

ORDINANCE NO. 4917

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Eisenhower East Small Area Plan chapter of the 1992 Master Plan as Master Plan Amendment No. MPA 2014-0009 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. MPA 2014-0009, 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 November 6, 2014 of an amendment to the Eisenhower East Small Area Plan Chapter of the Master Plan of the City of Alexandria to transfer density to Hoffman Block 2 from Hoffman Blocks 4 and 9B and to increase building height as set forth more specifically herein, which recommendation was approved by the City Council at public hearing on November 15, 2014 ;

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 Eisenhower East Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by revising Figure 4-9 on Page 4-13 to update the Allowable Gross Floor Area for Hoffman Block 2, Hoffman Block 4 and Hoffman Block 9B to transfer 225,570 sq. ft. of allowable gross floor area from Block 4 to Block 2; to transfer 83,858 sq. ft. of allowable gross floor area from Block 9B to Block 2; and to increase allowed building height from 210 ft. to 260 ft. as discussed more fully in the staff report for MPA 2014-0009 and as approved by the Planning Commission of November 6, 2014, as set forth in the attached resolution from the Planning Commission, incorporated fully herein by reference, as an amendment to the Master Plan of the City of Alexandria, Virginia.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions 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: December 13, 2014

RESOLUTION NO. MPA 2014-0009

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Eisenhower East Small Area Plan chapter of the 1992 Master Plan was filed with the Department of Planning and Zoning on **September 18, 2014** for changes to Figure 4-9: Development Controls CDD 2 related to the parcels at **2400 Eisenhower Avenue, 312 & 314 Taylor Drive, and 301 & 315 Stovall Street**; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **November 6, 2014** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the Eisenhower East Small Area Plan section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the Eisenhower East Small Area Plan chapter of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Eisenhower East Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Eisenhower East Small Area Plan chapter of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

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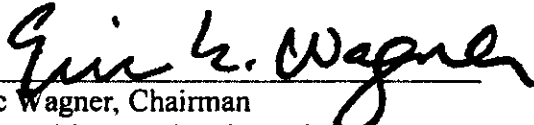
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Eisenhower East Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

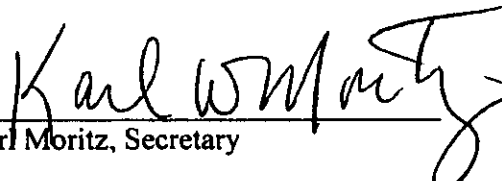
Revision to Figure 4-9 on page 4-13 to update the Allowable Gross Floor Area for Hoffman Block 2, Hoffman Block 4, and Hoffman Block 9B to transfer 225,570 sf of allowable gross floor area from Block 4 to Block 2; to transfer 83,858 sf of allowable gross floor area from Block 9B to Block 2, and to increase building height from 210 ft to 260 ft as discussed in the staff report for MPA 2014-0009, and as may be amended by the Planning Commission on November 6, 2014.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 6th day of November, 2014.

  
Eric Wagner, Chairman  
Alexandria Planning Commission

ATTEST:

  
Karl Moritz, Secretary