

ORDINANCE NO. 3384

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, Lindsay Cadillac Company ("Applicant") has filed for the rezoning of the property described below;

WHEREAS, pursuant to due and timely notice 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; 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 7 through 9 and Lots 11 through 14, Block 2, on City of Alexandria Real Estate Assessment Map 32.00, having frontage on Peach Street of 208.71 feet, on Kenwood Avenue of 253.64 feet and on Osage Street of 203.57 feet, known as 1601, 1603, 1607 and 1609 Peach Street and 1602, 1604, 1606 and 1608 Osage Street and containing approximately 55,029 square feet (1.26 acres), subject to certain conditions proffered by the Applicant and accepted by the city, to-wit:

1. The townhouse residential portion of the site shall consist of approximately 20,000 square feet of land along Peach Street and extending north from Peach Street approximately 100 feet toward the center of the site. The floor area ratio on this townhouse residential portion of the site shall not exceed .75.

2. The office/commercial portion of the site shall consist of approximately 35,000 square feet of land area along Osage Street and extending south from Osage Street approximately 160 feet toward the center of the site. The total floor area for the office/commercial portion of the site shall not exceed 45,000 square feet. The floor area ratio for this office/commercial portion of the site shall not exceed 1.50.
3. The height of the residential units on the townhouse residential portion of the site shall not exceed 45 feet.
4. The height of the buildings on the office/commercial portion of the site shall not exceed 50 feet.

FROM: R-8 residential
TO: C-O commercial office

Section 2. That the rezoning of the property described in Section 1 is forever subject to and conditioned upon the proffers voluntarily offered by the Applicant and accepted by city council.

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: June 17, 1989