ORDINANCE NO. 3789

AN ORDINANCE to amend and reordain the Braddock Road Metro Station, Seminary Hill/Strawberry Hill, and Alexandria West Small Area Plan Chapters of the 1992 Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendments to such small area plan chapters heretofore approved by city council as Master Plan Amendment Nos. 94-005, 94-006, 94-007, 94-009A and 95-001, and to repeal all provisions of such small area plan chapters as may be inconsistent with the amendments.

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

1. In Master Plan Amendment No. 94-005, an application has been made to amend the Braddock Road Metro Station Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the property at 520 North Fayette Street from CRMU-M/Commercial Residential Mixed Use-Medium to CRMU-H/ Commercial Residential Mixed Use-High, and to increase the height limit for commercial development on the subject property.

2. In Master Plan Amendment No. 94-006, 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 at 621 North Payne Street from CRMU-M/Commercial Residential Mixed Use-Medium to CRMU-H/ Commercial Residential Mixed Use-High, and to increase the height limit for commercial development on the subject property.

3. In Master Plan Amendment No. 94-007, an application has been made to amend the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the property at 3518-3520 Duke Street from CL/Commercial Low to CRMU-H/Commercial Residential Mixed Use-High.

4. In Master Plan Amendment No. 94-009A, the planning commission initiated on its own motion an amendment to the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the property at 4401 West Braddock Road from INST/Institutional to P/Parks and Open Space.

5. In Master Plan Amendment No. 95-001, the planning commission initiated on its own motion an amendment to the Alexandria West Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of a portion of the property at 5500 Sanger Avenue and the property at 5517 North Morgan Street from P/Parks and Open Space to CDD/Coordinated Development District.

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

7. 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 of the Braddock Road Metro Station Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, be, and the same hereby is, amended to change the land use designation of the parcel at 520 North Fayette Street, as shown on Exhibit A (MPA No. 94-005), attached hereto and incorporated herein fully by reference, from CRMU-M/Commercial Residential Mixed Use-Medium to CRMU-H/ Commercial Residential Mixed Use-High, and to amend the height limit map of the said small area plan chapter to increase the height limit for commercial development on the subject property from 50 feet by right to 50 feet by right and up to 66 feet by special use permit.

Section 2. That the Land Use Plan Map of the Braddock Road Metro Station Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, be, and the same hereby is, amended to change the land use designation of the parcel at 621 North Payne Street, as shown on Exhibit B (MPA No. 94-006), attached hereto and incorporated herein fully by reference, from CRMU-M/Commercial Residential Mixed Use-Medium to CRMU-H/ Commercial Residential Mixed Use-High, and to amend the height limit map of the said small area plan chapter to increase the height limit for commercial development on the subject property from 50 feet by right to 50 feet by right and up to 66 feet by special use permit.

Section 3. That the Land Use Plan Map of the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, be, and the same hereby is, amended to change the land use designation of the parcel at 3518-3520 Duke Street, as shown on Exhibit C (MPA No. 94-007), attached hereto and incorporated herein fully by reference, from CL/Commercial Low to CRMU-H/Commercial Residential Mixed Use-High.

Section 4. That the Land Use Plan Map of the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, be, and the same hereby is, amended to change the land use designation of the parcel at 4401 West Braddock Road, as shown on Exhibit D (MPA No. 94-009A), attached hereto and incorporated herein fully by reference, from INST/Institutional to P/Parks and Open Space.

Section 5. That the Land Use Plan Map of the Alexandria West Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, be, and the same hereby is, amended to change the land use designation of a portion of the property at 5500 Sanger Avenue and the property at 5517 North Morgan Street, as shown on Exhibit E (MPA No. 95-001), attached hereto and incorporated herein fully by reference, from P/Parks and Open Space to CDD/Coordinated Development District.

Section 6. That the director of planning and zoning be, and he hereby is, directed to record the said master plan map amendments as part of the Braddock Road Metro Station, Seminary Hill/Strawberry Hill and Alexandria West Small Area Plan Chapters of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 7. That the Braddock Road Metro Station, Seminary Hill/Strawberry Hill and Alexandria West 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, Virginia, and all provisions inconsistent herewith are repealed.

Section 8. 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.

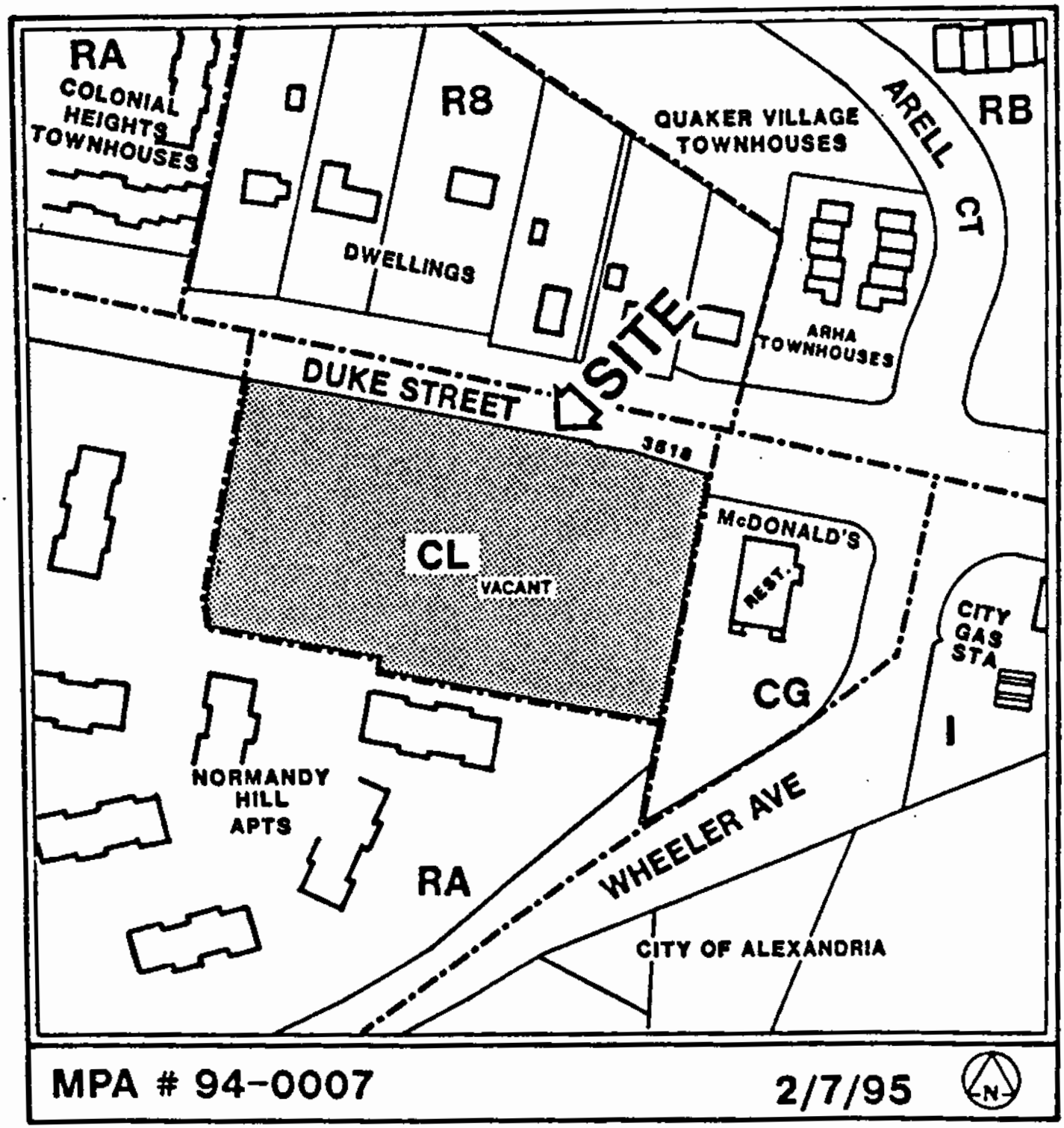
Section 9. That this ordinance shall become effective upon the date and at the time of its final passage.

PATRICIA S. TICER
Mayor

Attachment: Master Plan amendment sketch plans

Final Passage: April 22, 1995

The subject property and surrounding land uses are shown on the sketch below



The subject property and surrounding land uses are shown on the sketch below

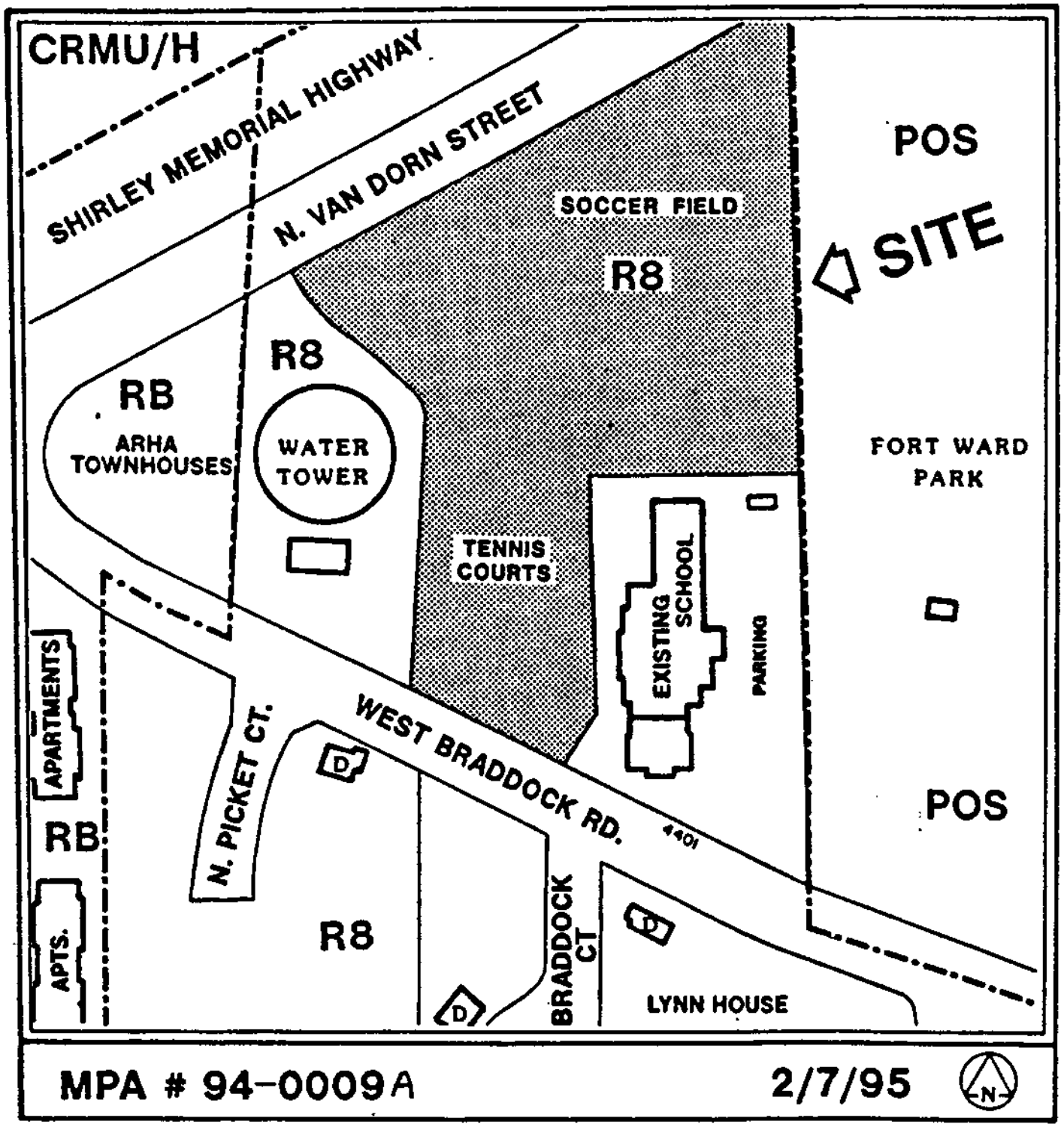


EXHIBIT D