

ORDINANCE NO. 3860

AN ORDINANCE to amend and reordain the Landmark/Van Dorn Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment previously adopted by city council to such small area plan chapter as Master Plan Amendment No. 95-006, and no other amendments, and to repeal all provisions of the said small area plan chapter as may be inconsistent with such amendment.

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

1. In Master Plan Amendment No. 95-006, an application has been made to amend the Landmark/Van Dorn Small Area Plan Chapter of the 1992 Master Plan to change the Coordinated Development District (CDD) guidelines for Cameron Station.

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

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 the Chapter entitled Cameron Station, Development with a Special Use Permit, 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 read as follows:

Residential

1. At least 70 acres shall be developed for residential uses.
2. There shall be a mix of housing types to include townhouses, garden apartments, mid-rise and a mix of sizes to include 1, 2 and 3 bedroom units and efficiencies.
3. Up to 2,510 housing units are permitted; 10% of the units shall be affordable to low and moderate income families.

Commercial

4. [Reserved].
5. [Reserved].
6. Up to 30,000 square feet of retail shall be permitted.

### Public Open Space/Recreation

7. At least 50.5 acres shall be maintained for Public Open Space/Recreation.
8. All areas currently used for Open Space/Recreation shall be dedicated, including the area east of First Street, picnic areas, Backlick Run Greenway and the western baseball field. If the U.S. Government conveys the 50.5 acres to the city, this requirement shall be considered to be satisfied; if not, then this property shall be dedicated to the city.
9. The 50.5 acres dedicated to Public Open Space/Recreation shall be developed in accordance with a plan approved by city council; the developer shall contribute up to 3.5 million in 1992 dollars for such improvements. The developer will not be required to contribute any other public open space.

### Infrastructure

10. There should be a direct connection to the Home Depot Shopping Center from the site.
11. The developer may be required to contribute to the improvement of the Edsall/Pickett Streets intersection.
12. If a transportation linkage is required by the city connecting the Van Dorn Metro Station to the Cameron Station property, then the developer shall provide the necessary right-of-way on the property.

### Floodplain

13. The concrete culvert structure that bridges Backlick Run at the southern end of the site shall be removed.

### Heights

14. Heights are limited to 45 feet along Duke Street and First Street, except two buildings up to 55 feet at the entrance to the development from the park road in order to accommodate first floor retail; to 55 feet at the center of the area; and to 77 feet along the railroad tracks, with a limited number of buildings to 120 feet along the southern portion of the site.

Section 2. That the director of planning and zoning be, and he hereby is, directed to record the foregoing master plan amendment as part of the Landmark/Van Dorn Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 3. That the Landmark/Van Dorn Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, as amended by this ordinance, be, and the same hereby is, reordained as part of the 1992 Master Plan of the City of Alexandria, Virginia.

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 that 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.

KERRY J. DONLEY  
Mayor

Final Passage: April 13, 1996