

ORDINANCE NO. 3780

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 91 South Early Street and 3681 Wheeler Avenue by repealing existing proffers and adopting a new proffer (RZ No. 94-0005), in accordance with the said zoning map amendment heretofore approved by city council.

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

1. An application has been made to amend the zoning of the property known as 91 South Early Street (Zoning Map and Tax Map Parcel No. 60.04-01-04) and 3681 Wheeler Avenue (Zoning Map and Tax Map Parcel No. 60.04-01-05) by repealing the existing proffers applicable to these properties and by adopting a new proffer;

2. 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. 60.04 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:

91 South Early Street (Zoning Map and Tax Map Parcel No. 60.04-01-04), containing approximately .383 acre of land area, and 3681 Wheeler Avenue (Zoning Map and Tax Map Parcel No. 60.04-01-05), containing approximately .85 acre of land area, as shown on the sketch plan entitled "RZ No. 94-005," dated December 6, 1994, attached hereto and incorporated herein by reference.

FROM: The proffered industrial zoning adopted by Ordinance No. 3169, on December 13, 1986, and Ordinance No. 3474, on October 13, 1990, which zoning is hereby repealed.

TO: The CSL/Commercial Service Low Zone adopted as part of the comprehensive rezoning in 1992.

Subject, however, to the following proffer:

Prior to final approval of a site plan for this property, the owner shall request a vacation of the public right-of-way land located between Wheeler Avenue and the applicant's property line (Parcel 60.04-01-05). Such application shall include at a minimum all of the public land along the entire frontage of Parcel 60.04-01-05 between Wheeler Avenue as constructed on the applicant's property line. In making this proffer, the applicant does not intend that approval of a final site plan be contingent upon the granting of a vacation, but rather that approval of the vacation must be diligently pursued in good faith.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the "Official Zoning Map, Alexandria, Virginia."

Section 3. That Sheet No. 60.04 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 and at the time of its final passage.

PATRICIA S. TICER
Mayor

Attachment: Rezoning Sketch Plan No. 94-0005

Final Passage: February 25, 1995

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



