

ORDINANCE NO. 3740

AN ORDINANCE to amend and reordain the "Official Zoning Map, Alexandria, Virginia," adopted by section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES) of the City of Alexandria Zoning Ordinance, by rezoning the properties at 300 and 400 Yoakum Parkway from POS Zone to RC Zone (RZ No. 93-006), Braddock Center from CRMU-H Zone to OCH Zone with Proffer (RZ No. 94-003), and 301 South West Street, 310 Holland Lane and 1400-1680 Duke Street from OCM Zone to OCM-100 Zone and OCM-50 Zone (RZ No. 94-005) and to adjust the boundaries of Height District No. 5 (RZ No. 94-005), and to extend Height District No. 1 100 feet south from Duke Street between South Henry and South West Streets (RZ No. 94-006), in accordance with the said zoning map amendments heretofore approved by city council.

WHEREAS, the city council finds and determines that:

1. The planning commission, on its own motion, has initiated the rezoning of the property known as 300 and 400 Yoakum Parkway (Zoning Map and Tax Map Parcel Nos. 57.00-02-01.04 and 57.00-02-01.05) from POS/Public Open Space to RC/High Density Apartment, as a technical correction to the zoning map to bring the zoning of said property into conformity with the 1992 Master Plan for the City of Alexandria, Virginia, as amended; and

2. An application has been made by Potomac Club Residences Phase II L.P. to rezone the property known as Braddock Center bounded by First Street, Fayette Street and Braddock Place (Zoning Map and Tax Map Parcel No. 54.01-2-05.02) from CRMU-H/Commercial Residential Mixed Use-High to OCH/Office Commercial High, with proffer; and

3. The planning commission, on its own motion, has initiated technical amendments to the zoning map to bring the properties at 1400-1680 Duke Street (south side), 301 South West Street and 310 Holland Lane (Zoning Map and Tax Map Parcel Nos. 73.02-08-01 to 73.02-08-06, 73.02-08-08 to 73.02-08-33, and 73.02-08-35) from OCM to OCM-100 and from OCM to OCM-50, and to adjust the boundaries Height District No. 5 to bring the zoning of said properties into conformity with the 1992 Master Plan for the City of Alexandria, Virginia, as amended; and

4. The planning commission has initiated, on its own motion, the extension of Height District No. 1 to the 1100, 1200 and 1300 blocks of Duke Street (south side), and 306 South West Street (Zoning Map and Tax Map Parcel Nos. 74.01-13-01 to 74.01-13-05 and 74.03-02-01) to a depth of 100 feet from Duke Street to comport with the inclusion of the said area within the Old and Historic Alexandria District; and

5. All requirements of law precedent to the adoption by ordinance of these amendments have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 57.00 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereafter described:

300 and 400 Yoakum Parkway (Zoning Map and Tax Map Parcel Nos. 57.00-02-01.04 and 57.00-02-01.05), as shown on the sketch plan entitled "RZ #93-006 (300-400 Yoakum Parkway)," dated May 2, 1994, attached hereto and incorporated herein by reference.

FROM: POS/Public Open Space Zone

TO: RC/High Density Apartment Zone

Section 2. That Sheet No. 54.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereafter described:

Braddock Center, bounded by First Street, Fayette Street and Braddock Place (Zoning Map and Tax Map Parcel No. 54.01-2-05.02), containing approximately 1.5543 acres of land area, as shown on the sketch plan entitled "RZ #94-003," dated May 2, 1994, attached hereto and incorporated herein by reference.

FROM: CRMU-H/Commercial Residential Mixed Use-High Zone (I-1 Planned Unit Development Special Use Permit Approved)

TO: OCH/Office Commercial High Zone with the following proffer

The property shall be developed substantially in accord with the development plan submitted for Special Use Permit No. 2795, to contain 297 dwelling units and a convenience store.

Provided, that to the extent that the I-1 Planned Unit Development Special Use Permit approval is inconsistent with the foregoing zoning amendment, the said Planned Unit Development Special Use Permit is hereby repealed, and rendered void and of no further effect.

Section 3. That Sheet No. 73.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereafter described:

1400-1680 Duke Street (south side), 301 South West Street and 310 Holland Lane (Zoning Map and Tax Map Parcel Nos. 73.02-08-01 to 73.02-08-06, 73.02-08-08 to 73.02-08-33, and 73.02-08-35) (collectively, the "Site"), as shown on the sketch plans entitled "RZ #94-005 (Zoning Map)," and "RZ #94-005 (Height District Map)," both dated May 2, 1994, attached hereto and incorporated herein by reference.

(A) That portion of the Site west of South Peyton Street (extended) (310 Holland Lane and 1456-1680 Duke Street):

FROM: OCM/Office Commercial Medium Zone

TO: OCM-100/Office Commercial Medium-100 Zone

(B) That portion of the Site east of South Peyton Street (extended) (1400-1454 Duke Street and 301 South West Street):

FROM: OCM/Office Commercial Medium Zone

TO: OCM-50/Office Commercial Medium-50 Zone

(C) That portion of the Site east of South Peyton Street (extended):

FROM: Height District No. 5

TO: Height District No. 6.

Section 4. That Sheet Nos. 74.01 and 74.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby are, amended by changing, in the manner set forth below, the zoning classification of the property hereafter described:

1100, 1200 and 1300 blocks of Duke Street (south side) and 306 South West Street, to a depth of 100 feet south of the south line of Duke Street (Zoning Map and Tax Map Parcel Nos. 74.01-13-01 to 74.01-13-05 and 74.03-02-01), as shown on the sketch plan entitled "RZ #94-006," dated May 2,

1994, attached hereto and incorporated herein by reference.

FROM: Height District No. 6

TO: Height District No. 1

Section 5. That the director of planning and community development be, and he hereby is, directed to record the foregoing amendments on the said map.

Section 6. That the above-referenced sheets of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

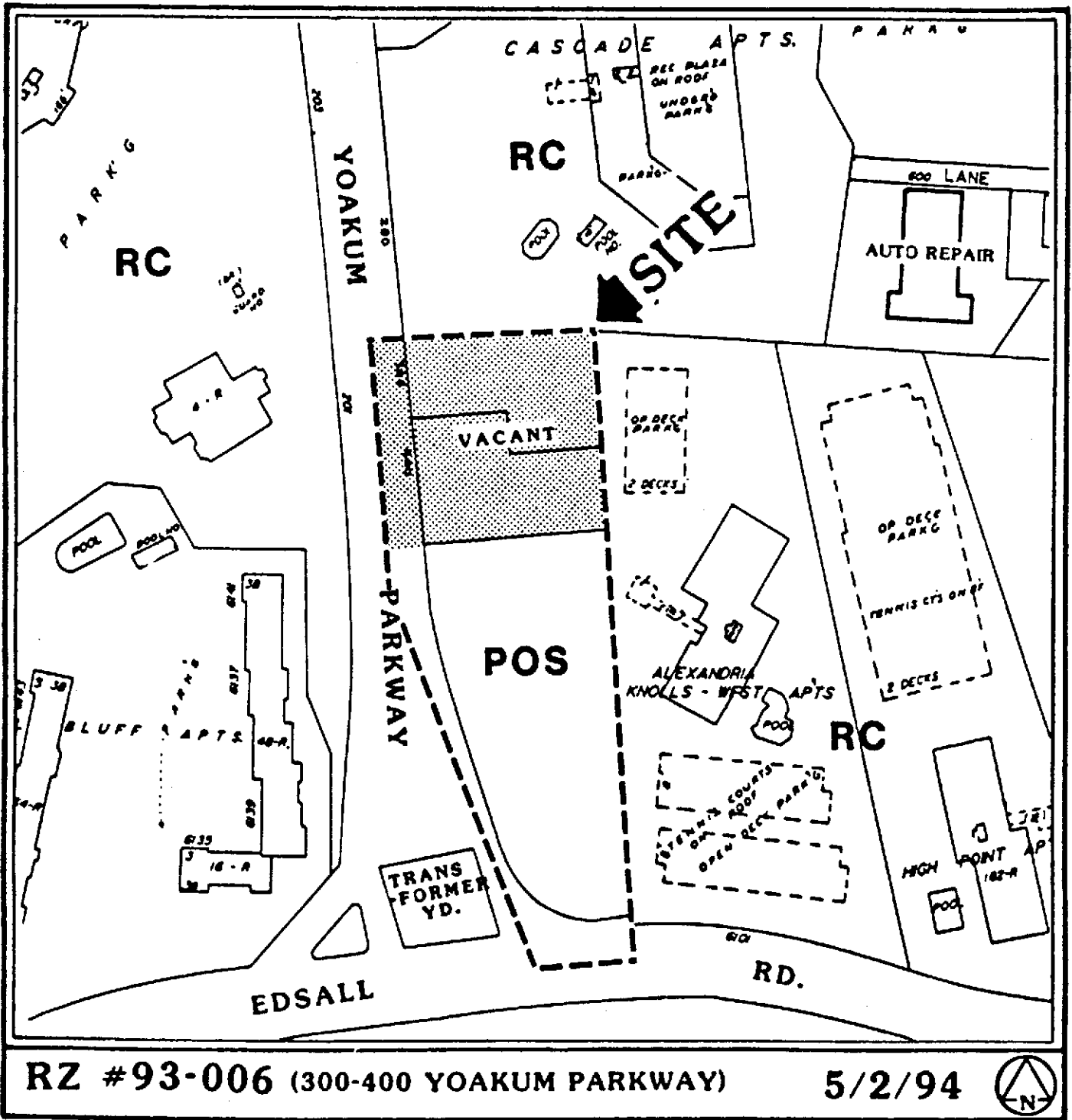
Section 7. That this ordinance shall become effective upon the date at the time of its final passage.

PATRICIA S. TICER
Mayor

Attachment: Sketch Plans

Final Passage: June 18, 1994

The subject property and surrounding land uses are shown on the sketch below

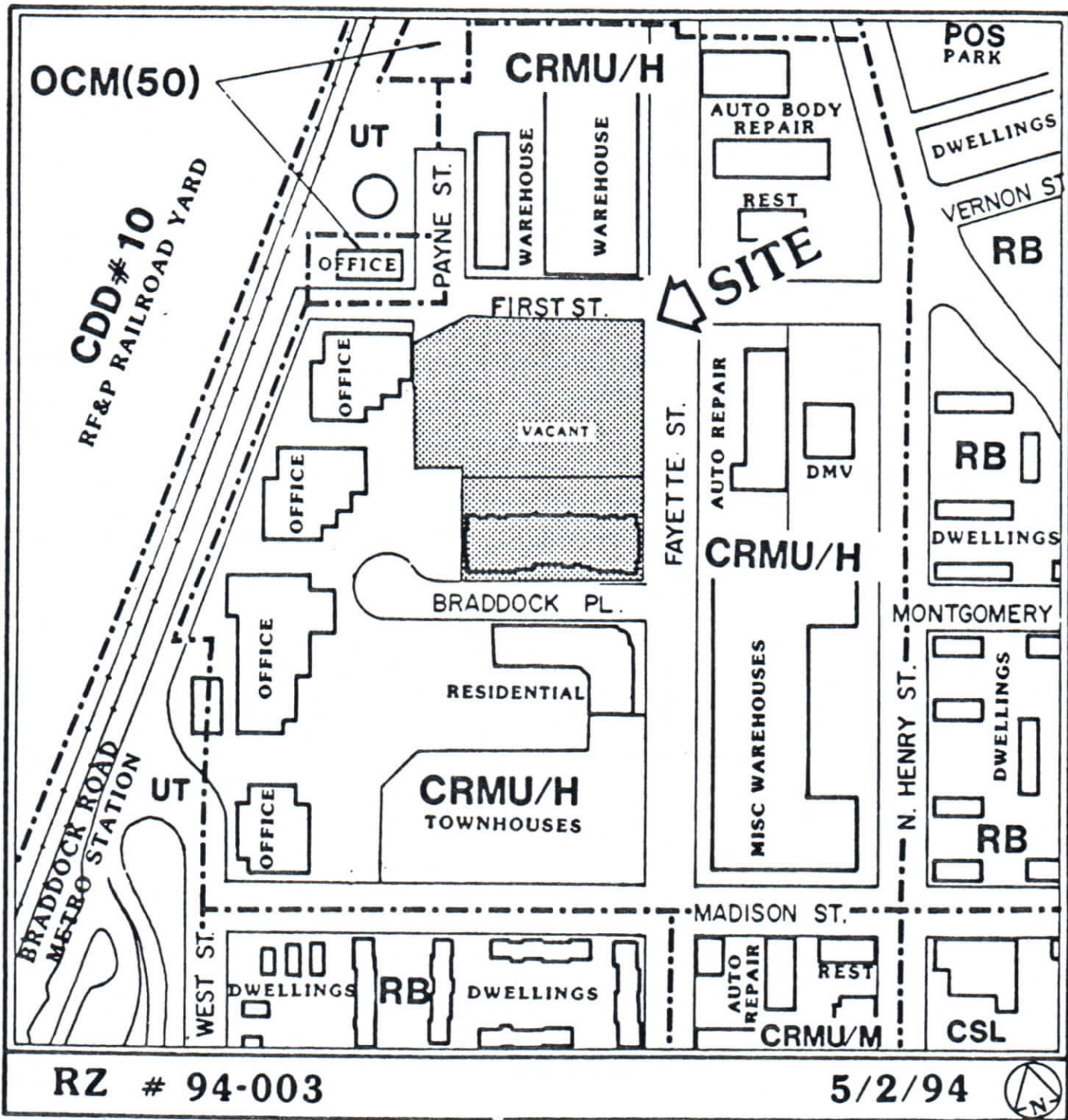


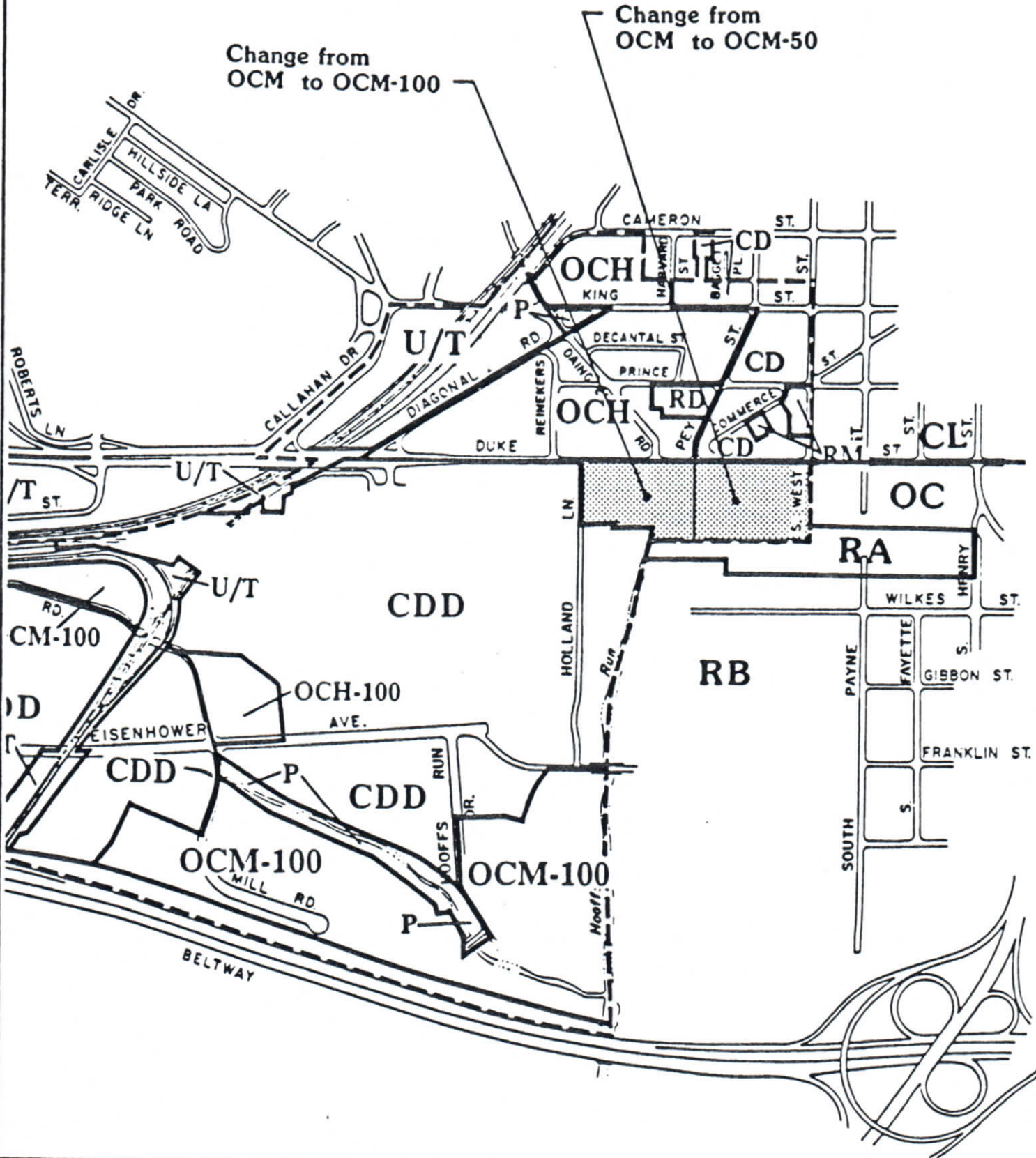
RZ #93-006 (300-400 YOAKUM PARKWAY)

5/2/94



The subject property and surrounding land uses are shown on the sketch below





RZ # 94-005

ZONING MAP

5/2/94



LIMITS

50'

50'

30'/50'

[Dashed Box]

77'

BY ZONE

HEIGHT DISTRICTS

#1 HISTORIC

#2 PARKER GRAY

#3 POTOMAC RIVER

#4 OLD TOWN NORTH

#5 KING STREET METRO

#6 REMAINDER OF CITY

Change from #5 (77'/82') to #6 (determined by zone)

