ORDINANCE NO. 4928

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 on January 24, 2015 to the Land Use Map and the Height Map in the Alexandria West Small Area Plan chapter of such master plan as Master Plan Amendment No. 2014-0008 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (The Fillmore)

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

1. In Master Plan Amendment No. 2014-0008, 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 January 6, 2015 of an amendment to the Land Use Map (Map 8) and the Height Map (Map 14) in the Alexandria West Small Area Plan Chapter of the Master Plan of the City of Alexandria to amend the land use from Institutional to CRMU-M/Commercial Residential Mixed Use (Medium) and to amend the maximum height from 45 feet to 70 feet, which recommendation was approved by the City Council at public hearing on January 24, 2015;

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 Land Use Map (map 8) and the Height Map (Map 14) in the Alexandria West Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby are, amended as follows:

> For the Parcels known as 5000 Echols Avenue (Tax Map #011.01-01-05) and 5001 Echols Avenue (Tax Map #010.02-02-30) amend the Land Use Map labeled as Map 8 from a land use designation of Institutional to a land use designation of CRMU-M/Commercial Residential Mixed Use (Medium) and the Height Map labeled as Map 14 from a maximum height of 45 feet to a maximum height of 70 feet.

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the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

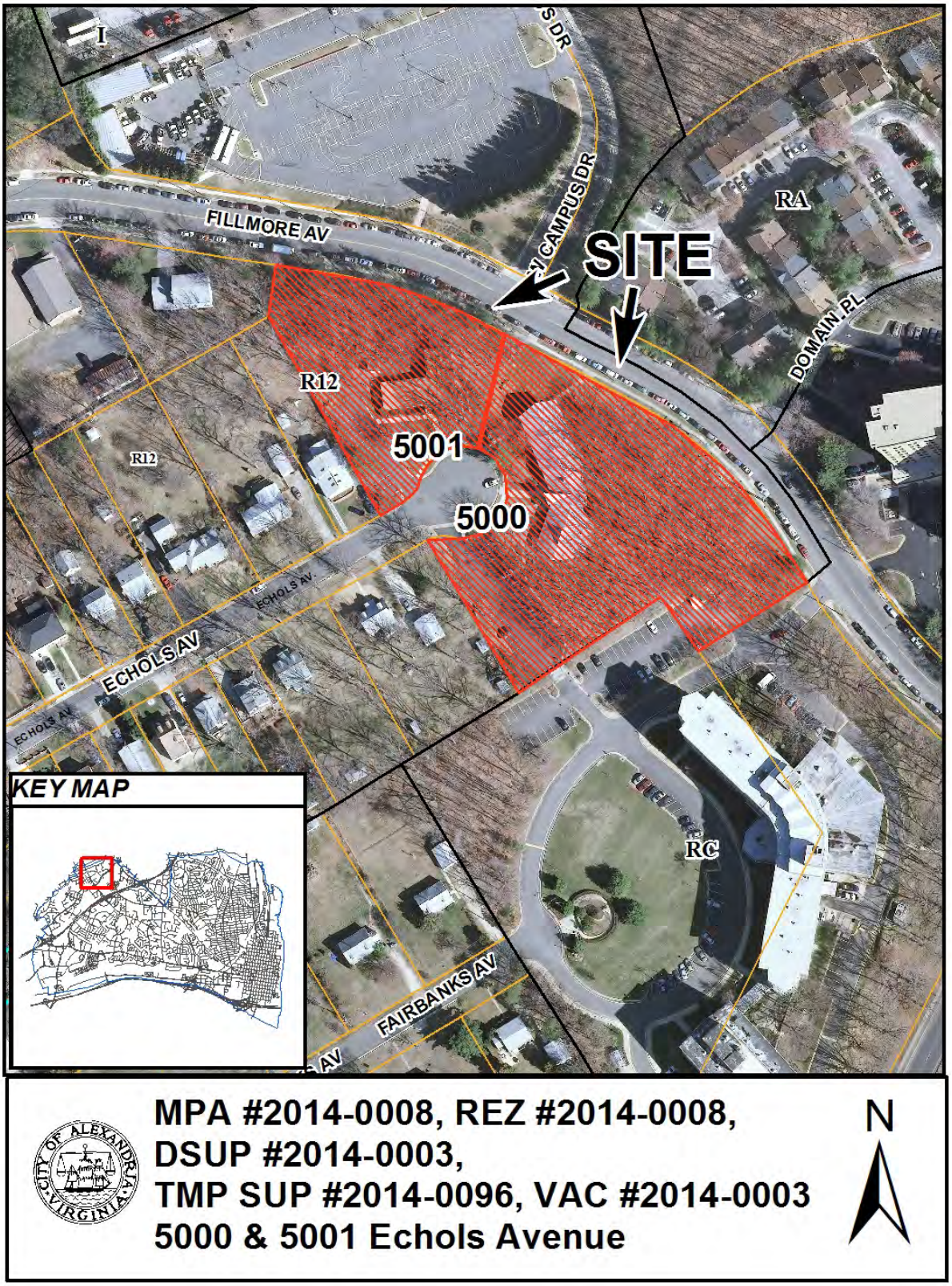
Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

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: February 21, 2015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FILLMORE AV
CAMPUS DR
RA
SITE
DOMAIN PL
R12
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5000
ECHOLS AV
ECHOLS AV
ECHOLS AV
KEY MAP
RC
FAIRBANKS AV
MPA #2014-0008, REZ #2014-0008,
DSUP #2014-0003,
TMP SUP #2014-0096, VAC #2014-0003
5000 & 5001 Echols Avenue
N

Figure 1 – Height Map

Context of proposed building heights: It's important to note that while the master plan amendment would allow for a height of 70 feet on the property, the proposed structures for the