

ORDINANCE NO. 2450

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

WHEREAS, pursuant to due and timely notice of the time and place of hearing published in a newspaper of general circulation published in the City of Alexandria, Virginia, by mailing and by posting, 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 25, 26 and 27, Block 1, City of Alexandria Assessment Map 12.00, having frontage on Ford Avenue of approximately 411 feet and on Park Center Drive of approximately 262 feet and containing 1.53 acres (66,886.38 square feet), subject to certain conditions proffered by the applicant and accepted by the city, to-wit: use of the property is to be limited to commercial office use, except that restaurant, retail or bank use may be located on the first floor of any commercial building constructed on the property, subject to such permits as may be required for such uses; the floor area ratio of any building or buildings on the property shall not exceed 1.0; no building in excess of six stories shall be constructed on the property; and, further, all uses of the property shall at all times be compatible with the surrounding neighborhood at the time such use is commenced and any development of the property shall be of less density and height than developments existing in the immediate area on the date of passage of this ordinance.

FROM: R-12 residence
TO: C-2-B commercial 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: March 15, 1980