

ORDINANCE NO. 3745

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 property at 3750 Duke Street from R-8 Zone to RB Zone with proffers (RZ No. 94-002), in accordance with the said zoning map amendment heretofore approved by city council.

WHEREAS, the city council finds and determines that:

1. An application has been made to amend the zoning of the property known as 3750 Duke Street (Zoning Map and Tax Map Parcel No. 60.02-05-03) from R-8 Zone to RB Zone with proffers.
2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended.
3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 60.02 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:

3750 Duke Street (Zoning Map and Tax Map Parcel No. 60.02-05-03), containing approximately 1.13 acres of land area, as shown on the sketch plan entitled "RZ #94-002," dated June 7, 1994, attached hereto and incorporated herein by reference.

FROM: R-8/Residential Single Family Zone

TO: RB/Townhouse Zone

Subject, however, to the following proffers:

1. The property will be developed in keeping with the plan exhibited to the planning commission and city council as part of the application for Zoning Map Amendment RZ No. 94-002 and Master Plan Amendment No. 94-002, as modified to meet zoning, engineering or staff requirements. The development including any changes, will be subject to special use permit approval as part of a cluster development plan.
2. There will be a tot lot on the site as determined by the department of recreation or a contribution of up to \$2,000 for the building, replacement or

upgrading of a tot lot on another site as agreed between the department of recreation and the owner.

3. The only modifications from the Zoning Ordinance that will be pursued from the planning commission or otherwise under the attached plan are a modification from the setback of 75 feet from the centerline of Duke Street and any modification required to allow stacked parking at each unit (one space in the garage, one in the driveway), and an RPA buffer reduction (100 feet to 50 feet) from the department of transportation and environmental services as an administrative approval.

Section 2. That the director of planning and community development be, and he hereby is, directed to record the foregoing amendment on the said map.

Section 3. That Sheet No. 60.02 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective upon the date at the time of its final passage.

PATRICIA S. TICER  
Mayor

Attachments: Rezoning Sketch Plan

Final Passage: June 28, 1994

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



