

ORDINANCE NO. 3271

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 12 and 13, Block 1, City of Alexandria Real Estate Assessment Map 61.00 having frontage on North Quaker Lane of approximately 125 feet and containing approximately 24,591 square feet (0.56 acre), located at 32 North Quaker Lane, subject to certain conditions proffered by the applicant and accepted by the city, to-wit:

1. Development for townhouse use shall be at no more than 14 units per acre.
2. There shall be single-family and townhouse residential use only.
3. Vehicular access for any townhouse development shall be off Duke Street only, necessitating that the above property owners work with the adjacent property owners for access in order to develop the properties for townhouse use.
4. Any future development on the property for townhouse use shall be pursuant to the Residential Cluster Development provisions of The Code of the City of Alexandria, Virginia, 1981, as amended.

5. In any joinder of these properties with the Wiecking tract for townhouse purposes, the owners of the Mikelson and Garrett properties agree that no buildings will be constructed on the adjacent 50-foot strip to the north so that said strip shall serve as a buffer from the properties to the north.

6. There shall be a landscape buffer and fence along Quaker Lane to be done in consultation with the city arborist.

7. There shall be a landscape buffer, with a fence, of no less than 15 feet in width, along the north line of property known as 32 North Quaker Lane.

FROM: R-8 residence and R-20 residence

TO: RB residence 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 1900, at the city clerk's office, room 2300 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 2100, 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 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 the date of its final passage.

JAMES P. MORAN, JR.
Mayor

Final Passage: February 9, 1988