

ORDINANCE NO. 4426

AN ORDINANCE to amend and reordain the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to such master plan as Master Plan Amendment No. 2005-0003, and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

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

① In Master Plan Amendment No. 2005-0003, the planning commission, on its own motion, initiated a comprehensive amendment to the 1992 Master Plan (1998 ed.) of the City of Alexandria, by adopting an amendment to the Old Town Small Area Plan Chapter, to include the Hunting Creek Area Plan and new and revised zoning text and maps to implement same.

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, Hunting Creek Area Plan, as amended, approved and adopted by the City Council of Alexandria as Docket Item No. 20, on September 27, 2005, which is incorporated fully herein by reference, be, and the same hereby is, adopted as an amendment to the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 2. That all provisions of the Old Town Small Area Plan Chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as may be inconsistent with the provisions of Section 1 of this ordinance be, and same hereby are, repealed.

Section 3. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment, as part of 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 4. That the 1992 Master Plan (1998 ed.) of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance, together with a copy of the Plan incorporated pursuant to Section 1, 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 6. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE  
Mayor

Final Passage:      October 15, 2005

MPA #2005-0003  
REZ #2005-0004  
TA #2005-0004  
Hunting Creek Area Plan

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission, on its own motion, initiate the following amendments:

1. Amendment to the Master Plan to replace the previously adopted Supplement to the Old Town Small Area Plan with the Hunting Creek Area Plan.
2. Amendment to the zoning maps to rezone those portions of parcels 83.01-01-06, 83.02-01-05 and 83.02-01-06 that are within the Capital Beltway right-of-way from RC, High Density Apartment to UT, Utilities and Transportation; to rezone all of parcel 83.02-01-02 and that portion of Parcel 83.02-01-03 that is within the Capital Beltway right-of-way from OCM (50), Office Commercial to UT, Utilities and Transportation; and to rezone that portion of Parcel 83.02-01-03 that is not within the Capital Beltway right-of-way from OCM (50), Office Commercial to RC, High Density Apartment.
3. Amendment to Section 3-906 of the Alexandria Zoning Ordinance dealing with bulk and open space regulations in the RC, High Density Apartment, zone to refer to added section 3-908, and add Section 3-908 establishing design guidelines and standards for development of properties along South Washington Street south of the Capital Beltway in the RC zone.

BACKGROUND:

The Hunting Creek Area Plan considers the City's long-term policy for that area of the City south of the Capital Beltway and east of U. S. Route 1, as outlined on the aerial photo at left. This area includes the southern portion of Jones Point Park and the Hunting Towers, Hunting Terrace and Porto Vecchio residential developments along Washington Street (George Washington Memorial Parkway).

