

ORDINANCE NO. 2685

AN ORDINANCE to amend Section 7-6-3, Article A, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended; which Title 7 relates to PLANNING AND DEVELOPMENT, which Chapter 6 relates to ZONING, which Article A relates to GENERAL PROVISIONS and which Section 7-6-3 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 7-6-3, Article A, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, 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 10 and 11, Block 1, City of Alexandria Assessment Map 11.00 having frontage on West Braddock Road of approximately 1,162 feet and containing 13.6 acres (592,416 square feet), subject to certain conditions proffered by the applicant and accepted by the city, to-wit:

1. To pay for the following public improvements and traffic signals:
  - a. Widen the north side of North Van Dorn Street east and west of Braddock Road to allow new turn lanes.
  - b. Change the signal phasing and displays at the intersection of Van Dorn Street and Braddock Road.
  - c. Change the signal phasing when new right turn lanes are constructed at the intersection of Seminary Road and Beauregard Street.
  - d. Add a 120-foot left turn lane with a 75-foot transition for west bound traffic on Beauregard Street at Braddock Road.
  - e. Change the signal heads at Braddock Road and Beauregard Street.

f. Install a new traffic signal at the relocated intersection of North Hampton Drive and Braddock Road.

g. Provide signal equipment to complete the signalization at the intersection of North Hampton Drive and King Street.

2. To contribute a fair share of the construction costs for the relocated North Hampton Drive from Braddock Road to King Street.

3. To dedicate a scenic easement of approximately three (3) acres on the south side of the property in cooperation with the departments of planning and community development and transportation and environmental services.

4. To present a concept plan to the departments of planning and community development and transportation and environmental services prior to submission of the site plan for review.

5. To submit a ride sharing plan for van pooling, car pooling and the operation of a shuttle bus in cooperation with the City of Alexandria.

6. To submit a landscaping plan for review and approval by the departments of planning and community development and transportation and environmental services.

7. To restrict development on this property to a maximum F.A.R. of 1.5.

8. To provide structured parking for at least 90 percent of the required parking.

FROM: RC 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 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: May 15, 1982