

ORDINANCE NO. 3353

AN ORDINANCE to amend Section 7-6-3 (ZONE BOUNDARIES; ADOPTION OF ZONING MAPS) of Article A (GENERAL PROVISIONS), Chapter 6 (ZONING), Title 7 (PLANNING AND DEVELOPMENT) of The Code of the City of Alexandria, Virginia, 1981, as amended.

WHEREAS, Calibre Company of Virginia ("Applicant") has filed for the rezoning of the property described below;

WHEREAS, pursuant to due and timely notice which was provided by publication in a newspaper of general circulation in the City of Alexandria, by mailing and by posting, public hearings have been held before the Planning Commission and the Council of the City of Alexandria on the rezoning of the property described below, at which hearings parties in interest and citizens have had an opportunity to be heard; and

WHEREAS, the Council of the City of Alexandria has determined that the rezoning of the property described below is in the public interest; 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 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended by changing, in the manner set forth below, the zoning of the property hereafter described:

All of Lots 9 through 12, Block 2, City of Alexandria Real Estate Assessment Map 48 (5230, 5250, 5300 and 5304 Duke Street); Lots 1.3, 6 and 7, Block 1, City of Alexandria Real Estate Assessment Map 58.01 (5210 and 5320 Duke Street and 399 Valley Forge Drive); and part of Lot 1, Block 1, City of Alexandria Real Estate Assessment Map 58.02 (51 South Pickett Street); having 492.52 feet of frontage on Duke Street and 527.45 feet of frontage on Valley Forge Drive. The subject land area contains approximately 280,072 square feet (6.4296 acres), not including the Quayle Street right-of-way, and is more particularly described as follows: beginning at a point in the southerly right-of-way line of Duke Street (variable width), said point being the northwestern property corner of tax parcel 48.00-02-13 (the lands of Merchants, Inc.); thence departing said Duke Street and running with the westerly line of said Merchants, Inc. and continuing past the

southwestern property corner of said Merchants, Inc. South $12^{\circ} 27' 10''$ West, 310.81 feet to a point in the northerly right-of-way line of Valley Forge Drive (66 feet wide); thence running with said Valley Forge Drive the following 4 courses and distances: 90.14 feet with the arc of a curve to the left whose radius is 200.00 feet and whose chord bears South $80^{\circ} 41' 12''$ West, 89.38 feet to a point of compound curvature; 224.20 feet with the arc of a curve to the left whose radius is 250.00 feet and whose chord bears South $42^{\circ} 04' 59''$ West, 216.76 feet to a point of tangency; South $16^{\circ} 23' 30''$ West, 87.36 feet to a point of curvature; 125.75 feet with the arc of a curve to the right whose radius is 261.93 feet and whose chord bears South $30^{\circ} 08' 44''$ West, 124.55 feet to a point marking the northeastern property corner of tax parcel 58.01-01-08 (the lands of Wapleton Unit Owners Association); thence departing said Valley Forge Drive and running with the northerly line of said Wapleton Unit Owners North $59^{\circ} 05' 37''$ West, 116.43 feet to the common property corner of said Wapleton Unit Owners and tax parcel 58.03-01-01.2 (the lands of Dr. Marshall J. Waple, Jr.); thence running with the northerly line of said Dr. Marshall J. Waple, Jr. North $74^{\circ} 28' 41''$ West, 143.80 feet to a point marking the southeastern property corner of tax parcel 58.01-01-05 (the lands of Virginia Investors Associates); thence running with the easterly lines of said Virginia Investors the following 3 courses and distances: North $03^{\circ} 22' 44''$ East, 193.11 feet; North $11^{\circ} 34' 10''$ East, 210.45 feet; North $80^{\circ} 45' 21''$ West, 6.53 feet to a point marking the southeastern property corner of tax parcel 48.00-01-09 (the lands of Virginia Investors Associates); thence running with the easterly line of said Virginia Investors and tax parcel 48.00-01-11 (the lands of David A. Desanto) North $11^{\circ} 47' 00''$ East, 260.56 feet to a point in the southerly right-of-way line of said Duke Street; thence running with said Duke Street the following 4 courses and distances: South $73^{\circ} 48' 03''$ East, 50.12 feet; South $77^{\circ} 55' 18''$ East, 108.87 feet; North $87^{\circ} 47' 16''$ East, 42.42 feet; South $81^{\circ} 43' 00''$ East, 285.97 feet to a point marking the beginning

of Quayle Street (40 feet wide); thence running with the perimeter of said Quayle Street the following 5 courses and distances: South 22° 05' 00" West, 180.75 feet; South 29° 47' 20" West, 80.00 feet; South 60° 12' 40" East, 40.00 feet; North 29° 47' 20" West, 82.69 feet; North 22° 05' 00" East, 193.27 feet to a point in the southern right-of-way line of said Duke Street; thence South 81° 43' 00" East, 5.14 feet to the point of beginning.

FROM: RC and R-5 residential and I-1
industrial/planned unit development
TO: C-0 commercial

Section 2. That the rezoning of the property described in Section 1 is forever subject to and conditioned upon the proffer, voluntarily offered by the Applicant and accepted by city council, that the property will be developed only for residential use and at a height and density no greater than the height and density set forth in Special Use Permit No. 2185, which permit city council granted on December 17, 1988.

Section 3. That this ordinance shall be effective upon the date and at the time of its final passage.

JAMES P. MORAN, JR.
Mayor

Final Passage: January 14, 1989