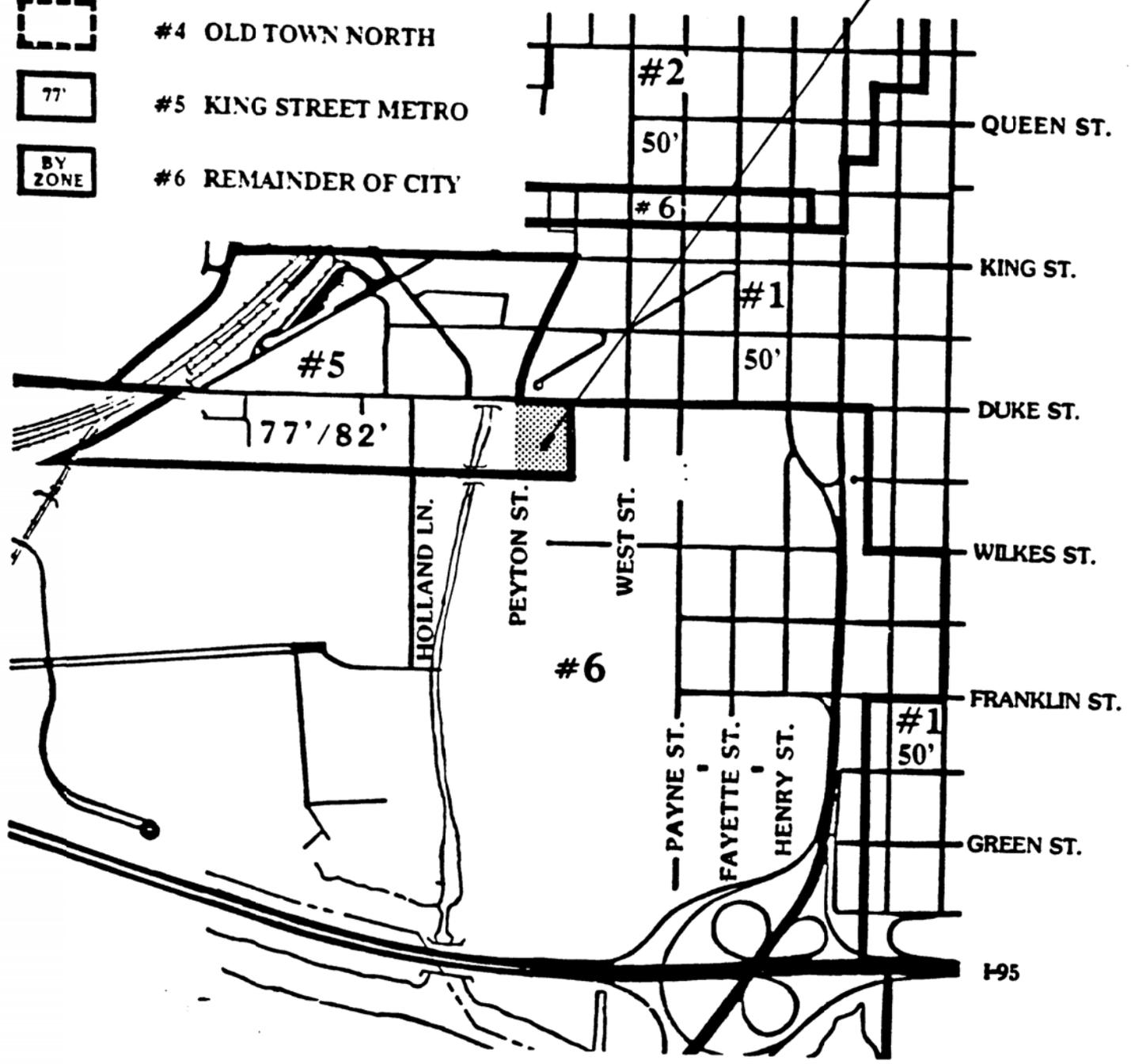


<p>Key Map</p>	<p>Legend</p> <ul style="list-style-type: none"> Property Line Sub. Lot Line City Boundary Street Line 	<p>Special Notations</p> <ul style="list-style-type: none"> Sup. Urban Renewal Project SUP 943, SUP 1223, SUP 1602 Profile 10 	<p>Map Revisions</p>	<p>This area is included in the Old & Historic Alexandria District</p>	<p>ZONE MAP ORC NO. 3591 - JUNE 24, 1992</p>
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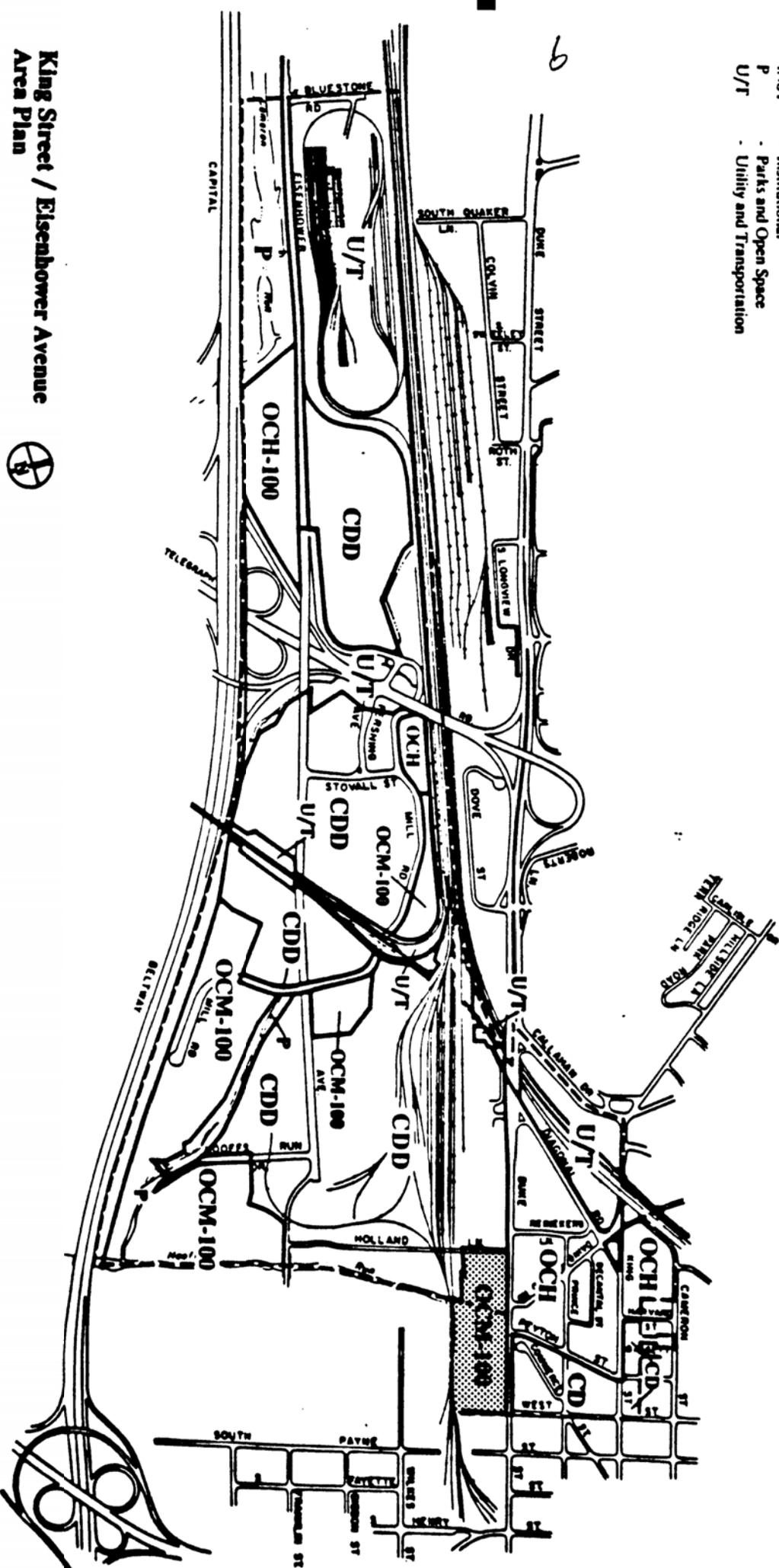
- | LIMITS | HEIGHT DISTRICTS |
|---|----------------------|
|  | #1 HISTORIC |
|  | #2 PARKER GRAY |
|  | #3 POTOMAC RIVER |
|  | #4 OLD TOWN NORTH |
|  | #5 KING STREET METRO |
|  | #6 REMAINDER OF CITY |

Change from #5 (77'/82') to #6 (determined by zone)



Proposed Land Use

- RM - Residential Medium
- RH - Residential High
- OC - Office Commercial
- CD - Commercial Downtown
- OCM-50 - Office Commercial Medium-50
- OCM-100 - Office Commercial Medium-100
- OCH - Office Commercial High
- CDD - Coordinated Development District
- INST - Institutional
- P - Parks and Open Space
- U/T - Utility and Transportation

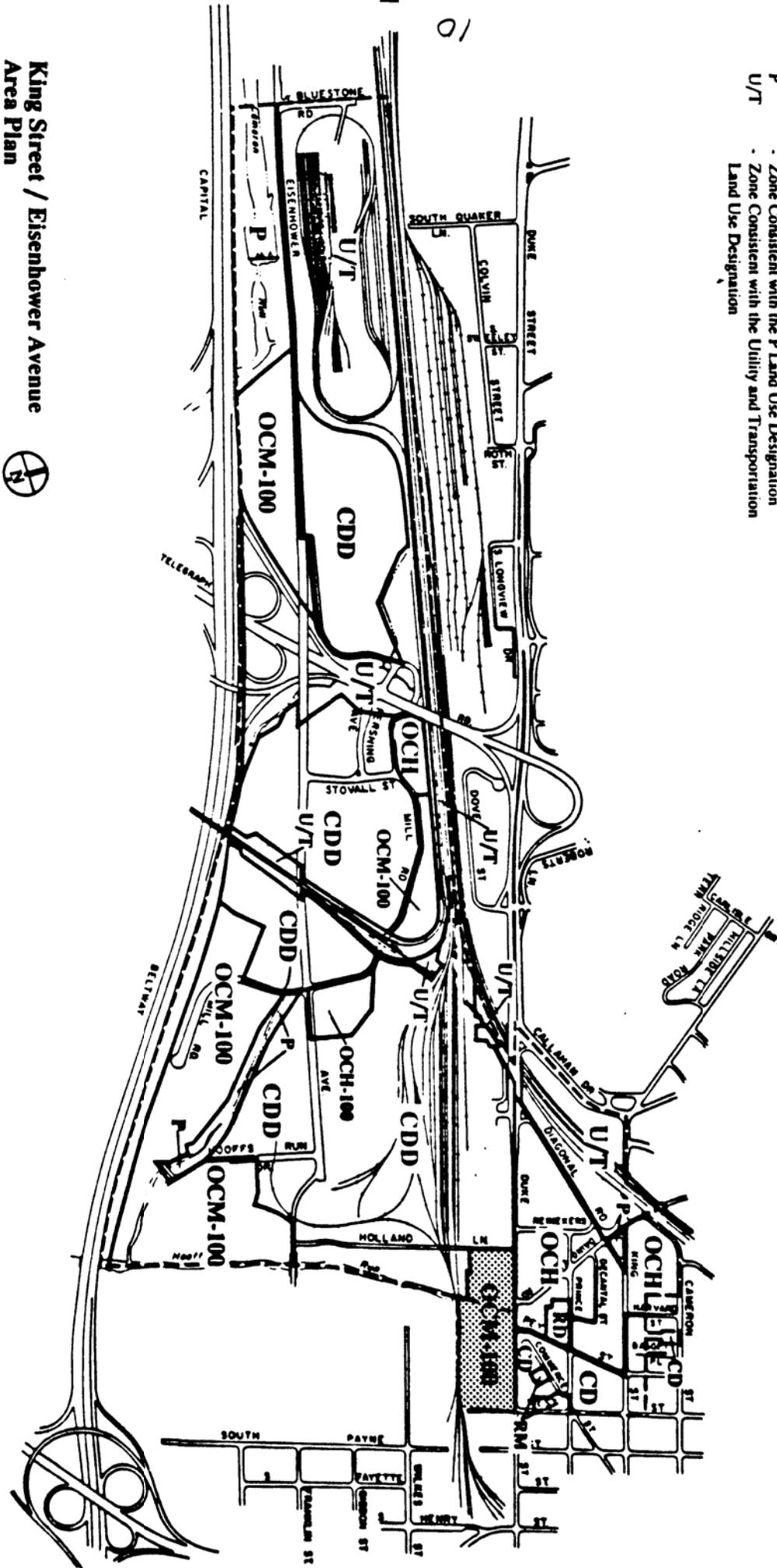


King Street / Eisenhower Avenue
Area Plan



Proposed Zoning

- RM - Residential Medium
- RD - Residential High
- OC - Zone Consistent with the OC Land Use Designation
- CD - Zone Consistent with the CD Land Use Designation
- OCM-50 - Zone Consistent with the OCM-50 Land Use Designation
- OCM-100 - Zone Consistent with the OCM-100 Land Use Designation
- OCH - Zone Consistent with the OCH Land Use Designation
- CDD - Zone Consistent with the CDD Land Use Designation
- P - Zone Consistent with the P Land Use Designation
- U/T - Zone Consistent with the Utility and Transportation Land Use Designation



King Street / Eisenhower Avenue
Area Plan



PROPOSED LAND USE

Change from
OCM-100 to OCM-50

