

ORDINANCE NO. 3790

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 520 North Fayette Street from CRMU-M/Commercial Residential Mixed Use-Medium to CRMU-H/Commercial Residential Mixed Use-High with proffer (RZ No. 94-009), by rezoning the property at 621 North Payne Street from CRMU-M/Commercial Residential Mixed Use-Medium to CRMU-H/Commercial Residential Mixed Use-High with proffer (RZ No. 94-011), by rezoning the property at 3518-3520 Duke Street from CL/Commercial Low to CRMU-H/Commercial Residential Mixed Use-High with proffers (RZ No. 94-012), by rezoning the property at 413 North Lee Street from RM/Townhouse zone to CD/Commercial Downtown zone (RZ No. 94-013), by rezoning a portion of the property at 5500 Sanger Avenue and 5517 North Morgan Street from POS/Public Open Space and Community Recreation to CDD/Coordinated Development District No. 4 (Winkler Tract) (RZ No. 94-014), and by rezoning the property at 4401 West Braddock Road from R-8/Single Family to POS/Public Open Space and Community Recreation (RZ No. 94-015), in accordance with the said zoning map amendments heretofore approved by city council.

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

1. In RZ No. 94-009, an application has been made to amend the zoning of the property at 520 North Fayette Street (Zoning Map and Tax Map Parcel No. 64.01-02-14) from CRMU-M/Commercial Residential Mixed Use-Medium to CRMU-H/Commercial Residential Mixed Use-High with proffer.

2. In RZ No. 94-011, an application has been made to amend the zoning of the property at 621 North Payne Street (Zoning Map and Tax Map Parcel No. 54.03-05-01) from CRMU-M/Commercial Residential Mixed Use-Medium to CRMU-H/Commercial Residential Mixed Use-High with proffer.

3. In RZ No. 94-012, an application has been made to amend the zoning of the property at 3518-3520 Duke Street (Zoning Map and Tax Map Parcel No. 61.03-02-01) from CL/Commercial Low to CRMU-H/Commercial Residential Mixed Use-High with proffers.

4. In RZ No. 94-013, the planning commission initiated on its own motion a technical correction to the zoning map to rezone the property at 413 North Lee Street (Zoning Map and Tax Map Parcel No. 65.01-03-1.01) from RM/Townhouse to CD/Commercial Downtown.

5. In RZ No. 94-014, the planning commission initiated on its own motion a technical correction to the zoning map to amend the zoning of a portion of the property at 5500 Sanger Avenue and 5517 North Morgan Street from POS/Public Open Space

and Community Recreation to CDD/Coordinated Development District No. 4 (Winkler Tract).

6. In RZ No. 94-015, the planning commission initiated on its own motion a technical amendment to the zoning map to amend the zoning of the property at 4401 West Braddock Road (Zoning Map and Tax Map Parcel No. 20.00-02-08) from R-8/Single Family to POS/Public Open Space and Community Recreation.

7. The said rezonings are in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended.

8. 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. 64.01 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 hereinafter described:

520 North Fayette Street (Zoning Map and Tax Map Parcel No. 64.01-02-14), containing approximately 1.9 acres of land area, as shown on the sketch plan entitled "REZ No. 94-009," dated February 7, 1995, attached hereto and incorporated herein by reference.

FROM: CRMU-M/Commercial Residential Mixed Use-Medium Zone

TO: CRMU-H/Commercial Residential Mixed Use-High Zone

Subject, however, to the following proffer:

Development without a special use permit shall be limited to that which is permitted by-right in the CRMU-M/Commercial Residential Mixed Use-Medium Zone.

Section 2. That Sheet No. 54.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

621 North Payne Street (Zoning Map and Tax Map Parcel No. 54.03-05-01), containing approximately 2 acres of land area, as shown on the sketch plan entitled "REZ No. 94-011," dated February 7,

1995, attached hereto and incorporated herein by reference.

FROM: CRMU-M/Commercial Residential Mixed Use-Medium Zone

TO: CRMU-H/Commercial Residential Mixed Use-High Zone

Subject, however, to the following proffer:

Development without a special use permit shall be limited to that which is permitted by-right in the CRMU-M/Commercial Residential Mixed Use-Medium Zone.

Section 3. That Sheet No. 61.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

3518-3520 Duke Street (Zoning Map and Tax Map Parcel No. 61.03-02-01), containing approximately 1.9 acres of land area, as shown on the sketch plan entitled "REZ No. 94-012," dated February 7, 1995, attached hereto and incorporated herein by reference.

FROM: CL/Commercial Low Zone

TO: CRMU-H/Commercial Residential Mixed Use-High Zone

Subject, however, to the following proffers:

The proposed zone shall be limited as follows: (1) development which is allowed in the RCX/Medium Density Apartment Zone, provided that there shall be a maximum residential density of 40 dwelling units per acre, with a height limit of 35 feet without a special use permit and 45 feet with a special use permit; or (2) a free-standing restaurant subject to the CL/Commercial Low Zone regulations.

The owner will not ask for a waiver of the 40 percent open space requirement on the above referenced property.

Section 4. That Sheet No. 65.01 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 hereinafter described:

413 North Lee Street (Zoning Map and Tax Map Parcel No. 65.01-03-1.01), as shown on the sketch plan entitled "REZ No. 94-013," dated February 7, 1995, attached hereto and incorporated herein by reference.

FROM: RM/Townhouse Zone

TO: CD/Commercial Downtown Zone

Section 5. That Sheet No. 28.00 and Sheet No. 29.00 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby are, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

A portion of 5500 Sanger Avenue (part of Zoning Map and Tax Map Parcel No. 29.00-01-07) and 5517 North Morgan Street (Zoning Map and Tax Map Parcel No. 28.00-05-36), as shown on the sketch plan entitled "REZ No. 94-014," dated February 7, 1995, attached hereto and incorporated herein by reference.

FROM: POS/Public Open Space and Community Recreation Zone

TO: CDD/Coordinated Development District No. 4 (Winkler Tract)

Section 6. That Sheet No. 20.00 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 hereinafter described:

4401 West Braddock Road (Zoning Map and Tax Map Parcel No. 20.00-02-08), as shown on the sketch plan entitled "REZ No. 94-015," dated February 7, 1995, attached hereto and incorporated herein by reference.

FROM: R-8/Single Family Zone

TO: POS/Public Open Space and Community Recreation Zone

Section 7. That the director of planning and zoning be, and he hereby is, directed to record the foregoing amendments on the "Official Zoning Map of Alexandria, Virginia."

Section 8. That Sheet Nos. 20.00, 28.00, 29.00, 54.03, 61.03, 64.01 and 65.01 of the "Official Zoning Map of Alexandria, Virginia," as amended by this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

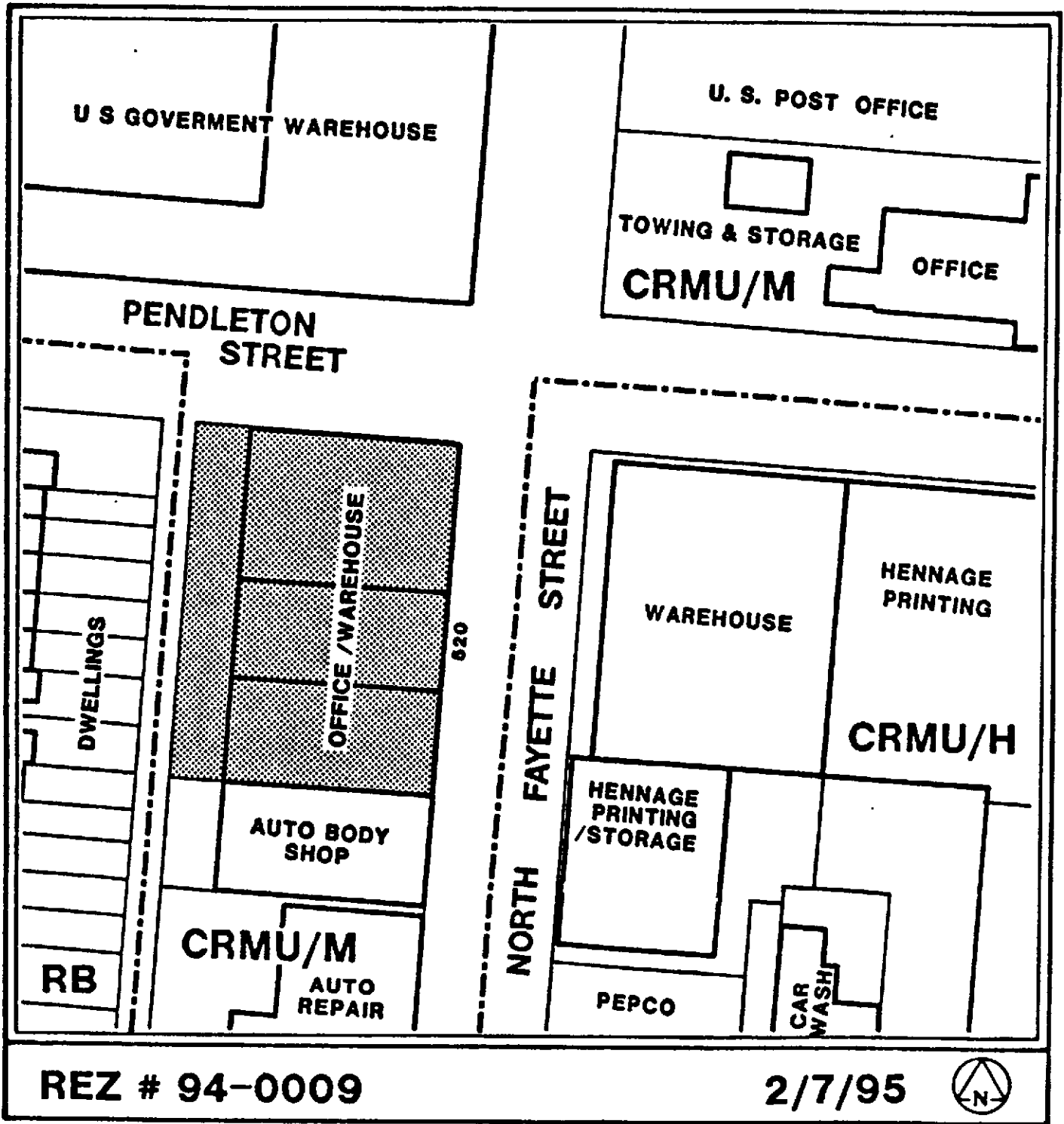
Section 9. That this ordinance shall become effective upon the date and at the time of its final passage.

PATRICIA S. TICER
Mayor

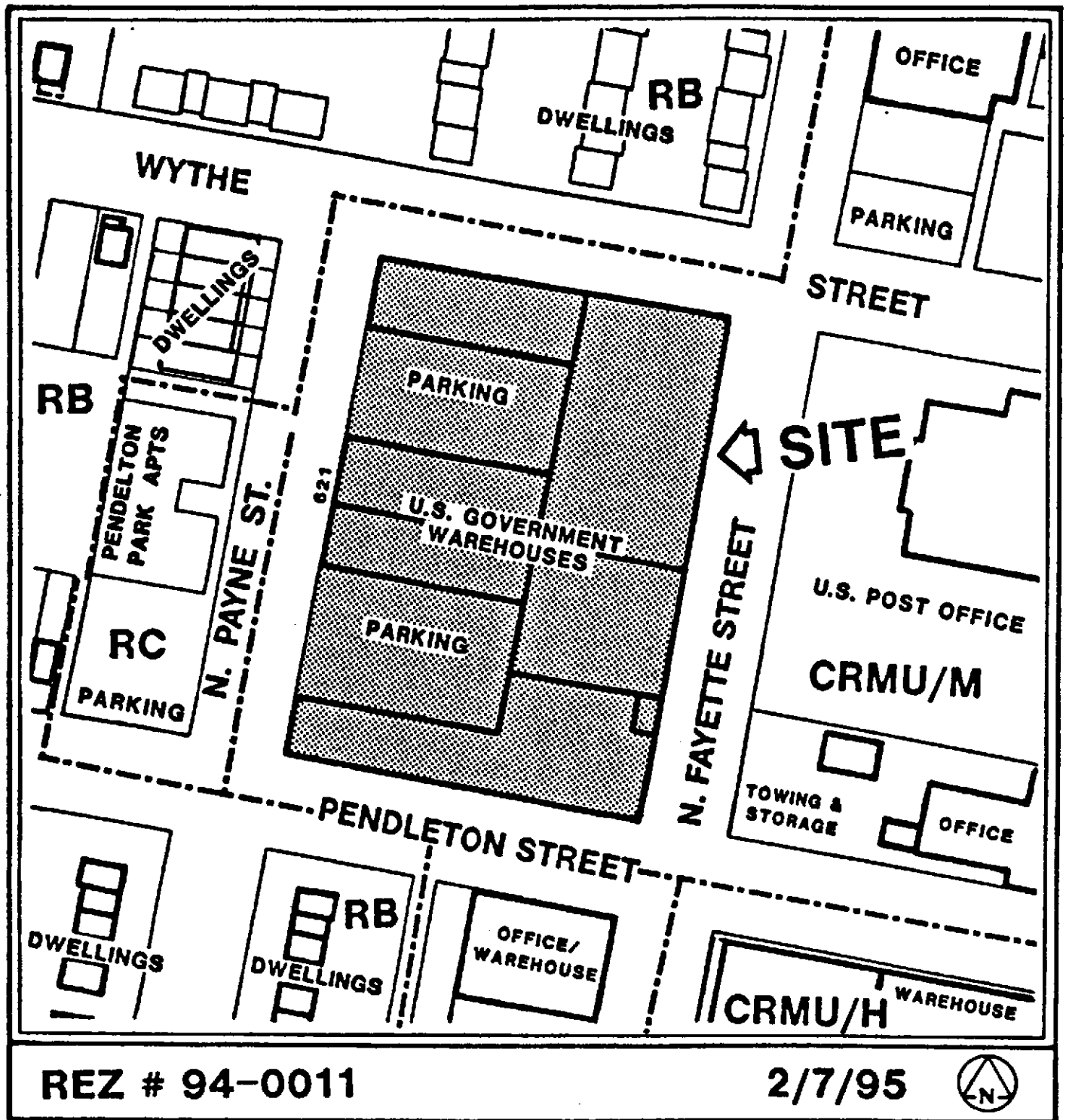
Attachment: Rezoning Sketch Plans

Final Passage: April 22, 1995

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



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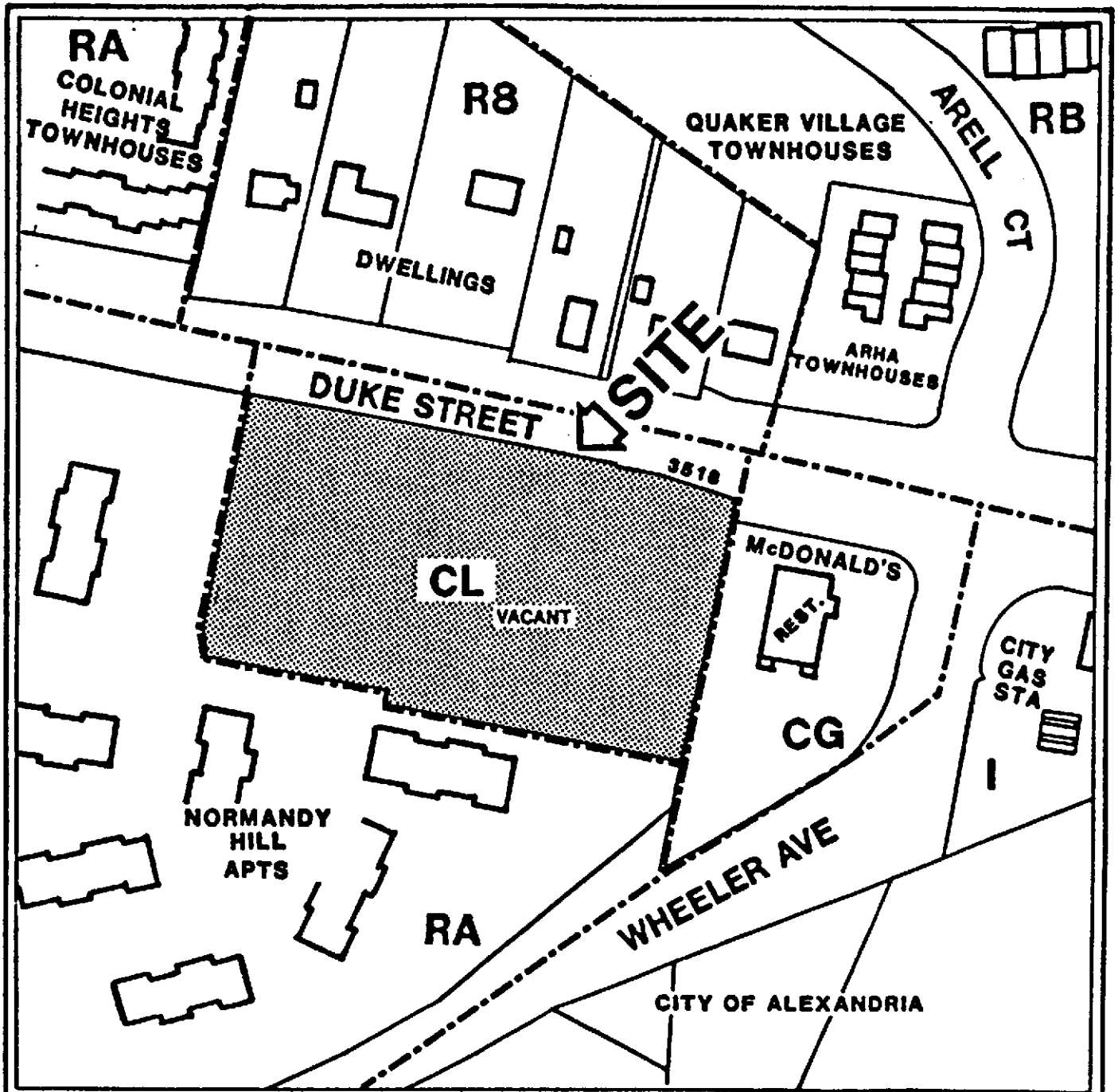


REZ # 94-0011

2/7/95



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

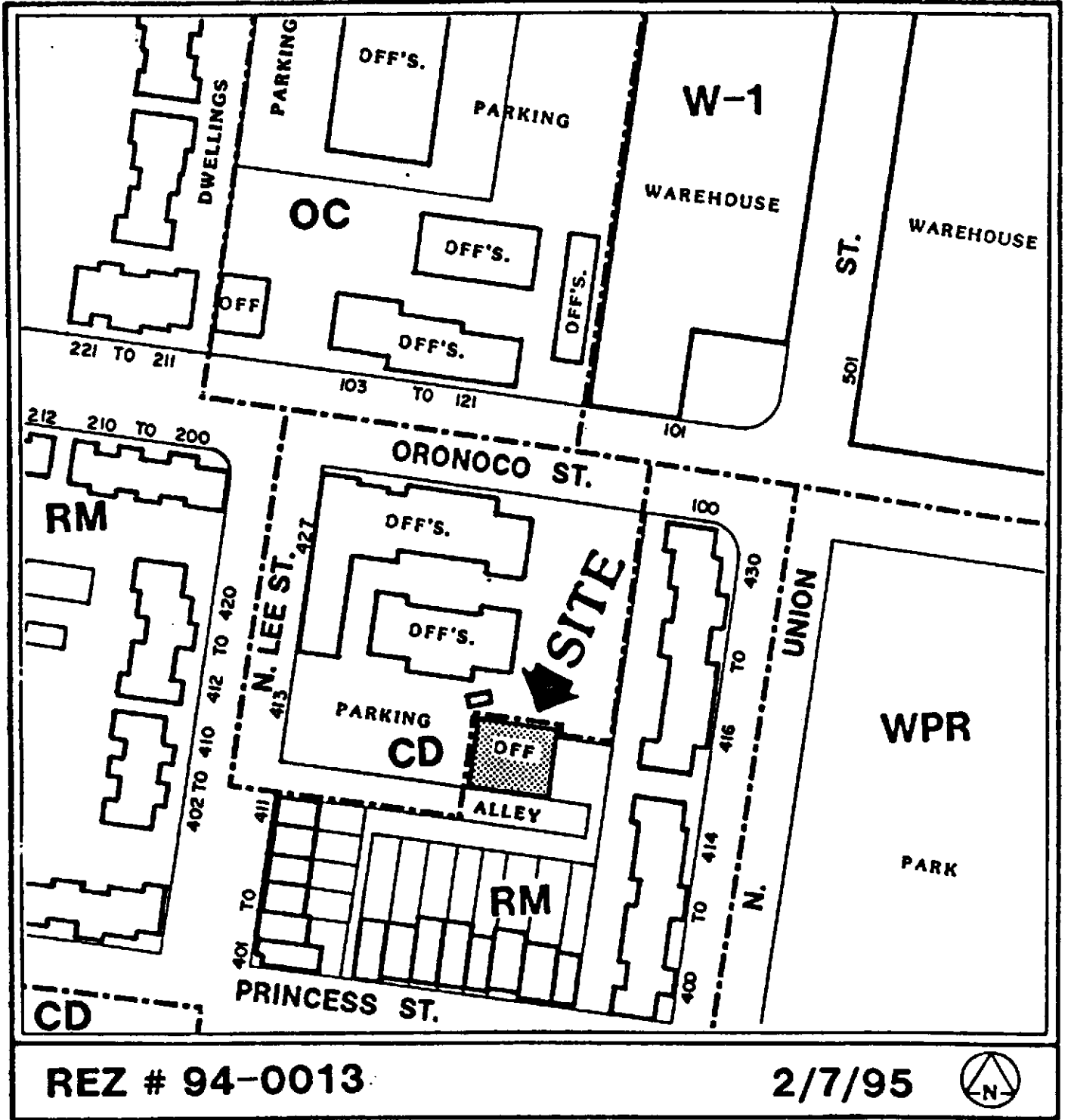


REZ # 94-0012

2/7/95



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

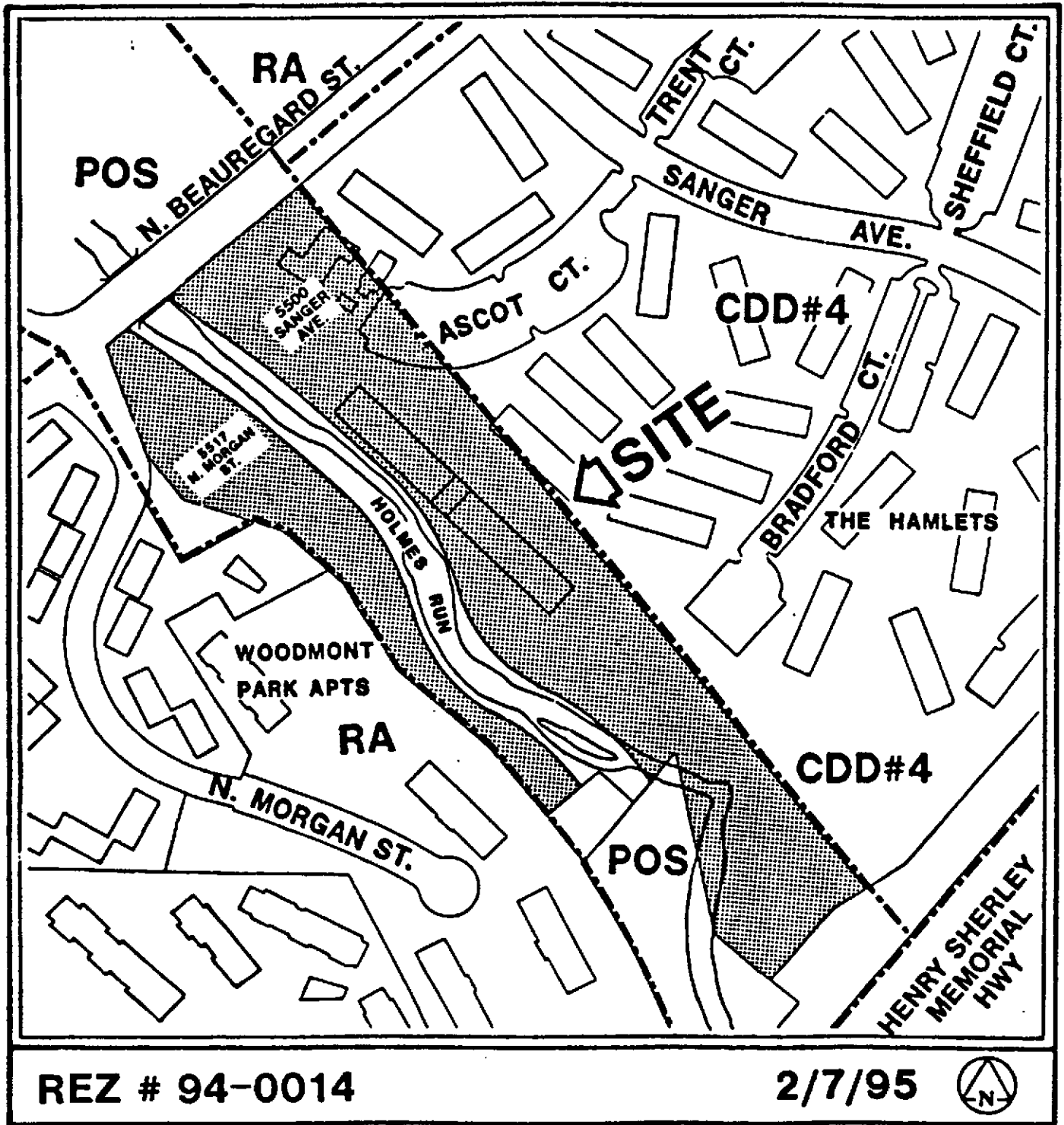


REZ # 94-0013

2/7/95



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



REZ # 94-0014

2/7/95



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

