

ORDINANCE NO. 2524

AN ORDINANCE to amend Section 42-3, Article II, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING, which Article II relates to ZONES AND GENERAL PROVISIONS and which Section 42-3 relates to ZONE BOUNDARIES; ADOPTION OF ZONING MAPS.

WHEREAS, pursuant to due and timely notice of the time and place of hearing, by mailing, posting and publishing in a newspaper of general circulation published in the City of Alexandria, Virginia, a public hearing was held in relation to the matters hereinafter set forth, at which public hearing parties in interest and citizens had an opportunity to be heard; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the "FIFTH REVISED ZONING MAP" described and referred to in Section 42-3, Article II, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended in the particulars following so that the pieces of property hereinafter listed are changed to the respective zones specified:

All of Lots 1 and 2, Block 4, City of Alexandria Assessment Map 62.04, having frontage on Duke Street of approximately 640 feet and containing 13.4907 acres (587,653 square feet), subject to certain conditions proffered by the applicant and accepted by the city, to-wit:

1. The use of the property shall be limited to the business office, equipment, materials, supplies, storage, pumping and distribution facilities for a water utility system. Routine equipment maintenance and occasional pipe cutting incidental to a water utility will be conducted on the premises.
2. Any additional structures or improvements made to or upon the property shall be limited to a pipe yard, to facilities reasonably needed for the uses described in paragraph 1 above and to minor changes or alterations of existing structures and uses.
3. In no case shall the highest point of any new structure be more than 180 feet above sea level, except that within the area designated on the Rezoning Plat "Height Restriction for the benefit of George Washington Masonic Memorial," the height shall be limited to 150 feet above sea level.
4. No building shall have an average height in excess of 4 stories or 45 feet, except as may further be limited by that certain agreement recorded in Deed Book 621 at Page 307 of the land records of the City of Alexandria.

5. The owner/applicant shall place and maintain evergreen screening along the 400-foot westerly property line and the 200-foot southerly property line adjacent thereto as shown on the plat which is attached hereto and made a part hereof. Additional landscaping shall be provided for the pipe storage area.

6. Notwithstanding uses and structures otherwise allowed in the I-1 zone, the applicant/owner shall limit its use of the property as set forth in the preceding five paragraphs.

7. Should the City of Alexandria subsequently create a new zoning category for public utility facilities which encompasses the uses outlined in paragraphs 1 through 5 above, the applicant would not object to a rezoning of its property to that category.

FROM: R-5 and RB residence
TO: I-1 industrial with proffer

Section 2. Copies of any matter incorporated in this ordinance by reference, including but not limited to the "FIFTH REVISED ZONING MAP," as amended, and any other map referred to in this ordinance, may be examined in the city hall of the City of Alexandria, Virginia, at the citizens assistance office, room 103, at the city clerk's office, room 302 and at the information desk in the main lobby of the King Street entrance to city hall, and also at the department of planning and community development, room 201, 320 King Street, Alexandria, Virginia 22314, phone 750-6311.

Section 3. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall be deemed to be passed on the date of its final passage, but shall not be effective until the date a certified copy is recorded as deeds are recorded among the land records of the City of Alexandria, Virginia. Such recordation

shall be indexed in the name of the City of Alexandria, but shall be done by and at the expense of the applicant.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: November 12, 1980

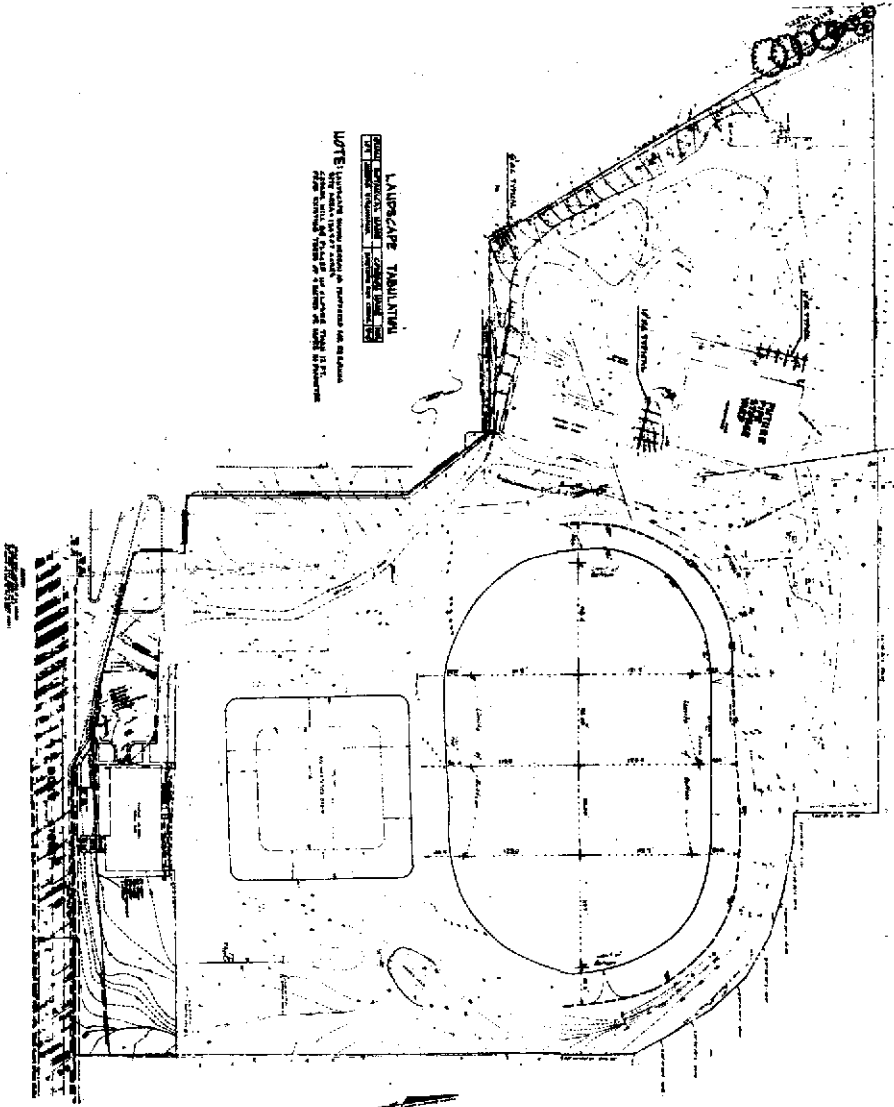
LANDSCAPE
PLAT

Engineering
Firm

THE VIRGINIA AMERICAN WATER COMPANY
Alexandria
District

PARCEL - 6204-04-112

LANDSCAPE TABULATURE
DATE: 11/12/80
BY: [Signature]
NOTE: LANDSCAPE TABULATURE PREPARED FOR RECORD
AND WILL BE PLACED ON FILE IN THE
OFFICE OF THE CITY CLERK OF ALEXANDRIA



ORIGINAL PLAT COPY LOCATED IN PERMANENT FOLDER FOR NOVEMBER 12, 1980 LOCATED
IN CITY CLERK'S OFFICE.

DATE	11/12/80	
BY	[Signature]	
PROJECT	6204-04-112	
SCALE	AS SHOWN	
REVISIONS		
NO.	DATE	DESCRIPTION
1	11/12/80	LANDSCAPE TABULATURE
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