

ORDINANCE NO. 3768

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 3110 Mount Vernon Avenue from the RC/Residential High zone to the CRMU-M/Commercial Residential Mixed Use-Medium zone, with proffer (RZ No. 94-009), and by rezoning the properties at 3699 Russell Road and 3200 Mount Vernon Avenue from the POS/Public Open Space and Community Recreation zone to the RA/Multi-Family zone (RZ No. 94-011), in accordance with the said zoning map amendments heretofore approved by city council.

WHEREAS, the City Council of Alexandria finds and determines that:

1. In Rezoning No. 94-009, an application has been made to rezone the Calvert Apartments at 3110 Mount Vernon Avenue (Zoning Map and Tax Map Parcel No. 15.04-07-08) from the RC/Residential High zone to the CRUM-M/Commercial Residential Mixed Use-Medium zone, with proffer.

2. In Rezoning No. 94-011, the planning commission on its own motion has initiated the rezoning of a portion of the properties at 3699 Russell Road and 3200 Mount Vernon Avenue, formerly used as railroad right-of-way, from the POS/Public Open Space and Community Recreation zone to the RA/Multi-Family zone in order to make a technical correction to the Zoning Map.

3. The said rezonings are consistent with the 1992 Master Plan for the City of Alexandria, Virginia, as amended.

4. 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. 15.04 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 hereinafter described:

3110 Mount Vernon (Zoning Map and Tax Map Parcel No. 15.04-07-08), containing approximately 3.42 acres of land area, as shown on the Sketch Plan entitled "RZ #94-009," dated October 4, 1994, attached hereto and incorporated herein by reference.

From: RC/Residential High zone
To: CRMU-M/Commercial Residential Mixed Use-Medium zone

Subject, however, to the following proffer:

The RC Zone regulations shall apply to the above-described property, except that up to 16,142 net square feet of space fronting on Mount Vernon Avenue may have the following CRMU-M uses: (1) without a special use permit: (a) business and professional office, (b) medical office, (c) personal service establishment, and (d) retail shopping establishment; (2) with a special use permit: (a) amusement enterprise, (b) convenience store, (c) day care center, (d) health and athletic club, (e) private school, academic or commercial, and (f) restaurant.

Section 2. That Sheet No. 15.01 and Sheet No. 15.04 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 properties hereinafter described:

3699 Russell Road (Zoning Map and Tax Map Parcel No. 15.01-08-08) and 3200 Mount Vernon Avenue (Zoning Map and Tax Map Parcel No. 15.04-01-13), as shown on the Sketch Plan entitled "RZ #94-011," dated October 4, 1994, attached hereto and incorporated herein by reference.

From: POS/Public Open Space and Community
Recreation zone
To: RA/Multi-Family zone

Section 3. That the director of planning and zoning be, and he hereby is, directed to record the foregoing amendments on the said maps.

Section 4. That Sheet No. 15.01 and Sheet No. 15.04 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.

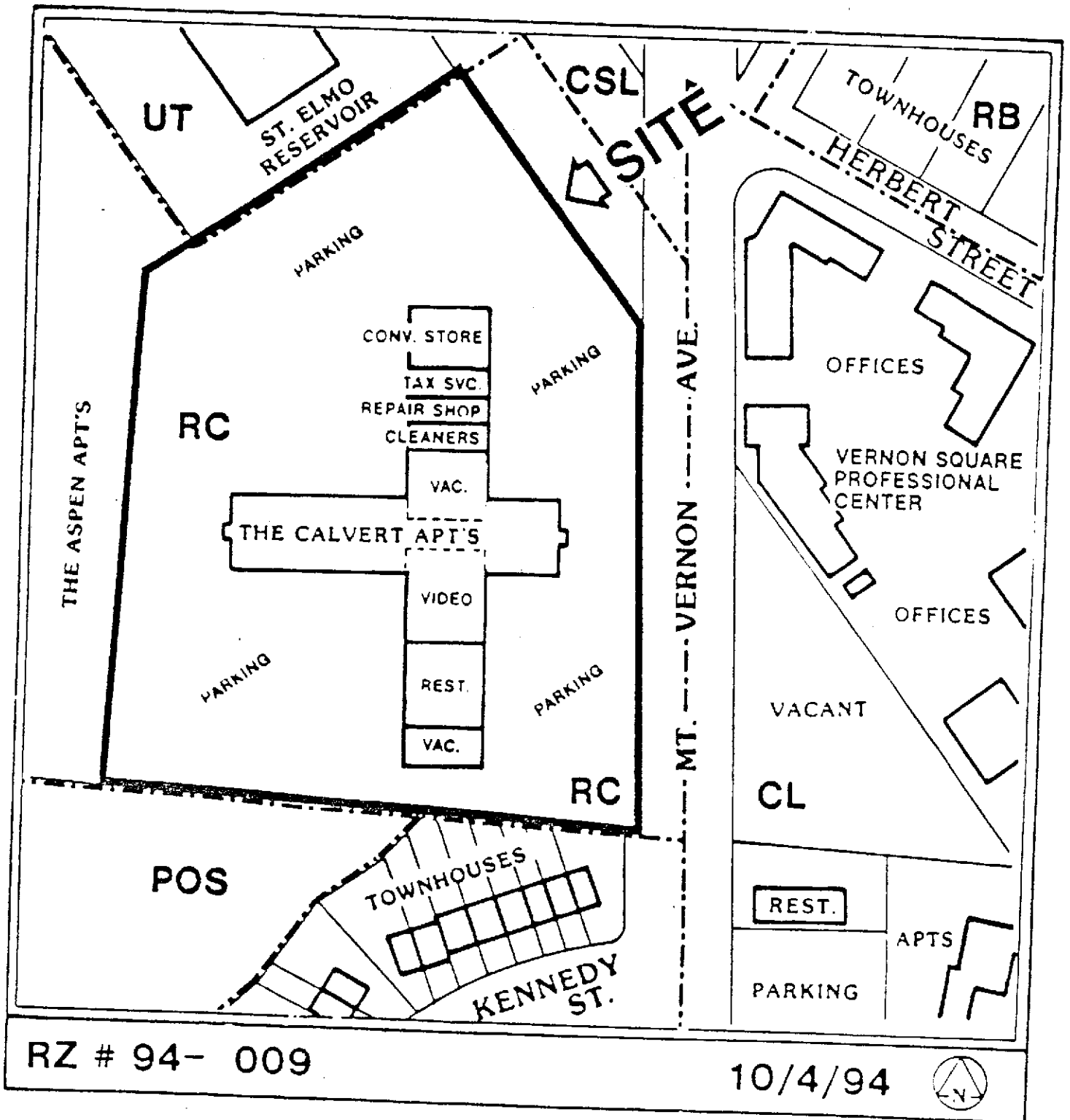
Section 5. That this ordinance shall become effective upon the date and at the time of its final passage.

PATRICIA S. TICER
Mayor

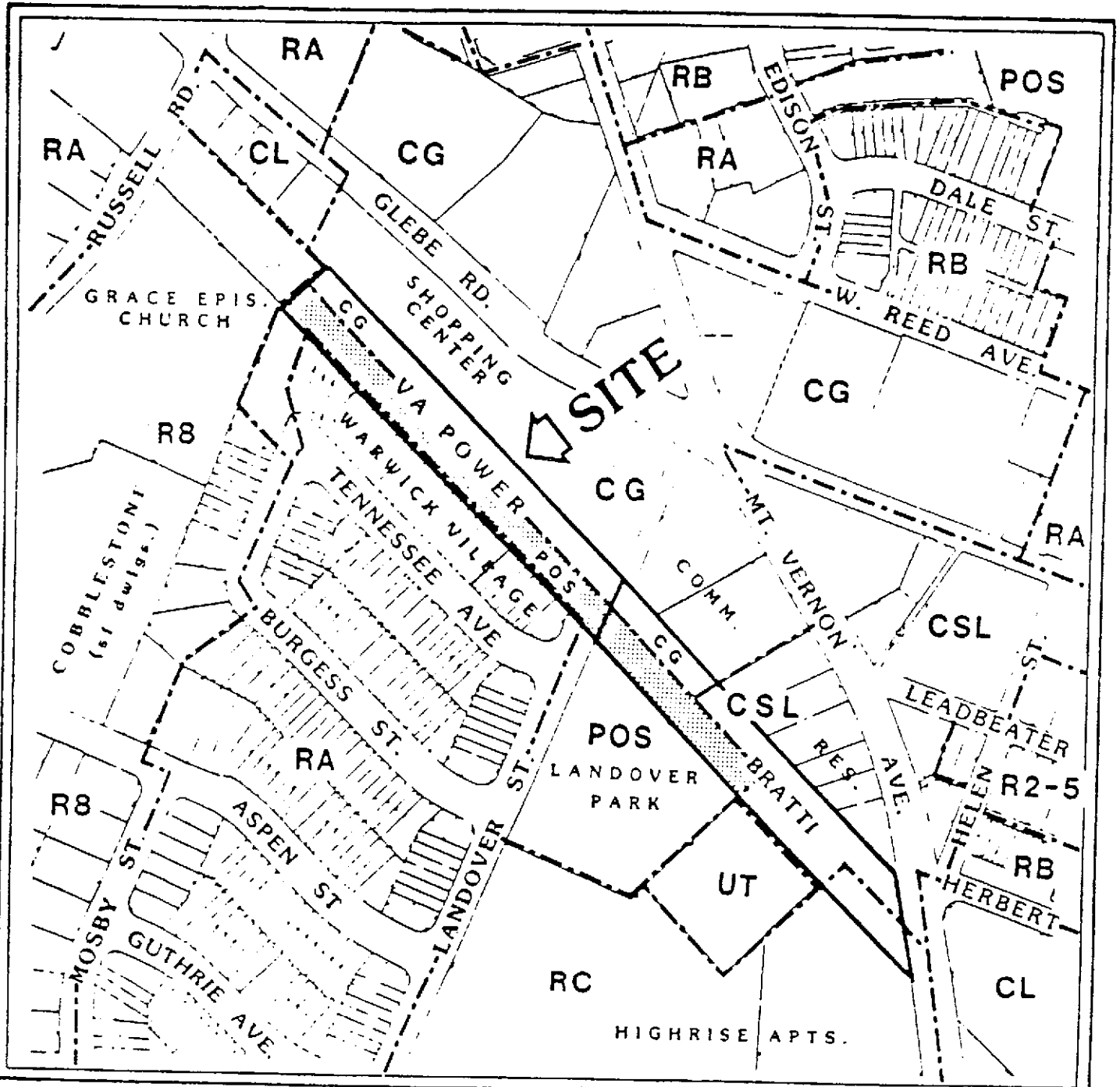
Attachments: Rezoning Sketch Plans

Final Passage: December 17, 1994

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



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



RZ # 94-011

10/4/94



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