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ORDINANCE NO. 3879

AN ORDINANCE to amend and reordain the Landmark/Van Dorn, King Street/Eisenhower Avenue and Southwest Quadrant 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. 96-001, 96-003 and 96-004 and no other amendments, and to repeal all provisions of such small area plan chapters as may be inconsistent with the said amendments.

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

1. In Master Plan Amendment No. 96-001, an application has been made to amend the Landmark/Van Dorn Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the property at the rear of 5001 Eisenhower Avenue (Tauber site) from UT/Utilities and Transportation to OCM(100)/Office Commercial Medium (100);

2. In Master Plan Amendment No. 96-003, an application has been made to amend the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan by changing the land use designation of the property at 2425 Mill Road, 2000 Eisenhower and 300-315 Hooff's Run Drive from OCH/Office Commercial High and CDD-1/Coordinated Development District-Duke Street to CDD-2/Coordinated Development District-Eisenhower Avenue, and to change the CDD-2/Coordinated Development District-Eisenhower Avenue guidelines to decrease the proportion of residential use required with a CDD special use permit;

3. In Master Plan Amendment No. 96-004, an application has been made to amend the Southwest Quadrant Small Area Plan Chapter of the 1992 Master Plan by changing the land use designation of a portion of the property at the southwest corner of Duke and Henry Streets (Norfolk Southern site) from RM/Residential Medium to RH/Residential High, and to increase the height over the same portion of the property from 45 feet to 60 feet, plus an additional 20 feet for a limited number of rooftop architectural features;

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

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 of the Landmark/Van Dorn 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 property to the rear of 5001 Eisenhower Avenue (Tauber site), as shown on Exhibit A ("MPA # 96-0001"), attached hereto and incorporated herein fully by reference, from UT/Utilities and Transportation to OCM(100)/Office Commercial Medium (100).

Section 2. That the Land Use Plan Map of the King Street/Eisenhower Avenue 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 property at 2425 Mill Road, 2000 Eisenhower Avenue and 300-315 Hooff's Run Drive (Hoffman site), as shown on Exhibit B ("MPA # 96-0003"), from OCH/Office Commercial High and CDD-1/ Coordinated Development District-Duke Street to CDD-2/Coordinated Development District-Eisenhower.

Section 3. That the guidelines for development with a CDD special use permit within CDD-2/Coordinated Development District-Eisenhower Avenue of the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, be, and the same hereby are, amended in accordance with the language attached as Exhibit C.

Section 4. That the Land Use Plan Map of the Southwest Quadrant 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 property at the southwest corner of Duke and Henry Streets (Norfolk Southern site), as shown on Exhibit D ("MPA # 96-0004"), for the portion of the parcel west of Payne Street only, from RM/Residential Medium to RH/Residential High.

Section 5. That the height map of the Southwest Quadrant 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 permitted height of the property at the southwest corner of Duke and Henry Streets (Norfolk Southern site), as shown on Exhibit D ("MPA # 96-0004"), for the portion of the property west of Payne Street only from 45 feet to 60 feet, with up an additional 20 feet for a limited number of rooftop architectural features.

Section 6. That the director of planning and zoning be, and he hereby is, directed to record the master plan map amendments set out in Sections 1 through 5 as part of the Landmark/Van Dorn, King Street/Eisenhower Avenue and Southwest Quadrant Small Area Plan Chapters of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 7. That the Landmark/Van Dorn, King Street/ Eisenhower Avenue and Southwest Quadrant 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.

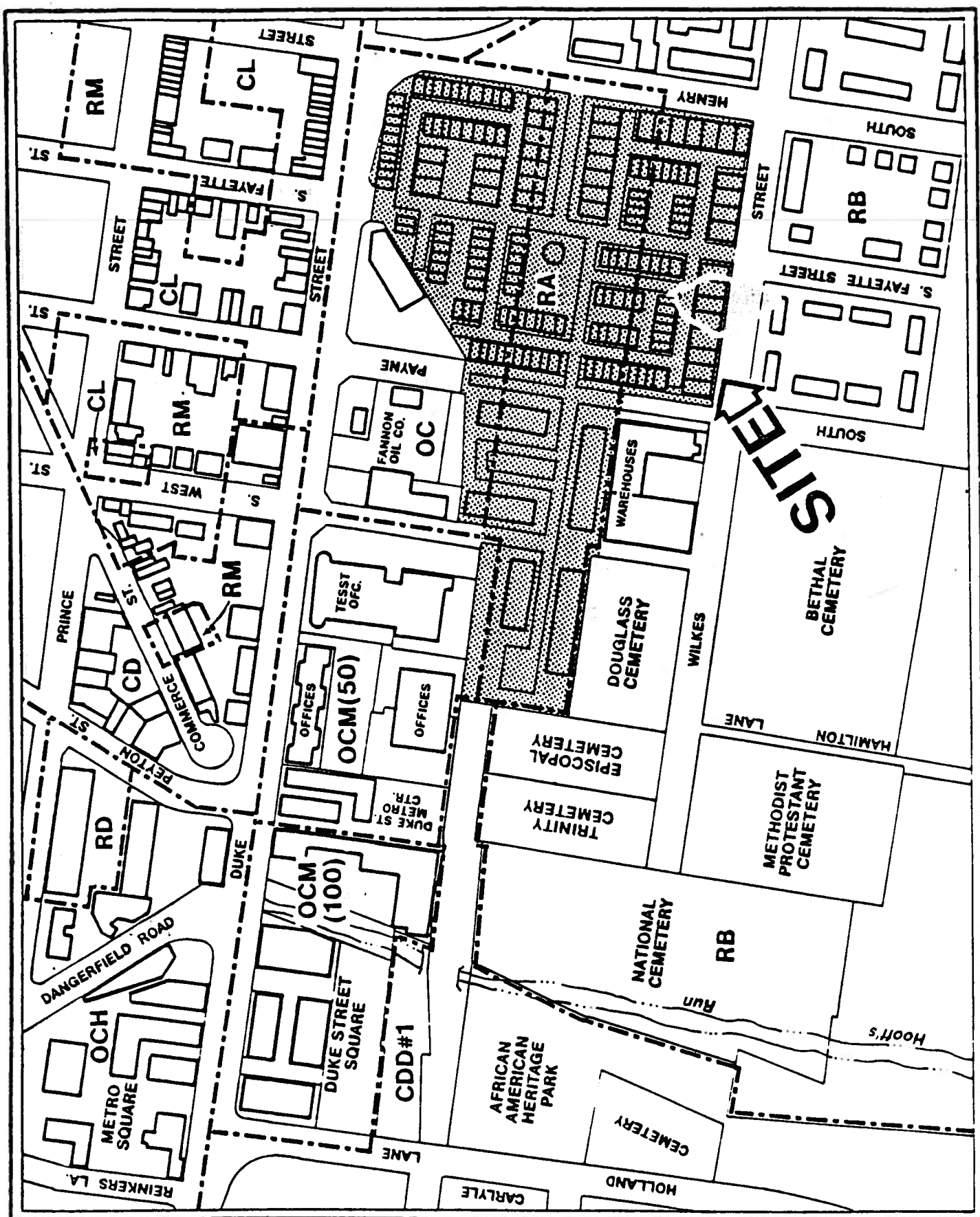
Section 9. That this ordinance shall become effective upon the date and at the time of its final passage.

KERRY J. DONLEY
Mayor

Attachment: Master Plan Sketch Plans

Final Passage: June 25, 1996

Exhibit D



MPA #96-0004

6/4/96

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(Not To Scale)