

ORDINANCE NO. 3739

AN ORDINANCE to amend and reordain the Braddock Road Metro Station and King Street/Eisenhower Avenue Small Area Plan Chapters of the 1992 Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendments heretofore approved by city council to such small area plan chapters as Master Plan Amendment Nos. 94-003, 94-005 and 94-007, and no other amendments, and to repeal all provisions of the said Small Area Plan Chapters as may inconsistent with such amendments.

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

① In Master Plan Amendment No. 94-003, an application has been made to amend the Braddock Road Metro Station Small Area Plan Chapter of the 1992 Master Plan by changing the land use designation of the property known as Braddock Center from Commercial Residential Mixed Used-High to Office Commercial-High.

2. In Master Plan Amendment No. 94-005, the planning commission on its own motion initiated the amendment of the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the property east of South Peyton Street (extended) along the south side of Duke Street to South West Street (1400-1454 Duke Street and 301 West Street) from OCM-100 to OCM-50 and to adjust the boundaries of Height District No. 5.

3. In Master Plan Amendment No. 94-007, an application has been made to amend the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan to change the Coordinated Development District principles for Cameron Center to allow by-right development up to heights of 100 feet.

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

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, Map 10, and the Zoning Map, Map 13, of the Braddock Road Metro Station Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria be, and the same hereby are, amended to change the land use and zoning designations for the property bounded by North Fayette Street, First Street and Braddock Place (Tax Map and Zoning Map Parcel No. 54.01-2-05.02), from CRMU-H to OCH.

Section 2. That the Land Use Plan Map, Map 16 and the Zoning Map, Map 19, of the King Street/Eisenhower Avenue Small

Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, be, and the same hereby are, amended to change the land use and zoning designation of the parcels at 1400-1454 Duke Street and 301 South West Street (Tax Map and Zoning Map Parcel Nos. 73.02-08-10 to 73.02-08-33 and 73.02-08-35) from OCM-100 to OCM-50.

Section 3. That the text of the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan, under the heading "Cameron Center Coordinated Development District -- Development without a Special Use Permit" be, and the same hereby is, amended to increase the height permitted without a CDD development special use permit from 77 feet to 100 feet.

Section 4. That the director of planning and community development be, and he hereby is, directed to record the foregoing Master Plan map and text amendments, as part of the appropriate Small Area Plan Chapters of the 1992 Master Plan of the City of Alexandria.

Section 5. That the Braddock Road Metro Station and King Street/Eisenhower Avenue 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.

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 at the time of its final passage.

PATRICIA S. TICER  
Mayor

Final Passage: June 18, 1994

The subject property and surrounding land uses are shown on the sketch below

