

ORDINANCE NO. 5386

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 Braddock Road Metro Station Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00003 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. 2021-00003, 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 October 5, 2021 of an amendment to the Braddock Road Metro Station Small Area Plan Chapter of the Master Plan of the City of Alexandria to amend the land use and height limit maps, which recommendation was approved by the City Council at public hearing on October 16, 2021.

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 Station Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by amending for 805, 809, 811, 815, and 823 North Columbus Streets: (1) Map 10: Braddock Metro Station Land Use, as amended to change the land use from Residential Medium (RM) to Residential High (RH) and (2) Map 17: Braddock Road Metro Station Height Limits, as amended to change the height from 45' to 50', attached hereto and incorporated fully herein by reference, as a new chapter of 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the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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.



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**JUSTIN M. WILSON**  
Mayor

ATTEST:



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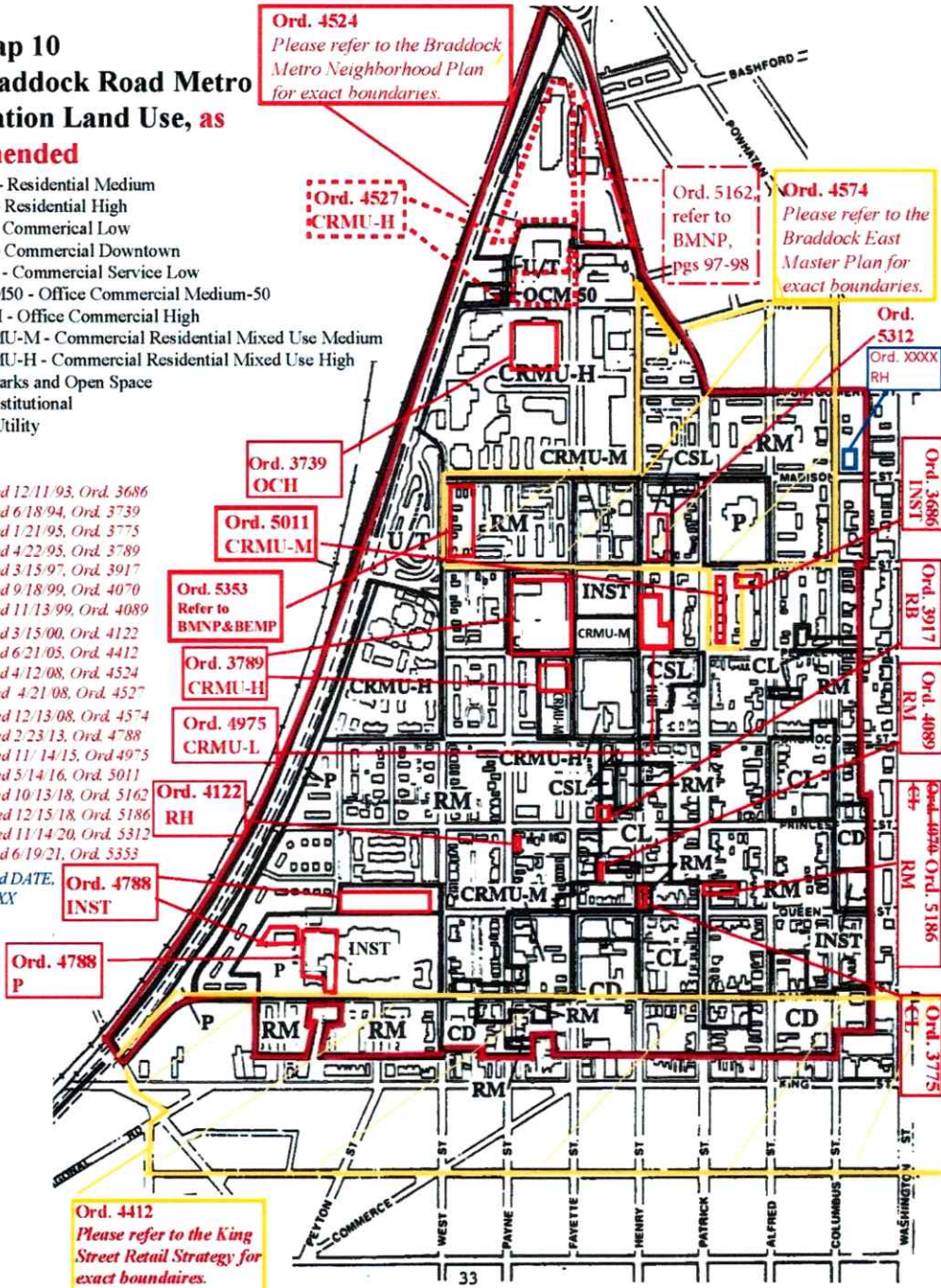
Gloria A. Sitton, OMC City Clerk

Final Passage: November 13, 2021

# Map 10 Braddock Road Metro Station Land Use, as amended

- RM - Residential Medium
- RH - Residential High
- CL - Commercial Low
- CD - Commercial Downtown
- CSL - Commercial Service Low
- OCM50 - 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
- I - Institutional
- U - Utility

Amended 12/11/93, Ord. 3686  
 Amended 6/18/94, Ord. 3739  
 Amended 1/21/95, Ord. 3775  
 Amended 4/22/95, Ord. 3789  
 Amended 3/15/97, Ord. 3917  
 Amended 9/18/99, Ord. 4070  
 Amended 11/13/99, Ord. 4089  
 Amended 3/15/00, Ord. 4122  
 Amended 6/21/05, Ord. 4412  
 Amended 4/12/08, Ord. 4524  
 Amended 4/21/08, Ord. 4527  
 Amended 12/13/08, Ord. 4574  
 Amended 2/23/13, Ord. 4788  
 Amended 11/14/15, Ord. 4975  
 Amended 5/14/16, Ord. 5011  
 Amended 10/13/18, Ord. 5162  
 Amended 12/15/18, Ord. 5186  
 Amended 11/14/20, Ord. 5312  
 Amended 6/19/21, Ord. 5352  
 Amended DATE,  
 Ord. XXXX



**Map 17**  
**Braddock Road Metro**  
**Station Height Limits,**  
**as amended**

*Amended 4/22/95, Ord. 3789*  
*Amended 4/12/08, See heights*  
*in BMNP page 97*  
*Amended 2/25/12, Ord. 4752*  
*Amended 10/13/18, Ord. 5162*  
*Amended DATE, Ord. XXXX*

**Ord. 4752.** "One multi-family building may be increased to 60ft in the northern multi-family block adjacent to Patrick Street" - Please refer to the Braddock East Master Plan.

**Ord. 3789.** Increase in height limit for CD from 50ft by right to 50ft by right and up to 66ft by SUP

Ord. 5353, Refer to BMNP and BEMP

Ord. 5162 refer to BMNP pgs 97-98

Ord. XXXX 50'

