

ORDINANCE NO. 4788

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment to the Braddock Road Metro Small Area Plan Chapter of such Master Plan heretofore approved by city council as Master Plan Amendment No. 2012-0008 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. 2012-0008, 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 December 4, 2012 of an amendment to the Braddock Road Metro Small Area Plan Chapter of the Master Plan of the City of Alexandria, by amending the land use and zoning maps for the parcel located at 1501 Cameron Street to modify the land use designations and zone designations on the parcel, which recommendation was approved by the City Council at public hearing on December 15, 2012;
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 Braddock Road Metro Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by amending the land use and zoning maps for the parcel located at 1501 Cameron Street to modify the land use designations and zone designations on the parcel as follows:

- a. Map 10: Adopted Land Use Map; to amend the land use maps for a portion of the property from P, Parks and Open Space to Inst/Institutional and Inst/Institutional to P, Parks and Open Space
- b. Map 11: Proposed Land Use Changes; to amend the land use maps for a portion of the property from P, Parks and Open Space to Inst/Institutional and Inst/Institutional to P, Parks and Open Space
- c. Map 13: Proposed Zoning, to amend the zoning maps for a portion of the property from POS/Public Open Space, to RB/Townhouse Zone and RB/Townhouse Zone to POS/Public Open Space, and,
- d. Map 14: Proposed Zoning Changes, to amend the zoning maps for a portion of the property from POS/Public Open Space, to RB/Townhouse Zone and RB/Townhouse Zone to POS/Public Open Space.

as shown in Exhibit A to Master Plan Amendment 2012-0008 attached hereto and incorporated fully herein by this reference.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan map amendments, as part of the Braddock Road Metro Small Area Plan Chapter of Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Braddock Road Metro 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 4. 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 5. 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 6. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE  
Mayor

Final Passage: February 23, 2013

# Exhibit A to Master Plan Amendment 2012-0008

Braddock Road Metro Map 10, 11, 13 and 14

## Braddock Road Metro Map #10

Map 10

### Adopted Land Use

- RM - Residential Medium
- CL - Commercial Low
- CD - Commercial Downtown
- CSL - Commercial Service Low
- OCM-50 - Office Commercial Medium-50
- OCH - Office Commercial High
- CRMU-M - Commercial Residential Mixed Use Medium
- CRMU-H - Commercial Residential Mixed Use High
- P - Parks and Open Space
- INST - Institutional

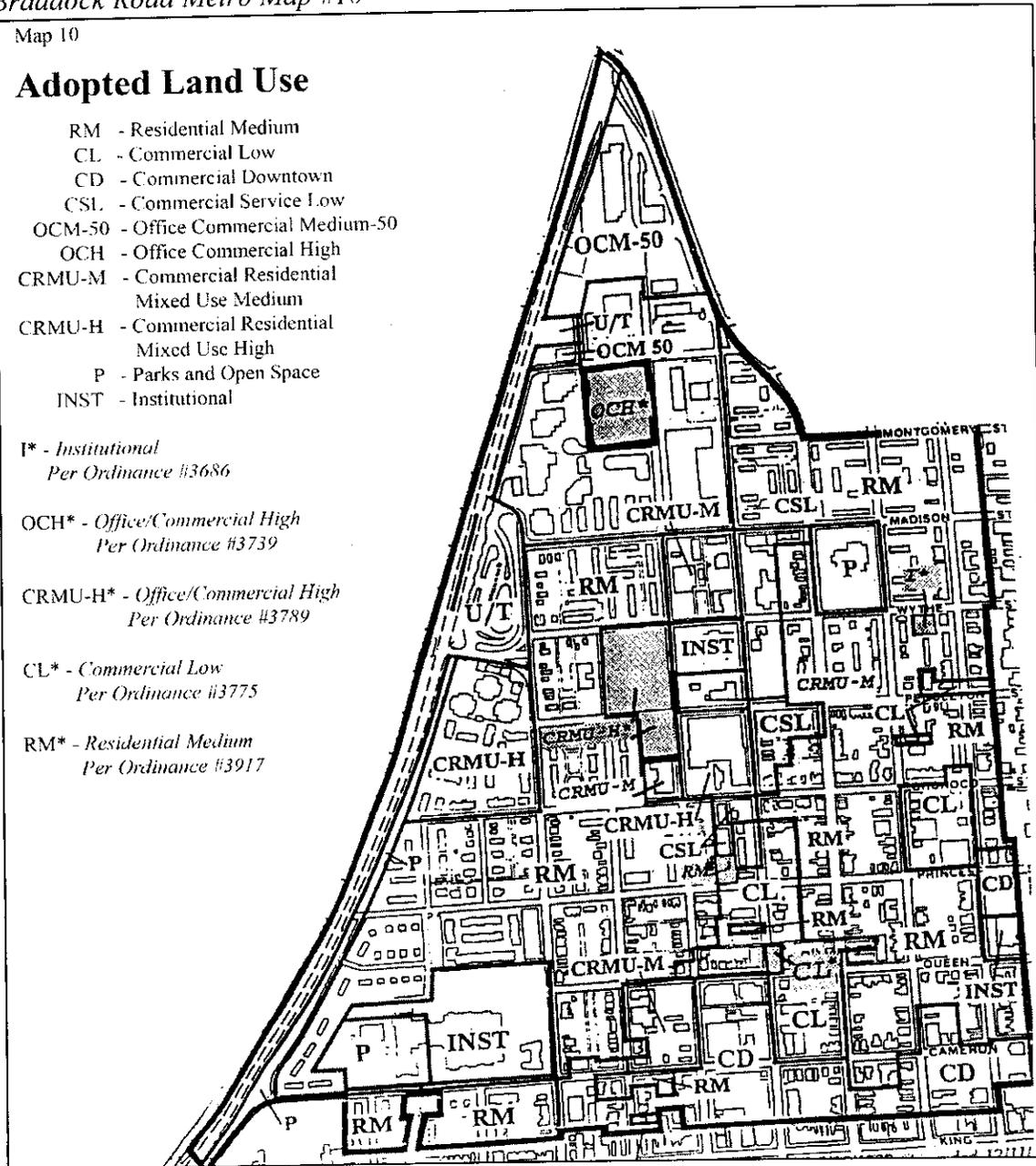
I\* - Institutional  
Per Ordinance #3686

OCH\* - Office/Commercial High  
Per Ordinance #3739

CRMU-H\* - Office/Commercial High  
Per Ordinance #3789

CL\* - Commercial Low  
Per Ordinance #3775

RM\* - Residential Medium  
Per Ordinance #3917

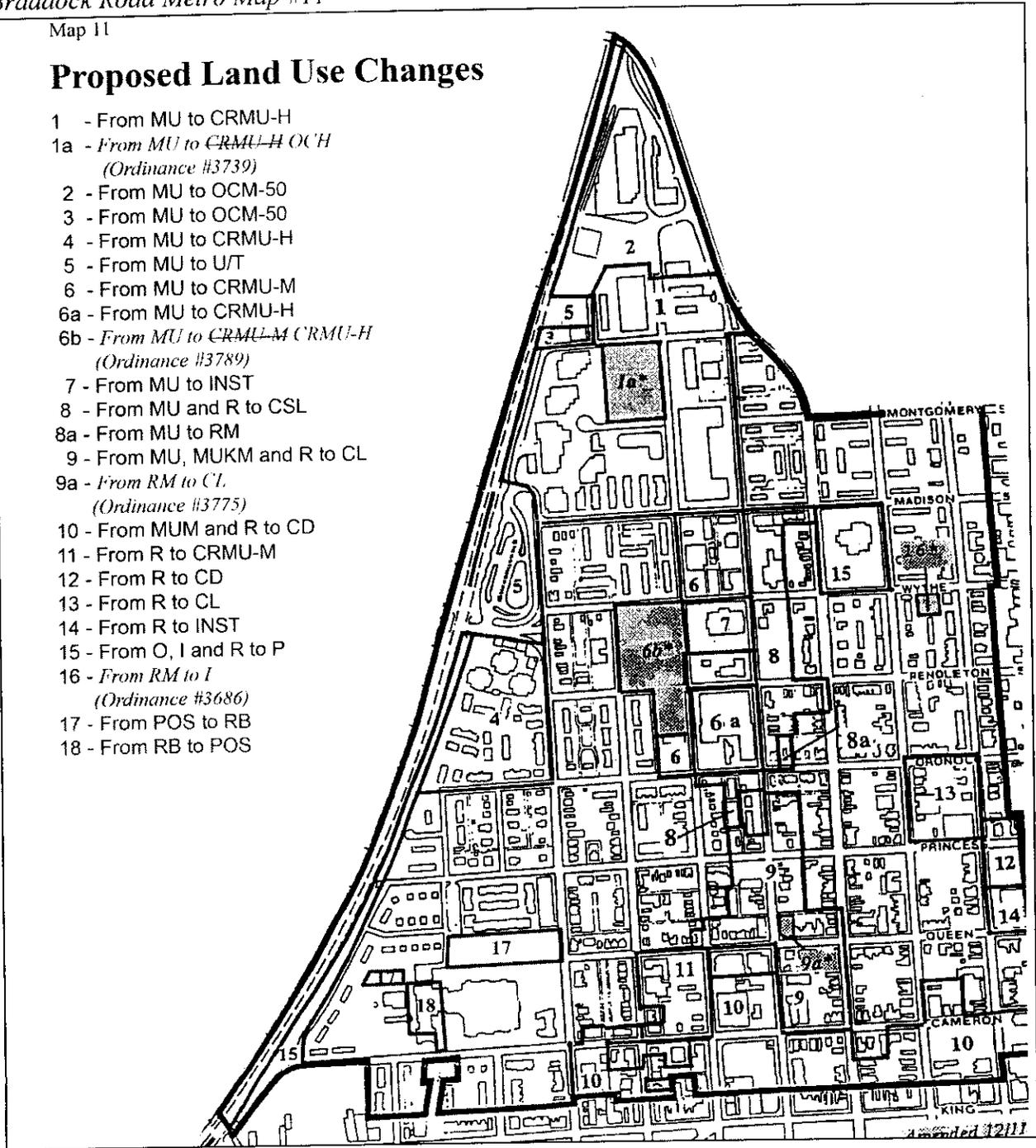


Braddock Road Metro Map #11

Map 11

### Proposed Land Use Changes

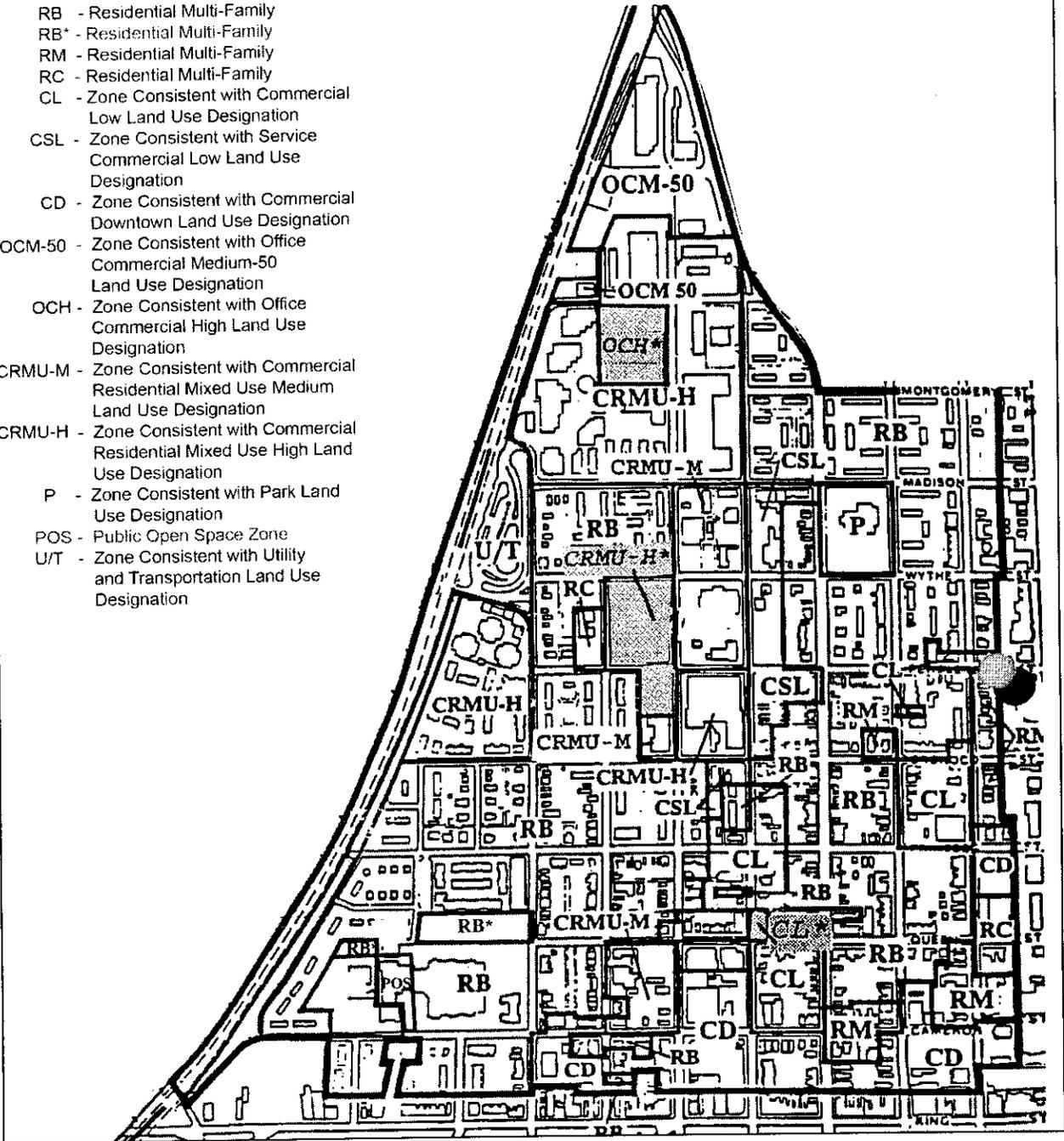
- 1 - From MU to CRMU-H
- 1a - From MU to CRMU-H OCH  
(Ordinance #3739)
- 2 - From MU to OCM-50
- 3 - From MU to OCM-50
- 4 - From MU to CRMU-H
- 5 - From MU to U/T
- 6 - From MU to CRMU-M
- 6a - From MU to CRMU-H
- 6b - From MU to CRMU-M CRMU-H  
(Ordinance #3789)
- 7 - From MU to INST
- 8 - From MU and R to CSL
- 8a - From MU to RM
- 9 - From MU, MUKM and R to CL
- 9a - From RM to CL  
(Ordinance #3775)
- 10 - From MUM and R to CD
- 11 - From R to CRMU-M
- 12 - From R to CD
- 13 - From R to CL
- 14 - From R to INST
- 15 - From O, I and R to P
- 16 - From RM to I  
(Ordinance #3686)
- 17 - From POS to RB
- 18 - From RB to POS



Map 13

## Proposed Zoning

- RB - Residential Multi-Family
- RB\* - Residential Multi-Family
- RM - Residential Multi-Family
- RC - Residential Multi-Family
- CL - Zone Consistent with Commercial Low Land Use Designation
- CSL - Zone Consistent with Service Commercial Low Land Use Designation
- CD - Zone Consistent with Commercial Downtown Land Use Designation
- OCM-50 - Zone Consistent with Office Commercial Medium-50 Land Use Designation
- OCH - Zone Consistent with Office Commercial High Land Use Designation
- CRMU-M - Zone Consistent with Commercial Residential Mixed Use Medium Land Use Designation
- CRMU-H - Zone Consistent with Commercial Residential Mixed Use High Land Use Designation
- P - Zone Consistent with Park Land Use Designation
- POS - Public Open Space Zone
- U/T - Zone Consistent with Utility and Transportation Land Use Designation



## Proposed Zoning Changes

- 1\* - From I-1 to ~~CRMU-H~~ OCH  
per Ordinance #3739
- 2 - From I-1 to CRMU-H
- 3 - From I-1 and I-2 to OCM-50
- 4 - From I-1 to OCM-50
- 5 - From I-1, I-2, C-2 and RB to U/T
- 6 - From I-1 to CRMU-M
- 6a - From I-1 to CRMU-H
- 6b - From I-1 to ~~CRMU-M~~ CRMU-H  
per Ordinance #3789
- 7 - From I-1, C-2 and RB to CSL
- 8 - From RB, RC, I-1, C-2 and C-3 to CL
- 8a - From RB to CL  
per Ordinance #3775
- 9 - From I-1 to CD
- 10 - From C-3 to CRMU-M
- 11 - From C-2 to CD
- 12 - From C-1 and C-2 to CL
- 13 - From C-1 and C-2 to RB
- 14 - From C-1 and C-2-B to CL
- 15 - From RB to P
- 16 - From C-3 to CD
- 17 - From M-2 to CRMU-H
- 18 - From POS to RB
- 19 - From RB to POS

