

ORDINANCE NO. 3576

AN ORDINANCE (a) to adopt the 1992 Master Plan for the City of Alexandria, Virginia, by adopting and incorporating therein the fourteen small area plan chapters and the six text chapters on master plan goals, objectives, policies and strategies, land use, transportation, urban design, historic preservation and demographics, or any part thereof, which have already been adopted and certified by the planning commission and approved or approved and adopted by City Council as amendments to the 1974 Adopted Consolidated Master Plan of the City of Alexandria, Virginia, and (b) to repeal the 1974 Adopted Consolidated Master Plan of the City of Alexandria, Virginia, as amended.

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


1. In April 1987, city council directed that the 1974 Adopted Consolidated Master Plan of the City of Alexandria, Virginia, be updated and revised.

2. On November 10, 1987, city council appointed a master plan task force to assist the department of planning and community development, other city agencies and departments, the planning commission and city council in this endeavor. In December 1988 the master plan task force transmitted to the city council and planning commission its Report On Goals and Objectives and On Development Potential Areas, which has been considered by the planning commission and city council in updating and revising the master plan.

3. Pursuant to the directive of city council, the department of planning and community development has held a series of meetings with residents and property owners throughout the city, for the purpose of identifying land use and other master plan issues within the entire city and each area comprising the fourteen small area plan chapters of the master plan, and for the purpose of soliciting public comment and suggestion as to such issues.

4. At the conclusion of these community meetings, the department of planning community development has prepared, and has submitted to the Planning Commission of the City of Alexandria, the fourteen small area plan chapters of the master plan.

5. After full opportunity for comment and public hearing, the planning commission has heretofore revised the said small area plan chapters, and by resolution adopted and certified each such revised small area plan chapter to city council for adoption as an amendment to the 1974 Adopted Consolidated Master Plan of the City of Alexandria, Virginia, as amended.



6. City council has heretofore conducted informational public hearings on each small area plan chapter, as certified by the planning commission, and has approved each such small area plan, as amended by the city council.

7. In addition, city council has heretofore adopted each such small area plan chapter, except the Potomac Yard/Potomac Greens' small area plan chapter, by ordinance as an amendment to the 1974 Adopted Consolidated Master Plan of the City of Alexandria, Virginia.

8. With respect to the Potomac Yards/Potomac Greens small area plan chapter:

(a) The 14 million square feet development proposal advanced as the basis for a small area plan by the owners and developers of the Potomac Yard/Potomac Greens sites (1) is overly dense and incompatible with the existing residential character of the city, (2) will have unacceptable disruptive impacts on the existing residential neighborhoods to the east, west and south of the sites, and (3) will, apart from traffic congestion generated by 20 years of regional growth, result in the unacceptable levels of traffic congestion and the unacceptable lengthening of traffic congestion beyond the peak hour to include other hours in the peak period and the lengthening of the peak period itself; and

(b) No credible evidence contrary to the findings and conclusions of the planning commission expressed in its resolution adopting the Potomac Yard/Potomac Greens' small area plan has been presented to the city council and the planning commission's findings and conclusions are ratified, confirmed and adopted by city council; and

(c) Based upon present and reasonably foreseeable conditions and trends, the plan of development set forth in the Potomac Yard/Potomac Greens' small area plan chapter accomplishes a coordinated, adjusted and harmonious development of the geographic portion of the city within such small area plan, preserves and protects the existing residential character of the city as a whole, preserves existing neighborhoods, allows an appropriate level of economic growth within the geographic area encompassed by the small area plan that is consistent with the general welfare of the residents of the city, and is economically viable.

9. The process of amending the 1974 Adopted Consolidated Master Plan has been completed with the approval of the fourteen small area plan chapters, encompassing all areas within the corporate jurisdiction of the City of Alexandria, together with the six associated text chapters on master plan goals, objectives, policies and strategies, land use, transportation, urban design, historic preservation, and

demographics, which small area plan and text chapters are herein referred to as the 1992 Master Plan of the City of Alexandria, Virginia.

10. The planning commission has reviewed and considered as a whole the 1992 Master Plan of the City of Alexandria, Virginia, and, on the 27th day of May 1992, conducted a duly advertised hearing thereon with all public testimony and written comment considered, and has approved and certified same to the city council.

11. The 1992 Master Plan of the City of Alexandria, Virginia, is necessary and desirable to guide and accomplish a coordinated, adjusted, and harmonious development of the city as a whole and of the geographical divisions thereof encompassed within each small area plan chapter.

12. The 1992 Master Plan of the City of Alexandria, Virginia, establishes a cohesive and comprehensive plan to preserve and protect the existing residential character of the city, to preserve existing neighborhoods, and to direct economic growth to appropriate locations consistent with the general welfare of the residents of the city.

13. Based upon the foregoing findings and all other facts and circumstances of which city council may properly take notice in its capacity as the legislative body of the City of Alexandria, adoption by this ordinance of the 1992 Master Plan of the City of Alexandria, Virginia, is necessary and desirable to protect the public health, safety and general welfare of the residents of the City of Alexandria; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the findings and conclusions expressed by the planning commission in its resolution adopting the 1992 Master Plan of the City of Alexandria, Virginia, which resolution is attached hereto and incorporated fully herein by reference, are ratified, confirmed and adopted by the Council of the City of Alexandria.

Section 2. That the 1992 Master Plan of the City of Alexandria, Virginia, comprised of the maps, plats, charts and descriptive matter attached hereto and incorporated by reference is hereby adopted in its entirety as the Master Plan of the City Alexandria, Virginia, in accord with §§ 2.04(w) and 9.01 of the Charter of the City of Alexandria, Virginia.

Section 3. That the 1992 Master Plan of the City of Alexandria, Virginia, shall supersede the 1974 Adopted Consolidated Master Plan of the City of Alexandria, Virginia, which plan and all ordinances adopting and amending same are hereby repealed.

Section 4. 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 the said Clerk of the Circuit Court shall file same among the court records.

Section 5. That this ordinance shall become effective upon the date and at the time of its final passage.

PATRICIA S. TICER
Mayor

Final Passage: June 13, 1992