

ORDINANCE NO. 3589

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, application has been made for the rezoning of the property described below by CIG/Holladay Corporation, contract purchaser, and Paulette J. Sen'Gerni, property owner;

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 City Council of the City of Alexandria on the rezoning of the property described below, at which hearings parties in interest and citizens 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; and

WHEREAS, the applicants for the rezoning and owners of the subject property had proffered certain conditions, hereinafter stated, to which the requested rezoning shall hereafter be subject; 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:

Lot 10, Block 1, City Tax Assessment Map 11.00, known as 4601 Braddock Road, and Lot 2, Block 1, City Tax Assessment Map 20.00, known as 4600 Braddock Road, as shown on the plat entitled "Exhibit showing existing parcels A and B and proposed parcels C, D-1 and D-2 -- Stonegate," dated February 1992, attached hereto and incorporated herein by reference.

FROM: R-C residential, C-2 and C-2B (proffered)
commercial

TO: R-C residential with proffer

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

1. The property (Lots 11.00-01-10 and 20.00-01-02, City Real Estate Assessment Maps) shall be developed in accordance with approved transition Special Use Permit No. 2589, issued pursuant to title 7, chapter 6, article R, division 2 of The Code of the City of Alexandria, Virginia, 1981, as amended, including any amendments to that permit which may be approved over time; provided, that in no event shall the number of dwelling units constructed on the property exceed 1,098; and provided further, that the number of dwelling units constructed on parcel C of the property (as shown on the plat entitled "Exhibit showing existing parcels A and B and proposed parcels C, D-1 and D-2 -- Stonegate," dated February, 1992) shall be the difference between 1,098 and the number of units constructed on the remainder of the property (parcels A, B, D-1 and D-2).

2. In the event the property is not developed under Transition Special Use Permit No. 2589, it shall be developed in accordance with another special use permit issued by the Alexandria City Council pursuant to the procedures and standards set out in title 7, chapter 6, article R, division 2 of The Code of the City of Alexandria, Virginia, 1981, as amended, as said code provisions are in effect on May 1, 1992, based on an average of 35 units per acre, and as is otherwise consistent with the CDD guidelines in effect at the time that this rezoning is passed; provided, that any requirements for affordable housing shall be consistent with and no more stringent than those set out in conditions of Special Use Permit No. 2589.

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

PATRICIA S. TICER
Mayor

Attachment: Plat

Final Passage: June 24, 1992

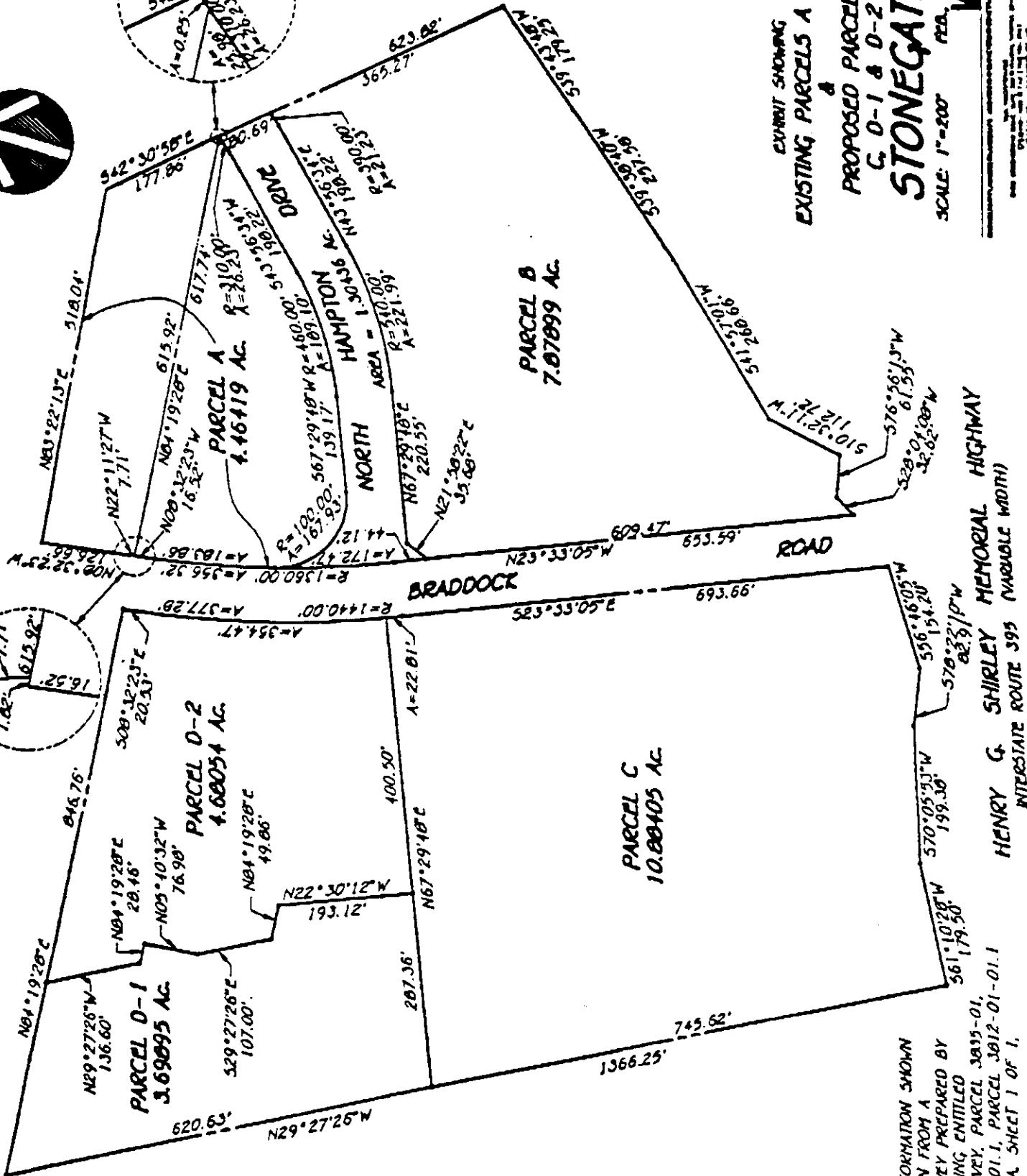
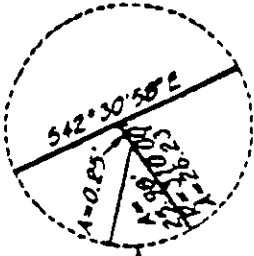
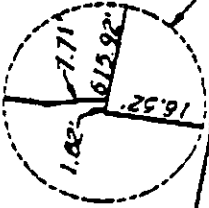


EXHIBIT SHOWING
 EXISTING PARCELS A & B
 PROPOSED PARCELS
 C, D-1 & D-2
STONEGATE
 SCALE 1"=200' FEB. 1982
VIRA

NOTE:
 1. BOUNDARY INFORMATION SHOWN
 HEREON WAS TAKEN FROM A
 TOPOGRAPHIC SURVEY PREPARED BY
 WILLIAM ENGINEERING ENTITLED
 'TOPOGRAPHIC SURVEY, PARCEL 3035-01,
 PARCEL 3037-01-01.1, PARCEL 3012-01-01.1
 CITY OF ALEXANDRIA, SHEET 1 OF 1,
 JOB NO. V4076-2'

HENRY G. SHIRLEY MEMORIAL HIGHWAY
 INTERSTATE ROUTE 395 (VARIABLE WIDTH)

PARCEL B
 7.07899 AC.

PARCEL C
 10.88405 AC.

PARCEL D-2
 4.68054 AC.

PARCEL D-1
 3.69895 AC.

PARCEL A
 4.46419 AC.

HAMP顿 NORTH
 AREA = 1.30436 AC.

BRADDOCK ROAD

ROAD