

ORDINANCE NO. 3394

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, Quantrell Avenue Limited Partnership ("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:

Beginning at a point lying in the southerly right-of-way line of Shirley Highway, Interstate Route 395, said point being the northwesterly corner of the land of Crosswinds Development Company; thence departing from said road and running along the westerly boundary of the land of Crosswinds Development Company South 06° 37' 50" West, 70.56 feet to a point; thence South 40° 12' 40" East, 126.10 feet to a point; thence South 09° 37' 50" West, 78.75 feet to a point in a curve along the northerly right-of-way line of North Armistead Street (60-foot right-of-way); thence, with said northerly right-of-way line along the arc of a curve to the left having a radius of 270.45 feet and a chord bearing and chord of South 78° 47' 05" West and 129.61 feet respectively for an arc distance of 130.88 feet to a point of compound curvature; thence following the arc of a curve to the left having a radius of 1,330.95 feet and a chord bearing and chord

of South 59° 39' 38" West and 244.05 feet respectively for an arc distance of 244.39 feet to a point of tangency; thence South 54° 24' 00" West, 35.22 feet to a point; thence departing from said North Armistead Street and running in a northerly direction North 80° 36' 00" West, 35.36 feet to a point lying in the northeasterly right-of-way line of Quantrell Avenue (50-foot right-of-way); thence with said northeasterly right-of-way line North 35° 36' 00" West, 226.90 feet to a point of curvature; thence following the arc of a curve to the left having a radius of 117.50 feet and a chord bearing and chord of North 49° 13' 36" West and 55.36 feet respectively for an arc distance of 55.89 feet to a point on a curve along the southerly right-of-way line of the aforementioned Shirley Highway; thence with said southerly right-of-way line along the arc of a curve to the left having a radius of 8,444.64 feet and a chord bearing and chord of North 61° 16' 13" East, and 165.64 feet respectively for an arc distance of 165.64 feet to a point of tangency; thence North 61° 49' 47" East, 182.15 feet to a point; thence North 79° 42' 07" East, 101.79 feet to a point; thence North 87° 28' 00" East, 95.73 feet to a point; thence South 84° 46' 40" East, 9.55 feet to the point of beginning and containing approximately 136,312 square feet or 3.13 acres.

FROM: C-2 commercial
TO: C-0 commercial, with proffers

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

1. This rezoning will not be effective (a) unless and until a final, approved contract required pursuant to section 7-6-28(i)(2)h of The Code of the City of Alexandria, Virginia, 1981, as amended, has been recorded among the city land records and (b) unless said recording has occurred on or before December 31, 1990.
2. The development of the subject property shall occur in conformity with a final development plan approved by city

council, and said development plan shall include special use permits #2243 and #2257 as finally granted by the city council.

3. All staging and construction materials shall be stored on the site inside standard construction fencing.
4. In the event that the provision of sanitary or storm sewer service and hookups to this site requires any construction activity within the easement on the property of the Seasons Condominium development (which is identified as Alexandria Tax Map 37.00, Block 02, Lot 7), the Applicant shall fully restore the easement area and take all reasonable steps to assure a minimum of inconvenience to the residents of the Seasons.
5. Prior to the start of construction, the Applicant shall employ a reputable soils expert to analyze the soils at this site and to make reasonable recommendations, to which Applicant will adhere, to assure that construction on the site will not cause adverse effects on surrounding properties, including, but not limited to, the Seasons Condominium. The report of the soils expert shall be submitted to the city and neighboring property owners for review and comment prior to the approval of the final site plan.
6. Nothing contained in this list of proffers shall be deemed to excuse the developer from any applicable requirements of the city code.

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 27, 1989