

ORDINANCE NO. 2656

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 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 1 and 2, Block 7, City of Alexandria Assessment Maps 54.03 and 64.01, having frontage on East Braddock Road of approximately 635 feet, and on Oronoco Street of approximately 553 feet and containing 6.44 acres (280,526.4 square feet), subject to certain conditions proffered by the applicant and accepted by the city, to-wit:

A. The property shall be developed following the issuance of a Request for Proposals, conducted by ARHA and endorsed by the city council. The intention of ARHA is to sell the property for redevelopment for a mixed-use, planned residential and commercial development that will be fully compatible with plans for the neighboring Parker-Gray site and the Braddock Road Station Area Plan, and subject to the following restrictions:

1. Uses permitted: Mixed residential and commercial development consisting of row dwellings in conjunction with commercial and professional office buildings and any uses permitted in C-2 and C-2-B zones.

2. Area regulations: For row dwellings and multi-family dwellings, the maximum number of dwelling units per acre (exclusive of streets, alleys or other public rights-of-way) shall not exceed 54.45.

3. Front yards: The front yard setback for residential uses shall be based on a setback ratio of 1:2 from the front lot line with a minimum distance of 16 feet. For row dwellings and commercial uses, there will be no minimum setback ratio except as required under the provisions of sections 42-48.9, 42-48.10 and 42-44 to 42-48 of the city code.

4. Floor area ratio: The maximum shall be 3.0.

5. Open and usable space: No minimum is planned. However, some provision will be made for residential space to be provided either as natural area, decks, balconies or rooftop areas.

6. Building height: The maximum building height shall be 77 feet.

7. Off-street parking: Due to the neighboring metro station, the total number of parking spaces required by section 42-27 of the zoning code may be reduced by 25%.

B. ARHA will apply to have this property rezoned to the M-2 classification at the first rezoning meeting following the adoption of the ordinance establishing the M-2 zone.

C. ARHA will obtain a special use permit before proceeding with development of this property.

FROM: RB residence
TO: CO commercial office, with proffers

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 838-4666.

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 become effective the date of its final passage.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: February 20, 1982