

ORDINANCE NO. 2956

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 Lot 5.01, Block 1, City of Alexandria Real Estate Assessment Map 45.03, having frontage on North Pitt Street of approximately 295.64 feet and containing approximately 1.9167 acres (approximately 83,490 square feet), subject to certain conditions proffered by the applicant and accepted by the city, to-wit:

1. Only commercial and/or professional office buildings (section 7-6-28(a)(1) of the city code) shall be permitted on the property.
2. No building or structure erected on that portion of the property located within the Old and Historic Alexandria District shall exceed 50 feet in height, and no building or structure erected on that portion of the property outside of the Old and Historic Alexandria District shall exceed 60 feet in height.
3. The primary parking for the property shall access off North Pitt Street, a secondary parking area providing parking for no more than 34 of the required parking spaces for the property may be provided at the rear of the property and shall access off Second Street.
4. A seven- (7) foot brick serpentine wall shall be erected along the south boundary line of the

property. The area adjacent to the seven- (7) foot brick serpentine wall shall be landscaped with trees having a minimum caliper of two and one-half inches and shall incorporate a mixture of at least 25 percent ornamental trees and at least 25 percent shade trees. All trees shall be planted a minimum of 20 feet on center.

5. The maximum floor area ratio for the property shall be 1.0.

6. A conceptual site plan for the property is submitted as part of this application for change in zone classification. The conceptual site plan proffered with this request for change in zone classification contains binding obligations on the developer to:

a. Adhere to the written specifications set forth on the bottom right-hand corner of the conceptual site plan.

b. Conform to the basic building layout.

c. Conform to the building design which is of the Georgian-style architecture.

FROM: RM residence
TO: CO commercial office 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: June 27, 1984