

ORDINANCE NO. 4758

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendments heretofore approved by City Council to the Eisenhower East Small Area Plan Chapter of such master plan as Master Plan Amendment No. 2009-0002 and Master Plan Amendment No. 2011-0005 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Project Name: Hoffman Blocks 11 and 12 and Block 8)

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

1. In Master Plan Amendment No. 2009-0002 the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on April 6, 2010 of an amendment to the Eisenhower East Small Area Plan Chapter of the Master Plan of the City of Alexandria, by increasing the maximum height shown in Figure 4-9 of the Eisenhower East Small Area Plan for Block 11 and Block 12, which recommendation was approved by the City Council at public hearing on April 17, 2010;

2. In Master Plan Amendment No. 2011-0005 the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on February 7, 2012 of an amendment to the Eisenhower East Small Area Plan Chapter of the Master Plan of the City of Alexandria, by transferring allowable gross floor area from Blocks 2 and 3 to Block 8 as shown in Figure 4-9 of the Eisenhower East Small Area Plan, which recommendation was approved by the City Council at public hearing on February 25, 2012;

3. The said amendment has heretofore been approved by the Planning Commission and City Council after full opportunity for comment and public hearing.

4. 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 Figure 4-9 entitled "Development Controls CDD #2" of the Eisenhower East Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by making the following changes to the table shown in strikethrough and underline:

Property Name/Owner	Block	Net Development Site Area*	Principal Use	Allowable Gross Floor Area	Building Height (Stories)	Maximum Tower Height (in Feet)	Ground Floor Retail**
Hoffman	11	66,600	Residential	626,456	15-25 <u>20-35</u>	250-370	50,000

Hoffman	12	48,300	Residential	545,762	15-25 <u>20-30</u>	250,339	15,000
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Section 2. That Figure 4-9 entitled “Development Controls CDD #2” of the Eisenhower East Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by making the following changes to the table shown in strikethrough and underline:

Property Name/Owner	Block	Net Development Site Area*	Principal Use	Allowable Gross Floor Area	Building Height (Stories)	Maximum Tower Height (in Feet)	Ground Floor Retail**
Hoffman	2	168,400	Office	454,452 <u>351,959</u>	10-15	210	
Hoffman	3	98,700	Office	290,367 <u>187,873</u>	10-15	210	
Hoffman	8	59,200	Office	492,430 <u>697,417</u>	20-25	250	31,000

Section 3. That the Director of Planning and Zoning be, and hereby is, directed to record the foregoing master plan map amendments, as part of the Eisenhower East Small Area Plan Chapter of Master Plan of the City of Alexandria, Virginia.

Section 4. That all provisions of the Eisenhower East Small Area Plan Chapter of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 5. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 6. 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 7. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Final Passage: April 14, 2012