

ORDINANCE NO. 3146

AN ORDINANCE to amend Ordinance No. 2747, passed December 14, 1982, which amended 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 Ordinance No. 2747, which amended section 7-6-3, Article A, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1983, as amended, be and the same hereby is amended in the particulars following:

All of Lots 5 and 6, Block 2, City of Alexandria Assessment Map 32.00, having frontage on West Braddock Road of approximately 333.96 feet, on Radford Street of approximately 488.26 feet, on Osage Street of approximately 346.00 feet, and on Kenwood Avenue of approximately 513.60 feet and containing 4.1 acres (181,336 square feet), subject to one amended proffer by the applicant and accepted by the city, to-wit:

1. Uses permitted. The use of the property shall be limited to office and/or hospital use with ancillary retail use, other retail use with a special use permit, any nonresidential use permitted in the R-20 through R2 zones, and any residential use permitted in the CO zone by right or under a special use permit as needed.
2. Floor area ratio. The maximum shall be 2.0.
3. Open and usable space. A minimum of 10 percent of the land area shall be open and usable space.
4. Building height. The maximum building height shall be 66 feet with an average height not to exceed 55 feet.
5. Setbacks. The minimum setback requirement of all buildings shall be 30 feet from the north right-of-way line of West Braddock Road.

6. Parking. All required parking shall be provided on-site.

7. Access. There shall be no direct access from the property to West Braddock Road.

FROM: R-8 residence  
TO: C0 commercial office zone, 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 836-4666.

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.

JAMES P. MORAN, JR.  
Mayor

Final Passage: June 25, 1986