

ORDINANCE NO. 3235

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; now 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 18 and 19, Block 2, City of Alexandria Real Estate Assessment Map 61.00. These two lots are divided into Parcels B, C, D-1, E and F, hereinafter described, and contain approximately 27.66 acres, all as shown on the "Rezoning Plan -- Cameron Valley Redevelopment Project," dated July 13, 1987, and on file in the Department of Planning and Community Development. Parcel B has frontage on Yale Drive of approximately 329 feet and contains 4.44 acres; Parcel C has no frontage and contains 5.22 acres; Parcel D-1 has frontage on Yale Drive of approximately 46.5 feet and contains 1.49 acres; Parcel E has frontage on Yale Drive of approximately 342 feet and contains 4.29 acres; and Parcel F has frontage on Duke Street of approximately 2,637 feet and on Yale Drive of approximately 445 feet and contains 12.62 acres.

Parcel B

Beginning at a point in the westerly line of Yale Drive, said point lying southerly South 08° 11' 58" east, 0.96 foot; thence along the arc of a curve to the right with a radius of 255.00 feet, an arc distance of

101.17 feet from the intersection of the said westerly line of Yale Drive with the southerly line of Dartmouth Avenue, and running thence with the said line of Yale Drive with the arc of a curve to the right whose radius is 255.00 feet, a distance of 16.93 feet, thence South 30° 35' 42" West, 62.33 feet to a point, and with the arc of a curve to the left whose radius is 741.00 feet, a distance of 250.08 feet to a point; thence leaving said line of Yale Drive and running through the Cameron Valley Redevelopment Project the following courses and distances: North 80° 33' 03" West, 372.35 feet; thence North 08° 11' 58" East, 25.00 feet; thence North 80° 33' 03" West, 18.40 feet; thence North 23° 02' 21" West, 197.40 feet; thence South 66° 57' 39" West, 179.31 feet; thence North 85° 32' 21" West, 305.85 feet to a point in the easterly line of the land now or formerly Weber; thence with said line of Weber North 04° 27' 39" East, 145.05 feet to a point; thence leaving said line of Weber and continuing through the Cameron Valley Redevelopment Project the following courses and distances: South 85° 32' 21" East, 221.00 feet; thence with the arc of a curve to the left whose radius is 218.50 feet, a distance of 173.52 feet; thence North 48° 01' 36" East, 90.50 feet; thence South 41° 58' 24" East, 118.50 feet; thence South 25° 16' 30" West, 98.50 feet; thence South 22° 29' 11" East, 191.50 feet; thence North 67° 30' 49" East, 141.50 feet; thence North 22° 29' 11" West, 153.22 feet; thence North 08° 11' 58" East, 53.16 feet; thence South 81° 48' 02" East, 413.57 feet to the beginning and containing 4.44128 acres.

FROM: R-8 residence
TO: RT residence

Parcel C

Beginning at a point in the westerly line of the land now or formerly Hobson, said point lying North 04° 34' 36" East, 26.00 feet and North 04° 32' 49" East, 408.23 feet from a point in the northerly line of Duke Street and running thence with said line of Hobson and continued with the westerly line of the land now or formerly Weber North 04° 34' 36" East, 265.40 feet, and North 04° 27'

39" East, 234.94 feet to a point; thence leaving the said line of Weber and running through the Cameron Valley Redevelopment Project the following courses and distances: South 85° 32' 21" East, 305.85 feet; thence North 66° 57' 39" East, 179.31 feet; thence South 23° 02' 21" East, 130.45 feet; thence South 66° 57' 39" West, 58.45 feet; thence South 23° 02' 21" East, 20.50 feet; thence South 21° 27' 39" West, 255.00 feet; thence North 84° 47' 21" West, 33.00 feet; thence South 05° 12' 39" West, 175.00 feet; thence South 76° 42' 39" West, 90.00 feet; thence North 80° 51' 04" West, 288.70 feet to the beginning and containing 5.21575 acres.

FROM: R-8 residence
TO: RB residence

Parcel D-1

Beginning at a point in the westerly line of Cameron Heights Subdivision, said point lying South 00° 59' 31" East, 100.79 feet from the intersection of the said line of Cameron Heights Subdivision with the southerly line of Dartmouth Avenue, and running thence with said line of Cameron Heights Subdivision the following courses and distances: South 00° 59' 31" East, 374.91 feet; thence North 89° 00' 29" East, 15.00 feet; thence South 00° 59' 31" East, 15.37 feet to a point; thence leaving said westerly line of Cameron Heights Subdivision South 87° 54' 28" West, 69.62 feet to a point in the centerline of Ellsworth Street; thence with the said line of Ellsworth Street the following courses and distances: North 19° 52' 34" West, 182.10 feet with the arc of a curve to the right whose radius is 126.40 feet, a distance of 40.35 feet; thence with the arc of a curve to the left whose radius is 200.00 feet, a distance of 101.74 feet; thence with the arc of another curve to the left whose radius is 70.00 feet, a distance of 84.67 feet to a point in the easterly line of Yale Drive; thence with said line of Yale Drive with the arc of a curve to the left whose radius is 305.00 feet, a distance of 46.53 feet to a point; thence leaving said line of Yale Drive and running through the land of Block 8, Cameron Valley South 81° 48'

02" East, 196.49 feet to the beginning and containing 1.0894 acres.

FROM: R-8 residence
TO: RB residence

Parcel E

Beginning at a point in the westerly line of Yale Drive, said point lying southerly South 08° 11' 58" West, 0.96 foot; thence along the arc of a curve to the right whose radius is 255.00 feet, a distance of 118.10 feet, South 30° 35' 42" West, 62.33 feet and along the arc of a curve to the left whose radius is 741.00 feet, a distance of 250.58 feet from the intersection of the said westerly line of Yale Drive with the southerly line of Dartmouth Avenue; and running thence with the said line of Yale Drive the following courses and distances: with the arc of a curve to the left whose radius is 741.00 feet, a distance of 139.00 feet to a point; thence with the arc of another curve to the left whose radius is 623.85 feet, a distance of 174.66 feet to a point; thence South 15° 31' 49" East, 28.19 feet to a point; thence leaving said line of Yale Drive and running through the Cameron Valley Redevelopment Project the following courses and distances: North 80° 33' 03" West, 459.57 feet; thence South 76° 42' 39" West, 163.00 feet; thence North 05° 12' 39" East, 175.00 feet; thence South 84° 47' 21" East, 33.00 feet; thence North 21° 27' 39" East, 255.00 feet; thence North 23° 02' 21" West, 20.50 feet; thence North 66° 57' 39" East, 58.45 feet; thence South 23° 02' 21" East, 66.95 feet; thence South 80° 33' 03" East, 18.40 feet; thence South 08° 11' 58" West, 25.00 feet; thence South 80° 33' 03" East, 372.35 feet to the beginning and containing 4.28819 acres.

FROM: R-8 residence
TO: RC residence

Parcel F

Beginning at the intersection of the northerly line of Duke Street with the westerly line of Yale Drive and running

thence with the said line of Duke Street North 80° 33' 03" West, 1,217.08 feet to a point in the easterly line of the land now or formerly City of Alexandria; thence with said line of City of Alexandria and continued with the westerly line of land now or formerly Hobson North 04° 32' 49" East, 408.23 feet, and North 04° 34' 36" East, 26.00 feet to a point; thence leaving the said line of Hobson and running through the Cameron Valley Redevelopment Project the following courses and distances: South 80° 51' 04" East, 288.70 feet; thence North 76° 42' 39" East, 253.00 feet; thence South 80° 33' 03" East, 459.57 feet to a point in the aforesaid westerly line of Yale Drive; thence with said line of Yale Drive the following courses and distances: South 15° 31' 42" East, 82.77 feet to a point; thence with the arc of a curve to the left whose radius is 925.00 feet, a distance of 80.72 feet to a point; thence South 20° 31' 50" East, 409.64 feet to a point; thence with the arc of a curve to the right whose radius is 25.00 feet, a distance of 33.18 feet to the beginning and containing 12.62168 acres.

FROM: R-8, RA and RC residence and C-2
commercial
TO: C-2-B commercial

Parcels B, C, D-1, E and F are rezoned subject to the following conditions proffered by the applicant and accepted by the city, to-wit:

1. CJU and ARHA agree and commit that they shall:

A. Not seek to widen any portion of Yale Drive or seek the installation of a traffic light at the Yale/Duke intersection and that they shall use their best efforts to discourage the City of Alexandria from widening any portion of Yale Drive or installing a traffic light at the Yale/Duke intersection.

B. Use their best efforts to secure the installation of radar-activated traffic signal lights (speed lights) at the intersection of Yale and Vassar and the intersections of Yale and Dartmouth, which lights shall be paid for by CJU.

C. Use their best efforts to obtain from the city (i) the prohibition of through southbound traffic on Yale Drive from Dartmouth to Duke (Such southbound Yale traffic would have to turn left or right onto Dartmouth and left and right turning movements from Dartmouth onto Yale between Dartmouth and Duke would be permitted.); (ii) the installation of appropriately placed signs at the corner of Yale and Janney's Lane conveying the message that there is no outlet to Duke Street.

D. Use their best efforts to have the City of Alexandria study the impact of increased traffic on Cambridge and Trinity (east of Quaker Lane) and to take effective measures to alleviate and lessen such impacts including, among others, the installation of a radar-activated traffic signal light (speed light) at Cambridge and Dartmouth.

E. Give serious consideration to building single-family homes, rather than townhouses, in the area fronting on the east side of Ellsworth (north of the existing ARHA housing site). It will free for zoning and special use permit for cluster development but will not make a final determination for that area until all engineering studies and soils testing have been completed. In the event that this area is not suitable for townhouse development at comparable cost to other townhouse developments in the project as anticipated in the CJU and ARHA contract due to soil conditions, it is agreed that townhouses shall not be built in this area.

F. Meet periodically with designated representatives selected by concerned neighborhood residents and provide to one such designated representative one copy at the time of such filing of all documents, plans and correspondence filed with the city, ARHA or any city agency.

2. CJU further agrees and commits that it shall:

A. Proffer as part of its zoning application for the commercial development within Cameron Valley that it shall not allow for at least five years from the completion

of the commercial development a grocery store within the Cameron Valley development; after that period, the developer will have the right to seek an amendment to the proffer, and the hearing on any such proffer amendment will be exactly the same as any other proffer condition amendment hearing called for in the zoning code.

B. Not permit any tenant other than Hechingers to lease or obtain commercial space exceeding a total 35,000 square feet.

Section 2. 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 requests. 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 on the date of its final passage.

JAMES P. MORAN, JR.
Mayor

Final Passage: October 13, 1987