

Master Plan Amendments and Ordinances 1993-2007

Amendments to the 1992 Southwest Quadrant SMALL AREA PLAN					
Master Plan Amendment #	ORDINANCE	DATE	DESCRIPTION	ADDRESS	Map # or Page # and Detail
MPA96-0004	3879	15-Jun-96	Increase density and heights, Old Town Villages	409 S Henry, 324 S Wilkes, 403 S Payne, 1423 Wilkes	Land Use Plan Map, Zoning Map, Heights Map – in Addendum
Copies of Ordinances are available at the back of this document.					

MASTER PLAN

Land Use from RM to RH

MPA 96-01
03
04

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 300-15 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.

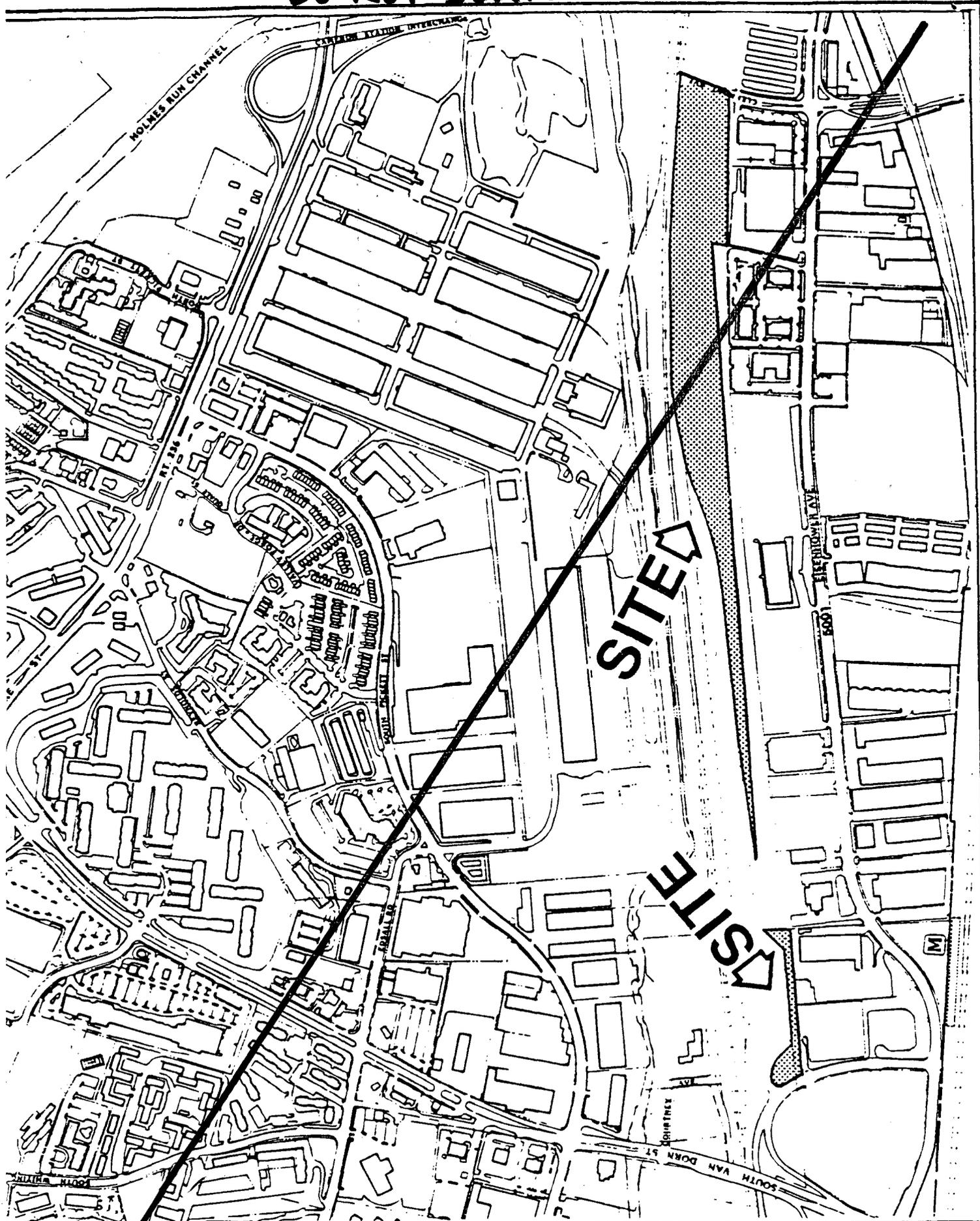
Section 9. That this ordinance shall become effective upon the date and at the time of its final passage.

KERRY J. DONLEY
Mayor

Attachment: Master Plan Sketch Plans

Final Passage: June 25, 1996

DO NOT SCAN



MPA # 96-0001

6/4/96



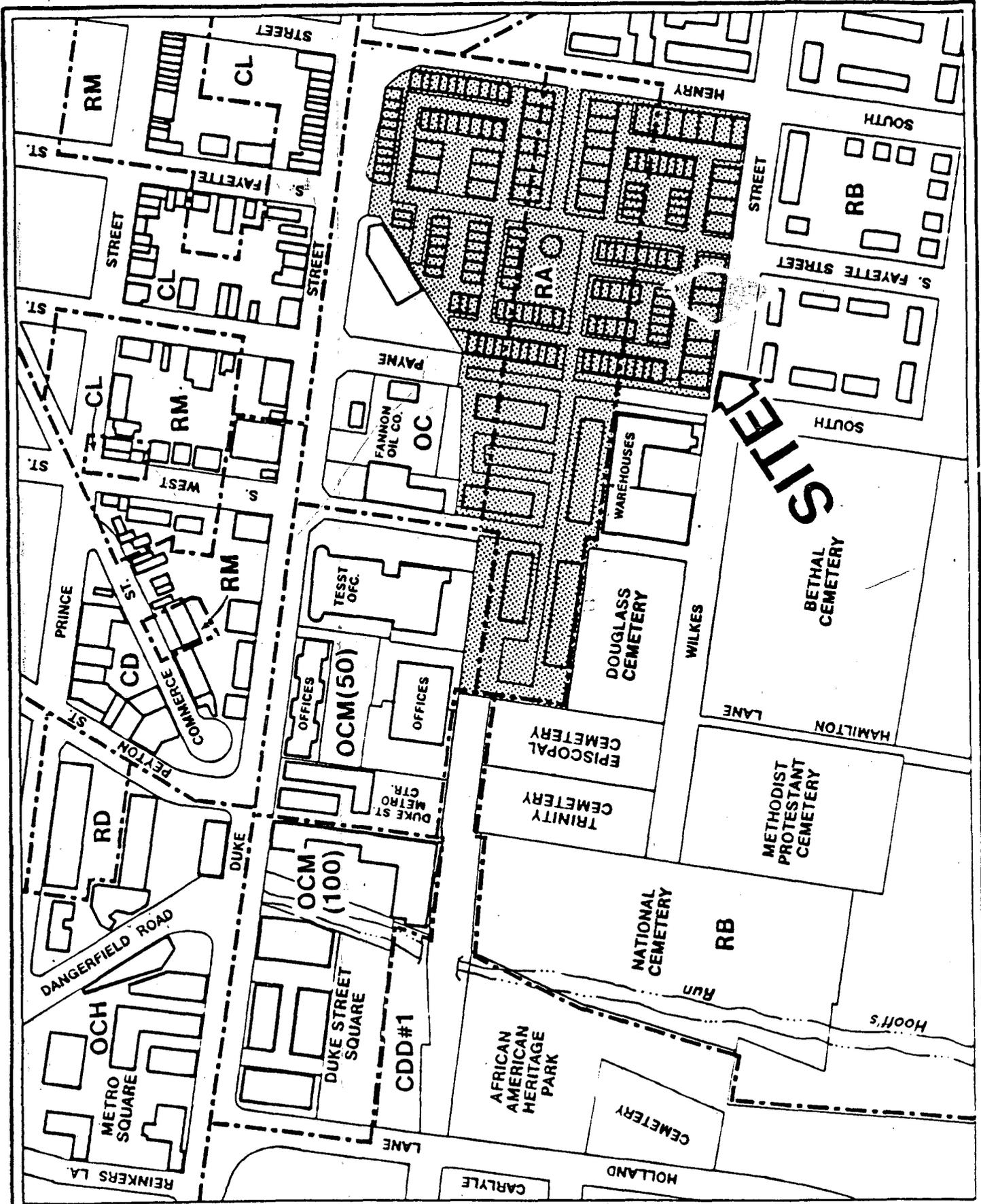
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6a. that parcels located adjacent to the Carlyle project be designed and developed in a manner consistent with the approved Carlyle development plan.

85%) 7. that the maximum Floor Area Ratio not exceed 2.5, provided that in no event may the floor area, in any project which is placed in non-residential use, exceed ~~75%~~ of the project's total floor area; that hotel uses be considered residential uses.

Height and Density Bonuses

8. Projects within 1000 feet of Metro shall also be considered for height and density bonuses if combined with a meaningful affordable housing program approved by the City Council. The affordable housing program must be on-site with an equivalent value of no less than \$1.05 [adjusted for inflation] per net square foot of total development, including commercial. The contribution from commercial development may be used for either on-site or off-site housing at the discretion of the Council. Height with bonuses shall not exceed 250 feet for a signature building with an overall average of 200 feet for the entire project. Density with bonuses shall not exceed 3.75 FAR overall, with a minimum of 2.75 for the residential component.



MPA #96-0004

6/4/96



(Not To Scale)

REZONING
from OC, RA, RB to CRMU/L

ORDINANCE NO. 3880

AN ORDINANCE to amend and reordain the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES) of the City of Alexandria Zoning Ordinance, by rezoning the property at 2425 Mill Road, 2000 Eisenhower Avenue and 300-315 Hooff's Run Drive (Hoffman site) from OCH/Office Commercial High and CDD-1/Coordinated Development District-Duke Street to CDD-2/Coordinated Development District-Eisenhower Avenue (RZ No. 96-004), by rezoning the property at the rear of 5001 Eisenhower Avenue (Tauber site) from UT/Utility and Transportation and OCH/Office Commercial High to OCM-100/Office Commercial Medium, with proffer (RZ No. 96-002), and by rezoning the property at the southwest corner of Duke and Henry Streets (Norfolk Southern site) from OC/Office Commercial, RA/Residential Multifamily and RB/Residential Townhouse to CRMU-L/Commercial-Residential Mixed Use-Low, with proffer (RZ No. 96-005), all in accordance with the said zoning map amendments heretofore approved by city council.

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

1. In RZ No. 96-004, an application has been made to amend the zoning of the property at 2425 Mill Road, 2000 Eisenhower Avenue and 300-315 Hooff's Run Drive (Hoffman site) from OCH/Office Commercial High and CDD-1/Coordinated Development District-Duke Street to CDD-2/Coordinated Development District-Eisenhower Avenue;

2. In RZ No. 96-002, an application has been made to amend the zoning of the property at the rear of 5001 Eisenhower Avenue (Tauber site) from UT/Utility and Transportation and OCH/Office Commercial High to OCM-100/Office Commercial Medium, with proffer;

3. In RZ No. 96-005, an application has been made to amend the zoning of the property at the southwest corner of Duke and Henry Streets (Norfolk Southern site) from OC/Office Commercial, RA/Residential Multi-family and RB/Residential Townhouse to CRMU-L/Commercial-Residential Mixed Use-Low, with proffer;

4. The said rezonings are in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended; 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 Sheet No. 72.00 and Sheet No. 79.00 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, in the manner set forth below, the zoning classification of the property hereinafter described:

2425 Mill Road, 2000 Eisenhower Avenue and 300-315 Hooff's Run Drive (Zoning Map and Tax Map Parcel Nos. 72.00-04-05 and 79.00-01-01), containing approximately 15.7 acres of land area, as shown on the sketch plan entitled "REZ #96-0004," dated June 4, 1996, attached hereto and incorporated herein by reference.

FROM: OCH/Office Commercial High and CDD-1/
Coordinated Development District-Duke
Street

TO: CDD-2/Coordinated Development District-
Eisenhower Avenue.

Section 2. That Sheet Nos. 67.00, 68.00, and 69.00 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, in the manner set forth below, the zoning classification of the property hereinafter described:

Rear of 5001 Eisenhower Avenue, as shown on Sheets 1, 2 and 3 of that plat entitled "Rezoning Plat, part of Parcel 501, being the property of Lazelo N. Tauber, M.D., Trustee," dated February 29, 1996, attached hereto and incorporated herein by reference, containing approximately 17.5 acres of land area, as shown on the sketch plan entitled "REZ #96-0002," dated June 4, 1996, attached hereto and incorporated herein by reference.

FROM: UT/Utilities and Transportation and
OCH/Office Commercial High

TO: OCM-100/Office Commercial Medium Zone.

Subject, however, to the following proffer:

In the event LNT Associates is not the successful bidder on the United States Patent Office Project, the zoning of the property will revert to the prior zoning categories.

Section 3. That Sheet No. 74.03 and Sheet No. 74.04 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, in the manner set forth

below, the zoning classification of the property hereinafter described:

The property at the southwest corner of Duke and Henry Streets (Zoning Map and Tax Map Parcel Nos. 74.03-01-03, 74.03-02-01, 74.03-07-01 and 74.04-03-03), containing approximately 11.6 acres of land area, as shown on the sketch plan entitled "REZ #96-0005," dated June 4, 1996, attached hereto and incorporated herein by reference.

FROM: OC/Office Commercial, RA/Residential Multi-family and RB/Residential Townhouse

TO: CRMU-L/Commercial-Residential Mixed Use-Low Zone.

Subject, however, to the following proffer:

The development of the subject property shall occur in substantial conformance with the final approved development plan proposed as Special Use Permit No. 96-0056.

Section 4. That the director of planning and zoning be, and he hereby is, directed to record the foregoing amendments on the "Official Zoning Map of Alexandria, Virginia."

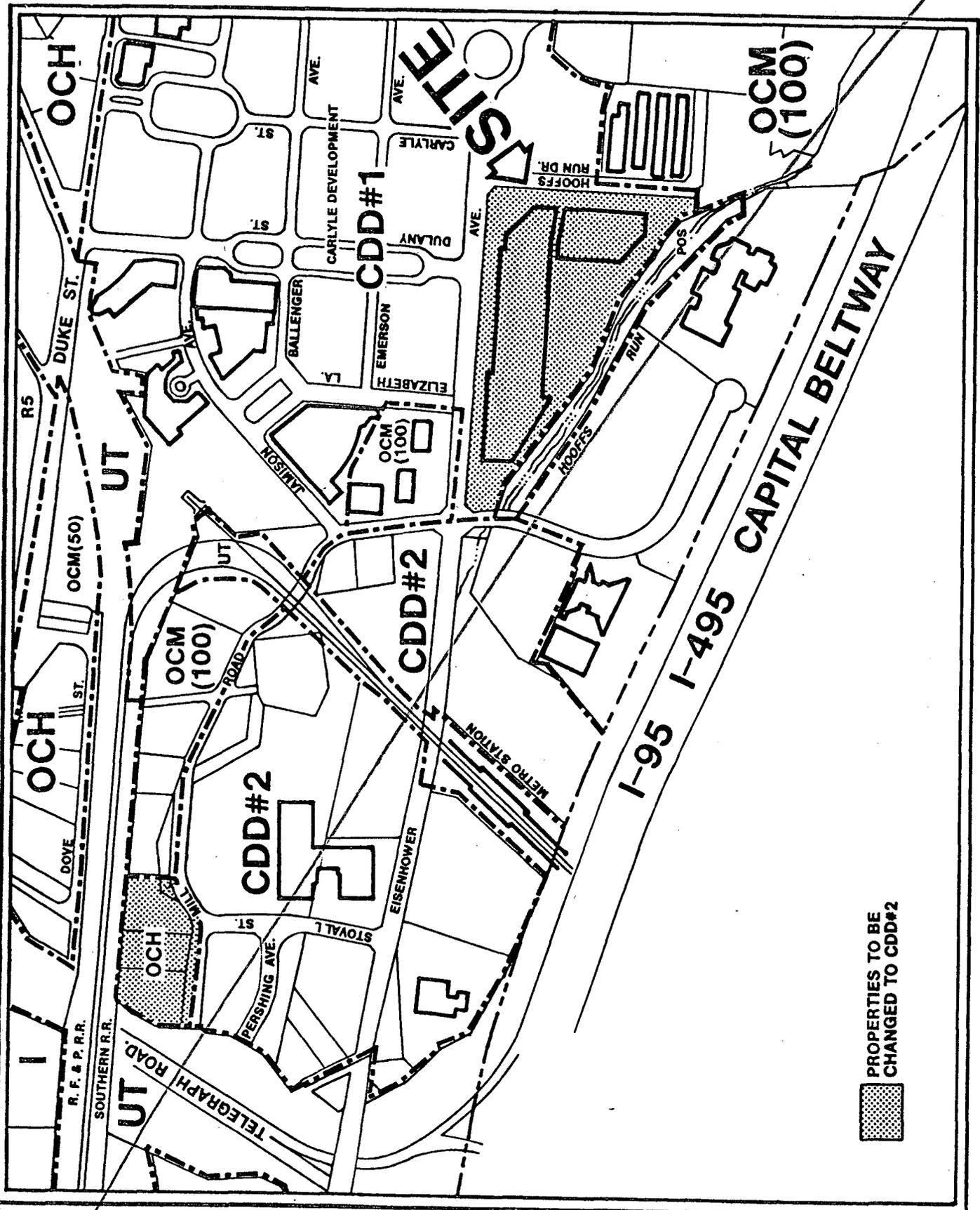
Section 5. That Sheet Nos. 67.00, 68.00, 69.00, 72.00, 74.03, 74.04 and 79.00 of the "Official Zoning Map of Alexandria, Virginia," as amended by this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

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

KERRY J. DONLEY
Mayor

Attachments: Rezoning Sketch Plans and Rezoning Plat

Final Passage: June 25, 1996



PROPERTIES TO BE
CHANGED TO CDD#2



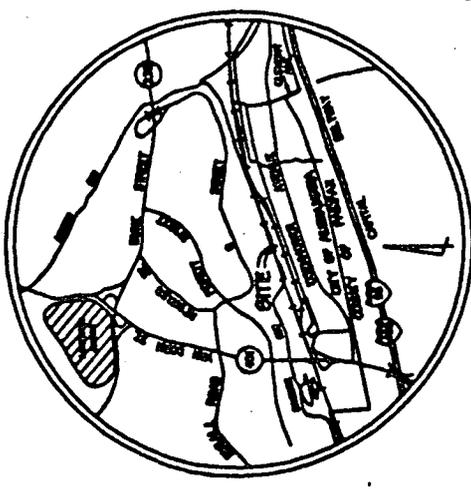
REZ # 96-0004

6/4/96



(Not to Scale)

MATCHLINE, SEE SHEET 2 OF 3



VICINITY MAP

NOTES

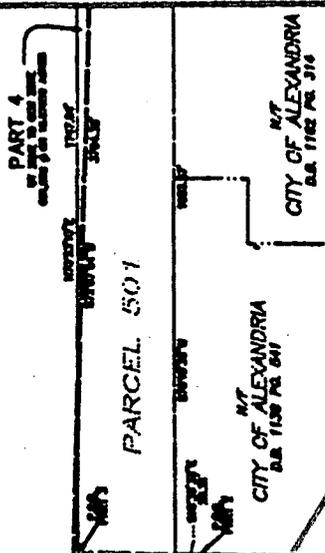
1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON ALEXANDRIA ASSESSMENT MAP NO. 74.00, 67.00, 66.00 & 65.00 AND IS ZONED OCM (100) & UT.
2. THE PROPERTY IS CURRENTLY IN THE NAME OF LASZLO N. TAUBER M.D., TRUSTEE RECORDED IN DEED BOOK AT PAGE AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. NO TITLE REPORT FURNISHED.

S. VAN DORN STREET ROUTE #613
 METRO ROAD
 METRO ROAD

SOUTHERN RAILWAY

PARCEL 500

PARCEL 501



ZONE TABULATION

PART 1	34,820.0	OR	0.79808 ACRES	FROM UT ZONE TO OCM ZONE
PART 2	46,802.0	OR	1.08148 ACRES	FROM OCM ZONE TO OCM ZONE
PART 3	3,081.0	OR	0.67074 ACRES	FROM UT ZONE TO OCM ZONE
PART 4	691,588.0	OR	15.78670 ACRES	FROM UT ZONE TO OCM ZONE
TOTAL	774,322.0	OR	17.76670 ACRES	

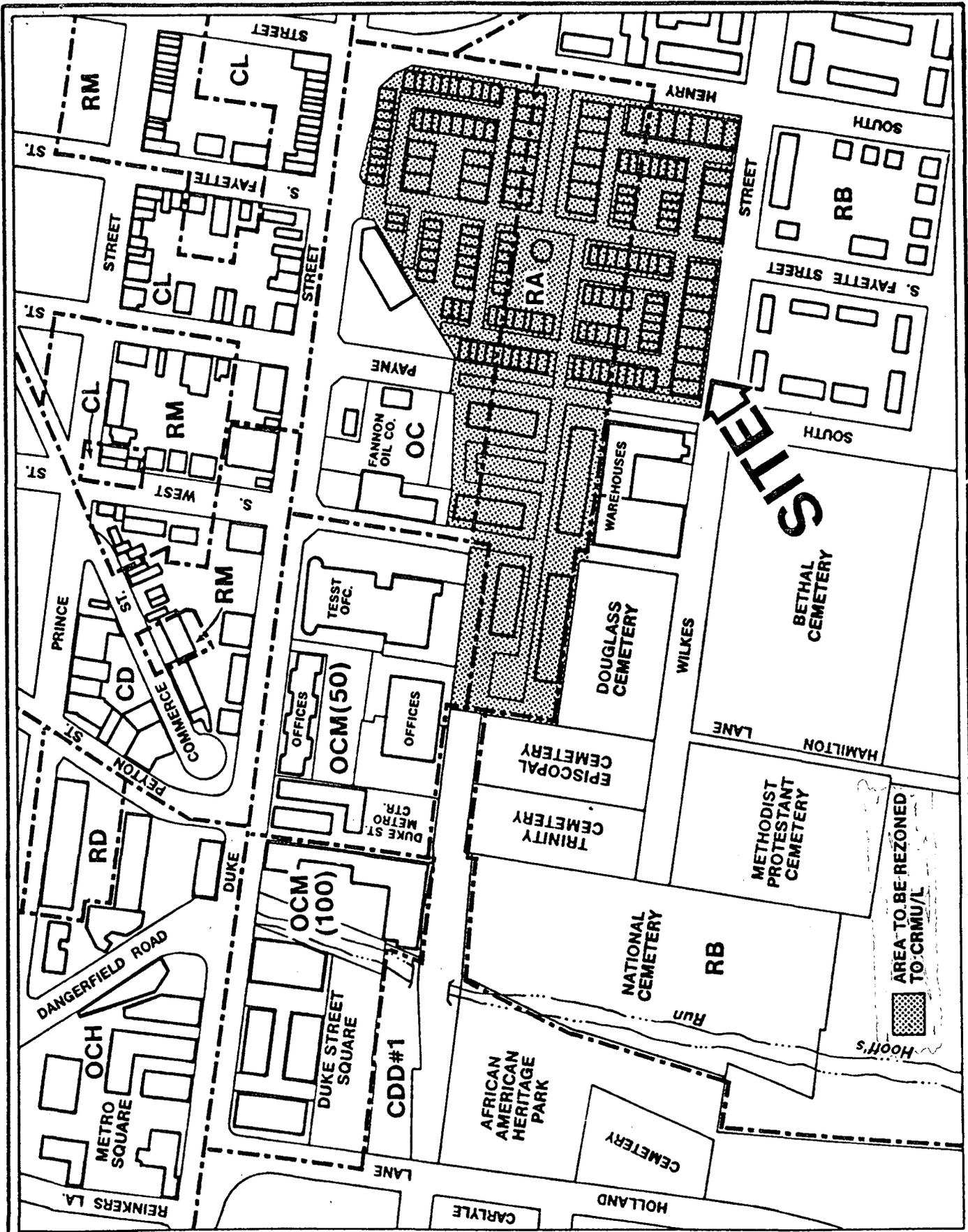


REZONING-PLAT
 PART OF PARCEL 501
 BEING THE PROPERTY OF
LASZLO N. TAUBER M.D., TRUSTEE
 DEED BOOK PAGE
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 100' DATE: FEBRUARY 28, 1996



CPA
 Charles F. Johnson & Associates, Inc.
 1000 N. GLENN ROAD, SUITE 200
 ALEXANDRIA, VIRGINIA 22304
 (703) 836-1111

NO.	BEGIN	END	ARC	CHORD	OR. BEARING	OR. BEARING
1	071234°	071234°	284.37'	284.37'	000°00'00"	000°00'00"
2	071234°	071234°	134.87'	134.87'	000°00'00"	000°00'00"
3	071234°	071234°	071.23'	071.23'	000°00'00"	000°00'00"
4	071234°	071234°	143.57'	143.57'	000°00'00"	000°00'00"
5	071234°	071234°	234.57'	234.57'	000°00'00"	000°00'00"
6	071234°	071234°	071.23'	071.23'	000°00'00"	000°00'00"
7	071234°	071234°	071.23'	071.23'	000°00'00"	000°00'00"
8	071234°	071234°	071.23'	071.23'	000°00'00"	000°00'00"
9	071234°	071234°	071.23'	071.23'	000°00'00"	000°00'00"
10	071234°	071234°	071.23'	071.23'	000°00'00"	000°00'00"
11	071234°	071234°	071.23'	071.23'	000°00'00"	000°00'00"
12	071234°	071234°	071.23'	071.23'	000°00'00"	000°00'00"
13	071234°	071234°	071.23'	071.23'	000°00'00"	000°00'00"



REZ #96-0005

6/4/96



(Not To Scale)

MATCHLINE, SEE SHEET 2 OF 3

SOUTHERN RAILWAY

PARCEL 501

PART 4

N/T
4875 EISENHOWER AVENUE ASSOCIATES LTD. PARTNERSHIP
D.B. 1707 PG. 1380

N/T
PUBLIC STORAGE PROPERTIES XII L.T.D.
D.B. 1129 PG. 449

N/T
PUBLIC STORAGE PROPERTIES XII L.T.D.
D.B. 1129 PG. 449

N/T
BOGLE INDUSTRIES, INC.
D.B. 1180 PG. 383

N/T
BOGLE INDUSTRIES, INC.
D.B. 1180 PG. 383

EISENHOWER AVENUE
(REV. 12/79)

CLERMONT AVENUE
(REV. 12/79)

N/T
KENNETH D. & PEGGY W. DUGGIN, TRS.
D.B. 080 PG. 110

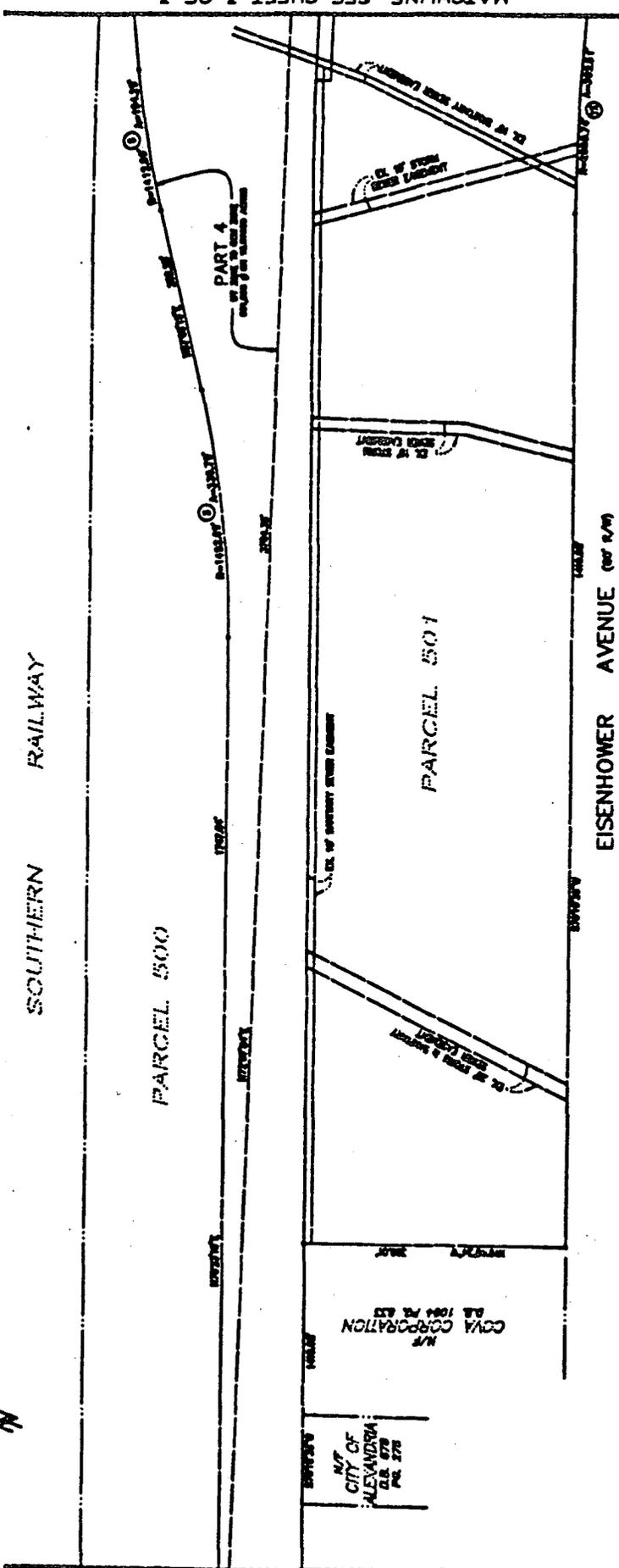
CITY OF ALEXANDRIA
D.B. 080 PG. 110



REZONING PLAT
PART OF PARCEL 501
BEING THE PROPERTY OF
LASZLO N. TAUBER M.D., TRUSTEE
DEED BOOK PAGE
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 100' DATE: FEBRUARY 28, 1998



MATCHLINE, SEE SHEET 3 OF 3



MATCHLINE, SEE SHEET 1 OF 3

REZONING PLAT
 PART OF PARCEL 501
 BEING THE PROPERTY OF
 LASZLO N. TAUBER M.D., TRUSTEE
 DEED BOOK PAGE
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 100' DATE: FEBRUARY 25, 1996

