

ORDINANCE NO. 3806

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 1200 North Pitt Street from CO/Commercial Office, with proffers, to CDX/Commercial Downtown (Old Town North), with proffer (RZ No. 94-007), and by rezoning the property at 3200-3306 Mount Vernon Avenue from CSL/Commercial Service Low, CG/Commercial General and RC/Residential High, with proffers, to RA/Residential Multi-Family, with proffer (RZ No. 94-008), all 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. 94-007, an application has been made to amend the zoning of the property at 1200 North Pitt Street (Zoning Map and Tax Map Parcel Nos. 45.03-01-8, 45.03-01-9 and 45.03-01-05 (partial)) from CO/Commercial Office with proffers, to CDX/Commercial Downtown (Old Town North) with proffer;

2. In RZ No. 94-008, an application has been made to amend the zoning of the property at 3200-3306 Mount Vernon Avenue (Zoning Map and Tax Map Parcel Nos. 15.04-01-05, 15.04-01-06, 15.04-01-07 and 15.04-01-13 (partial)) from CSL/Commercial Service Low, CG/Commercial General and RC/Residential High subject to proffers, to RA/Residential Multi-Family with proffer;

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

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. 45.03 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:

1200 North Pitt Street (Zoning Map and Tax Map Parcel Nos. 45.03-01-8, 45.03-01-9 and 45.03-01-05 (partial)), containing approximately .092 acre of land area, as shown on the sketch plan entitled "RZ No. 94-007," dated May 2, 1995, attached hereto and incorporated herein by reference.

FROM: CO/Commercial Office subject to the proffers adopted by Ordinance No. 2956 on

June 27, 1984, which proffers are hereby repealed as to the hereinabove described property.

TO: CDX/Commercial Downtown (Old Town North) Zone.

Subject, however, to the following proffer:

Development of the property shall be in accordance with the development plan for a 20 unit townhouse development submitted as Special Use Permit No. 94-383, as approved by the Alexandria City Council, and as may be modified pursuant to the City of Alexandria Zoning Ordinance.

Section 2. 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:

3200-3306 Mount Vernon Avenue (Zoning Map and Tax Map Parcel Nos. 15.04-01-05, 15.04-01-06, 15.04-01-07 and 15.04-01-13 (partial)), containing approximately 1.9739 acre of land area, as shown on the sketch plan entitled "RZ No. 94-008," dated May 2, 1995, attached hereto and incorporated herein by reference.

FROM: CSL/Commercial Service Low, CG/Commercial General and RC/Residential High, subject to the proffers adopted by Ordinance No. 3194, on April 11, 1987, which proffers are hereby repealed as to the herein above described property.

TO: RA/Residential Multi-Family Zone.

Subject, however, to the following proffer:

The provisions of the zone transition setback established by Section 7-902 of the City of Alexandria Zoning Ordinance, insofar as the same apply to lots adjacent to the hereinabove described property, are waived in their entirety.

Section 3. 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 4. That Sheet Nos. 45.03 and 15.04 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.

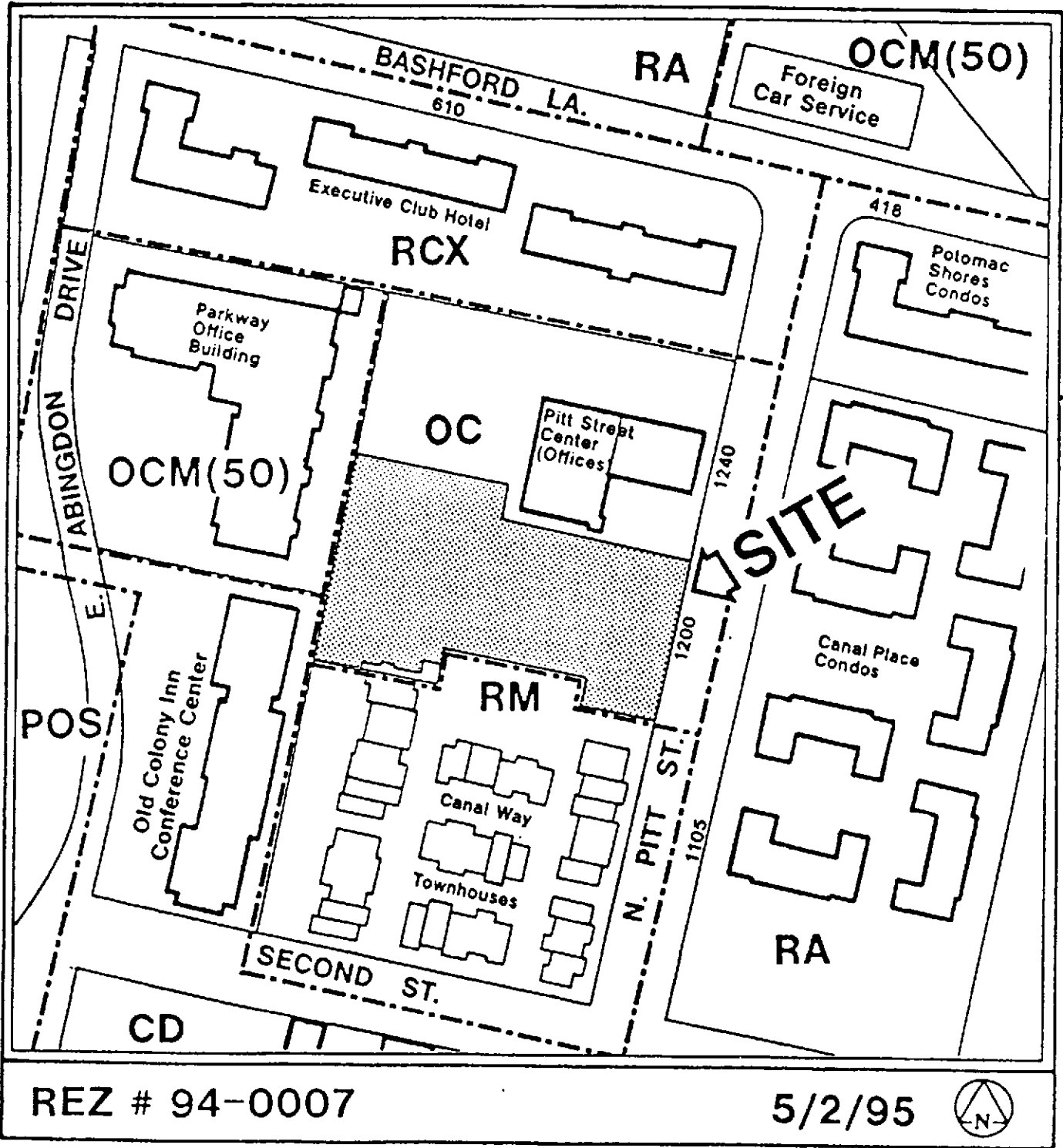
Section 5. That this ordinance shall become effective upon the date and at the time of its final passage.

PATRICIA S. TICER
Mayor

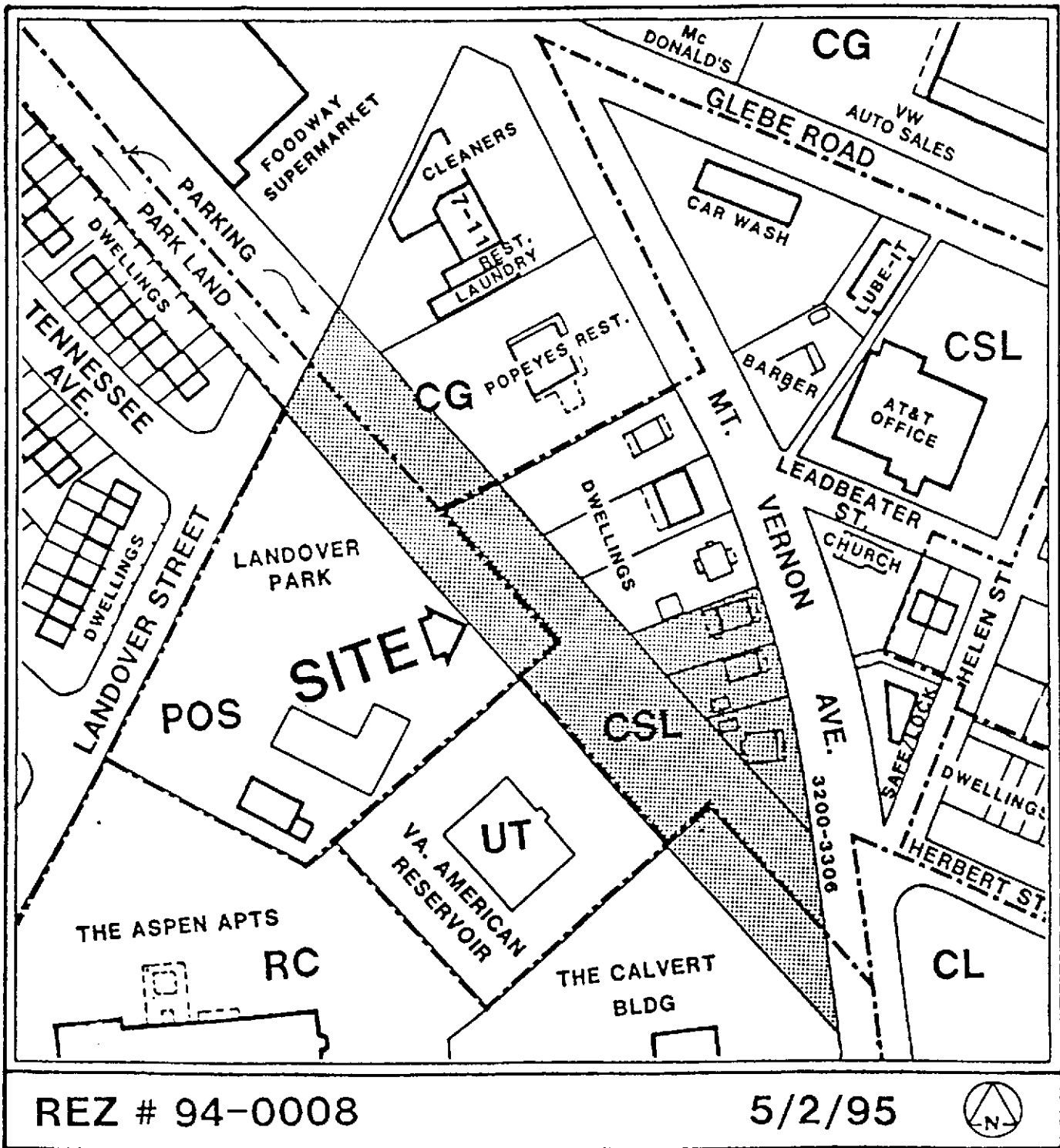
Attachment: Rezoning Sketch Plans

Final Passage: June 17, 1995

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



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REZ # 94-0008

5/2/95



