

ORDINANCE NO. 4527

AN ORDINANCE to amend and reordain Table 1 (COORDINATED DEVELOPMENT DISTRICTS) of Section 5-602(A), under Section 5-600 (CDD/COORDINATED DEVELOPMENT DISTRICTS), by adding thereto a new CDD No. 15 (BRADDOCK GATEWAY), and to amend and reordain Sheets 44.03 and 54.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), to designate land zoned CDD No. 15, all of the City of Alexandria Zoning Ordinance, in accordance with the text amendment and rezoning heretofore approved by city council as Text Amendment No. 2008-0002 and Rezoning No. 2007-0005.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2008-0002 and Rezoning No. 2007-0005, the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, approved an application to establish a new CDD No. 15, for 7.06 acres of land bounded by Payne Street, First Street, Fayette Street and Route 1 (1100, 1200, 1200A North Fayette Street and 1219 First Street; Zoning and Tax Map Parcel Nos. 44.03-06-03, 44.03-06-03.L1, 44.03-06-03.L2 and 54.01-02-04);
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 Table 1 of Section 5-602(A) be, and the same hereby is, amended to by adding thereto the following new language for CDD No. 15, Braddock Gateway:

[Continues on following page.]

Table 2: Proposed Description of Braddock Gateway CDD

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit
15	Braddock Gateway	CRMU-H zoning regulations apply to the one-acre portion of the site at First and Fayette Streets with a maximum floor area of 1.25 and OCM(50) zoning regulations apply to the remaining six acres of the site, with a maximum floor area of 1.5. The maximum height within the CRMU-H portion of the site shall be 77 feet and the maximum height within the OCM 50 shall be 50 feet. Building(s) shall comply with the Braddock Metro Neighborhood Plan Design Guidelines and other applicable requirements of the Braddock Metro Neighborhood Plan.	<p style="text-align: center;">Maximum FAR and/or Development Levels</p> <p>The development controls for each Landbay(s) and/or building(s), including floor area, building height, amount of open space, parking, principal uses, ground floor retail shall be subject to the CDD-15 Concept Plan and all CDD Concept Plan conditions, in addition to the Braddock Metro Neighborhood Plan. The actual number of units, square footage and height shall be determined as part of development special use permit for each Landbay(s) and/or building(s). Any proposed development shall conform to the Braddock Metro Neighborhood Plan Design Guidelines.</p>
			<p style="text-align: center;">Uses</p> <p>Mix of uses including residential, live-work units, office, hotel and retail along with publicly accessible open space and trails.</p>

Section 2. That Sheets 44.03 and 54.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby are, amended by changing the zoning of the property described above and as shown on the sketch plan entitled "REZ #2007-0005, MPA #2007-0002, CDD #2007-0002, SUP(TMP) #2007-0079," dated March 4, 2008, attached hereto and incorporated fully by reference as Exhibit 1,

From: CRMU-H and OCM-50
To: CDD No. 15

Section 3. That the director of planning and zoning be, and hereby is, directed to record the foregoing text and map amendments.

Section 4. That Section 5-602(A), as amended pursuant to Section 1 of this ordinance, and Sheets 44.03 and 54.01 of the "Official Zoning Map, Alexandria, Virginia," as amended pursuant to Section 2 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 5. 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 are on such date pending before any city department, agency or board, or before city council, shall apply to all such applications 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.

WILLIAM D. EUILLE
Mayor

Final Passage: April 21, 2008