

ORDINANCE NO. 5514

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 All Chapters of such master plan as Master Plan Amendment No. 2023-00005 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. 2023-00005, 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 1, 2023 of an amendment to All Chapters of the Master Plan of the City of Alexandria to (1) amend the following sentence wherever it occurs, from "Areas of the City currently zoned residential should remain zoned for residential use at no higher than their current density" to "Areas of the City currently zoned residential should remain zoned for residential use;" (2) incorporate the following notes in all Master Plan chapters: "References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood" and "Ensure race and social equity is 'incorporated and centered in all planning' per City Council's Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character"; and (3) amend the Housing Master Plan, Zoning Tools Section, Page 107, to add a statement supporting use of the Residential multifamily/RMF zone in areas planned and/or zoned for medium or higher density development and other potentially suitable locations, which recommendation was approved by the City Council upon the public hearing and consideration on November 14, 2023, November 18, 2023, and November 28, 2023;

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 All Chapters of the Master Plan of the City of Alexandria, be, and the same hereby are, amended by:

a. Amending the following sentence in the City's Master Plan wherever it occurs, as follows:

i. "Areas of the city currently zoned residential should remain zoned for residential use at ~~no higher than their current density.~~";

b. Incorporating the following note in all Master Plan chapters:

i. References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood;

c. Incorporating the following note in all Master Plan chapters:

- i. Ensure race and social equity is “incorporated and centered in all planning” per City Council’s Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character;
- d. Amending the Housing Master Plan, Zoning Tools Section, Page 107, to include:
 - i. “The Residential Multifamily (RMF) zone was adopted in 2019 to incentivize the preservation and creation of deeply affordable housing in the city. The zone allows for additional Floor Area Ratio with a Special Use Permit in exchange for one-third of the additional density being provided as housing affordable to households with income averaging 40% of the area median income. Projects with a requested zoning to RMF should generally be in areas planned and/or zoned for medium or higher density development. This does not preclude other sites that may be appropriate for the RMF Zone and are consistent with city housing goals and land use and urban design best practices.”

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.



JUSTIN M. WILSON
Mayor

ATTEST:



Gloria A. Sitton, CMC City Clerk

Approved as to Form:

Christina Gelman Braun for
Joanna Anderson City Attorney

Final Passage: December 16, 2023