

ORDINANCE NO. 3880

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 2425 Mill Road, 2000 Eisenhower Avenue and 300-315 Hooff's Run Drive (Hoffman site) from OCH/Office Commercial High and CDD-1/Coordinated Development District-Duke Street to CDD-2/Coordinated Development District-Eisenhower Avenue (RZ No. 96-004), by rezoning the property at the rear of 5001 Eisenhower Avenue (Tauber site) from UT/Utility and Transportation and OCH/Office Commercial High to OCM-100/Office Commercial Medium, with proffer (RZ No. 96-002), and by rezoning the property at the southwest corner of Duke and Henry Streets (Norfolk Southern site) from OC/Office Commercial, RA/Residential Multifamily and RB/Residential Townhouse to CRMU-L/Commercial-Residential Mixed Use-Low, with proffer (RZ No. 96-005), 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. 96-004, an application has been made to amend the zoning of the property at 2425 Mill Road, 2000 Eisenhower Avenue and 300-315 Hooff's Run Drive (Hoffman site) from OCH/Office Commercial High and CDD-1/Coordinated Development District-Duke Street to CDD-2/Coordinated Development District-Eisenhower Avenue;

2. In RZ No. 96-002, an application has been made to amend the zoning of the property at the rear of 5001 Eisenhower Avenue (Tauber site) from UT/Utility and Transportation and OCH/Office Commercial High to OCM-100/Office Commercial Medium, with proffer;

3. In RZ No. 96-005, an application has been made to amend the zoning of the property at the southwest corner of Duke and Henry Streets (Norfolk Southern site) from OC/Office Commercial, RA/Residential Multi-family and RB/Residential Townhouse to CRMU-L/Commercial-Residential Mixed Use-Low, with proffer;

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

5. 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. 72.00 and Sheet No. 79.00 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:

2425 Mill Road, 2000 Eisenhower Avenue and 300-315 Hooff's Run Drive (Zoning Map and Tax Map Parcel Nos. 72.00-04-05 and 79.00-01-01), containing approximately 15.7 acres of land area, as shown on the sketch plan entitled "REZ #96-0004," dated June 4, 1996, attached hereto and incorporated herein by reference.

FROM: OCH/Office Commercial High and CDD-1/  
Coordinated Development District-Duke  
Street

TO: CDD-2/Coordinated Development District-  
Eisenhower Avenue.

Section 2. That Sheet Nos. 67.00, 68.00, and 69.00 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:

Rear of 5001 Eisenhower Avenue, as shown on Sheets 1, 2 and 3 of that plat entitled "Rezoning Plat, part of Parcel 501, being the property of Lazelo N. Tauber, M.D., Trustee," dated February 29, 1996, attached hereto and incorporated herein by reference, containing approximately 17.5 acres of land area, as shown on the sketch plan entitled "REZ #96-0002," dated June 4, 1996, attached hereto and incorporated herein by reference.

FROM: UT/Utilities and Transportation and  
OCH/Office Commercial High

TO: OCM-100/Office Commercial Medium Zone.

Subject, however, to the following proffer:

In the event LNT Associates is not the successful bidder on the United States Patent Office Project, the zoning of the property will revert to the prior zoning categories.

Section 3. That Sheet No. 74.03 and Sheet No. 74.04 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 property hereinafter described:

The property at the southwest corner of Duke and Henry Streets (Zoning Map and Tax Map Parcel Nos. 74.03-01-03, 74.03-02-01, 74.03-07-01 and 74.04-03-03), containing approximately 11.6 acres of land area, as shown on the sketch plan entitled "REZ #96-0005," dated June 4, 1996, attached hereto and incorporated herein by reference.

FROM: OC/Office Commercial, RA/Residential Multi-family and RB/Residential Townhouse

TO: CRMU-L/Commercial-Residential Mixed Use-Low Zone.

Subject, however, to the following proffer:

The development of the subject property shall occur in substantial conformance with the final approved development plan proposed as Special Use Permit No. 96-0056.

Section 4. 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."

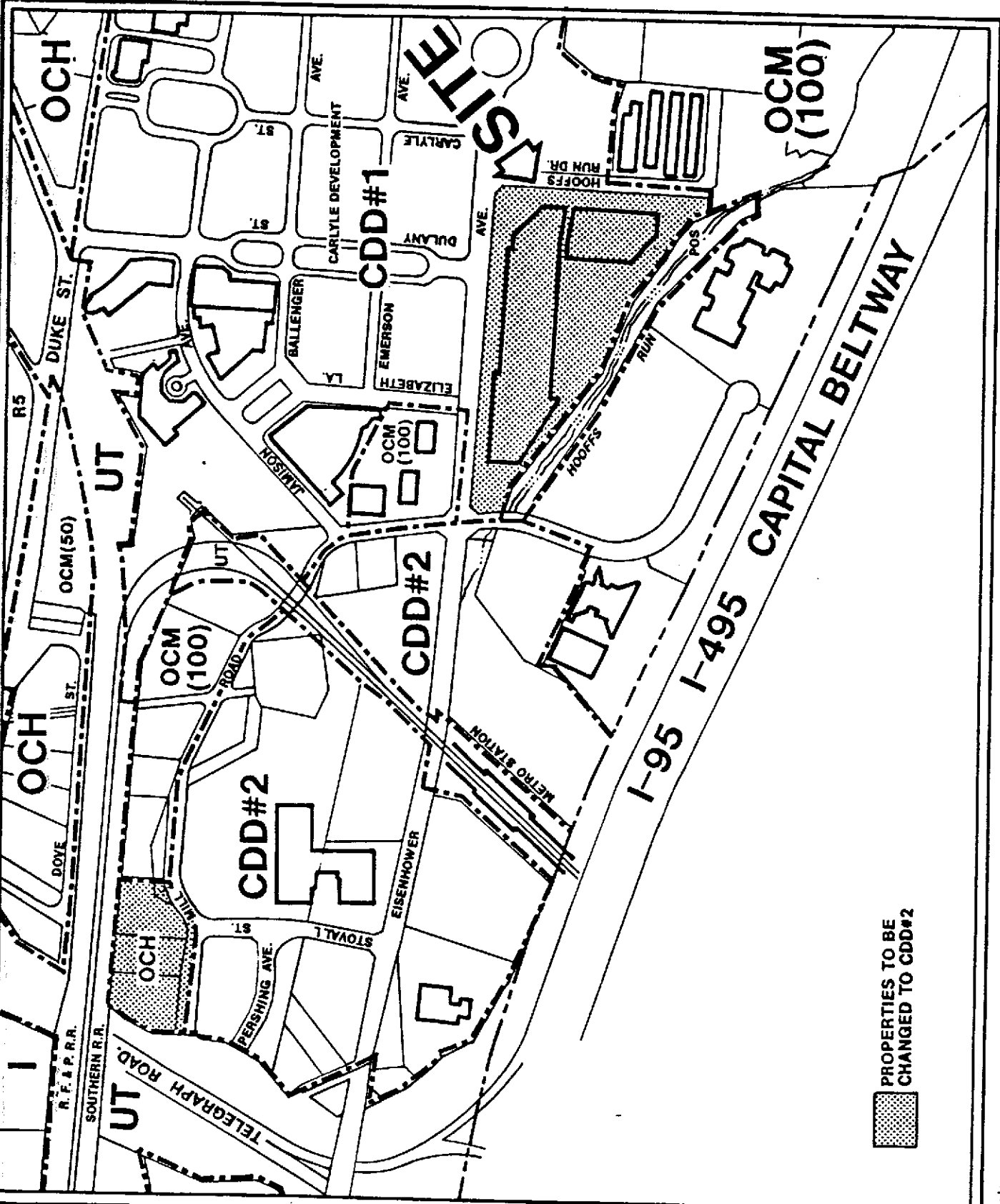
Section 5. That Sheet Nos. 67.00, 68.00, 69.00, 72.00, 74.03, 74.04 and 79.00 of the "Official Zoning Map of Alexandria, Virginia," as amended by this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

KERRY J. DONLEY  
Mayor

Attachments: Rezoning Sketch Plans and Rezoning Plat

Final Passage: June 25, 1996

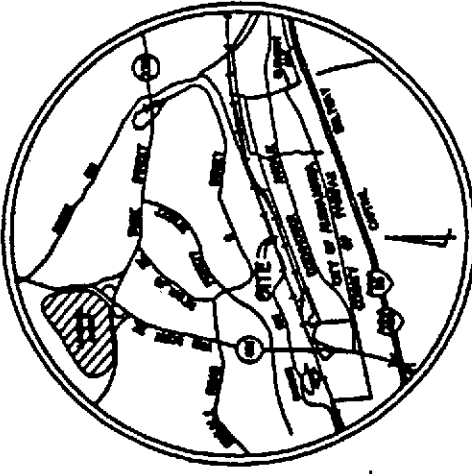


REZ # 96-0004

6/4/96



(Not to Scale)



VICINITY MAP

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ALEXANDRIA ASSESSMENT MAP NO. 7420, 6740, 6800 & 6850 AND IS ZONED OCM(100) & UT.
2. THE PROPERTY IS CURRENTLY IN THE NAME OF LASZLO N. TAUBER M.D., TRUSTEE RECORDED IN DEED BOOK AT PAGE AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. NO TITLE REPORT FURNISHED.

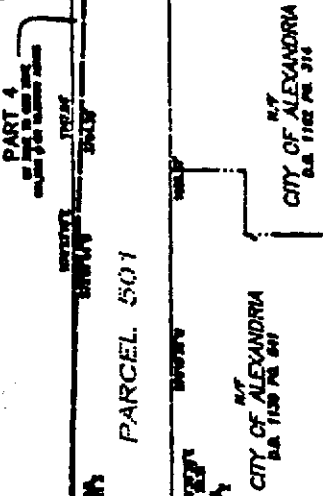
S. VAN DORN STREET ROUTE 2013  
(General Note)

SOUTHERN RAILWAY

METRO ROAD

PARCEL 500

PARCEL 501



PART 3  
1.27 ACRES  
S.E. 1/4 OF SECTION 16, TOWNSHIP 10N, RANGE 12E, DISTRICT OF COLUMBIA

PART 4  
1.27 ACRES  
S.E. 1/4 OF SECTION 16, TOWNSHIP 10N, RANGE 12E, DISTRICT OF COLUMBIA

PART 2  
1.27 ACRES  
S.E. 1/4 OF SECTION 16, TOWNSHIP 10N, RANGE 12E, DISTRICT OF COLUMBIA

PART 1  
1.27 ACRES  
S.E. 1/4 OF SECTION 16, TOWNSHIP 10N, RANGE 12E, DISTRICT OF COLUMBIA

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY  
D.B. 977 PG. 691

TAVERN SQUARE CORPORATION  
R.L. TRAVERS PARTNERSHIP  
D.B. 280 PG. 312

CITY OF ALEXANDRIA  
D.B. 1150 PG. 641

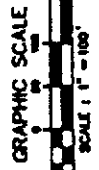
CITY OF ALEXANDRIA  
D.B. 1162 PG. 314

ZONE TABULATION

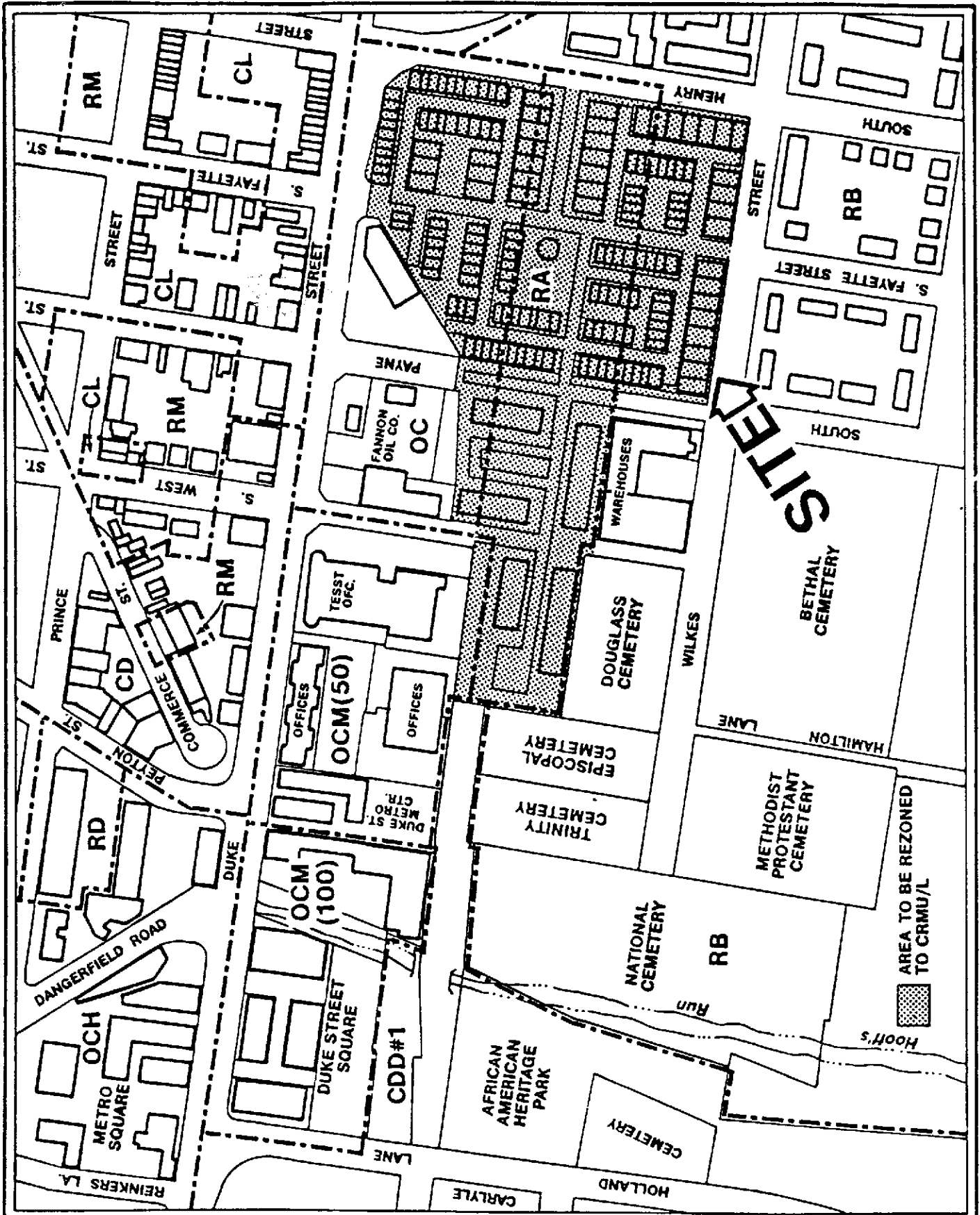
PART 1	34,820.0	OR	6,790.00	ACRES	FROM UT ZONE TO OCM ZONE
PART 2	48,800.0	OR	1,004.00	ACRES	FROM OCM ZONE TO OCM ZONE
PART 3	3,000.0	OR	6,870.04	ACRES	FROM UT ZONE TO OCM ZONE
PART 4	691,200.0	OR	16,970.00	ACRES	FROM UT ZONE TO OCM ZONE
TOTAL	778,220.0	OR	17,764.04	ACRES	

CURVE DATA

STATION	BEARING	ANGLE	CHORD	CHORD BEARING	ARC LENGTH	PIECE POINT
1	N 12° 15' 00" W	121° 45' 00"	100.00	S 12° 15' 00" E	100.00	100.00
2	S 12° 15' 00" E	108° 15' 00"	100.00	N 12° 15' 00" W	100.00	100.00
3	N 12° 15' 00" W	121° 45' 00"	100.00	S 12° 15' 00" E	100.00	100.00
4	S 12° 15' 00" E	108° 15' 00"	100.00	N 12° 15' 00" W	100.00	100.00
5	N 12° 15' 00" W	121° 45' 00"	100.00	S 12° 15' 00" E	100.00	100.00
6	S 12° 15' 00" E	108° 15' 00"	100.00	N 12° 15' 00" W	100.00	100.00
7	N 12° 15' 00" W	121° 45' 00"	100.00	S 12° 15' 00" E	100.00	100.00
8	S 12° 15' 00" E	108° 15' 00"	100.00	N 12° 15' 00" W	100.00	100.00
9	N 12° 15' 00" W	121° 45' 00"	100.00	S 12° 15' 00" E	100.00	100.00
10	S 12° 15' 00" E	108° 15' 00"	100.00	N 12° 15' 00" W	100.00	100.00
11	N 12° 15' 00" W	121° 45' 00"	100.00	S 12° 15' 00" E	100.00	100.00
12	S 12° 15' 00" E	108° 15' 00"	100.00	N 12° 15' 00" W	100.00	100.00
13	N 12° 15' 00" W	121° 45' 00"	100.00	S 12° 15' 00" E	100.00	100.00



REZONING PLAT  
PART OF PARCEL 501  
BEING THE PROPERTY OF  
LASZLO N. TAUBER M.D., TRUSTEE  
DEED BOOK PAGE  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 100' DATE: FEBRUARY 28, 1996

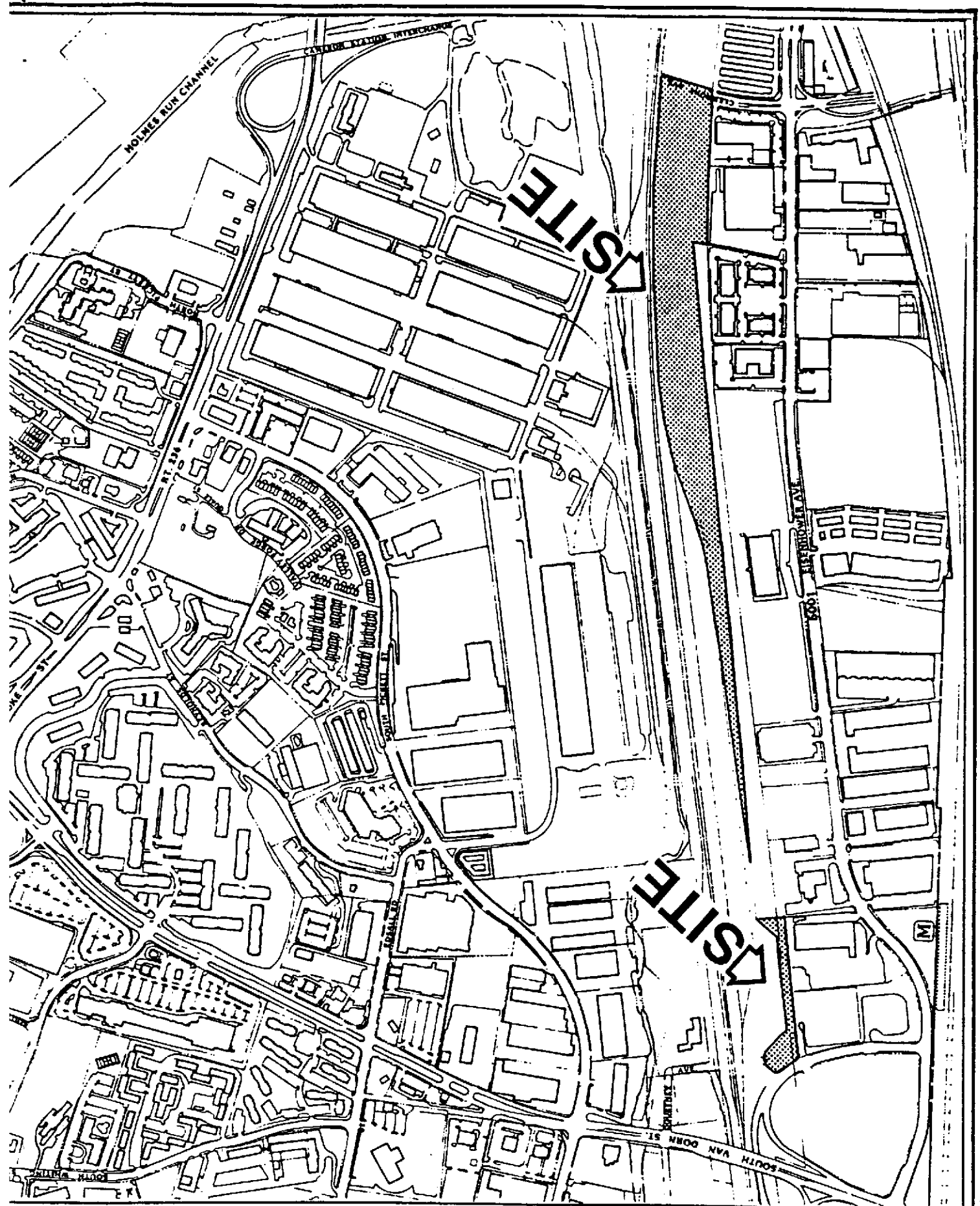


REZ #96-0005

6/4/96



(Not To Scale)



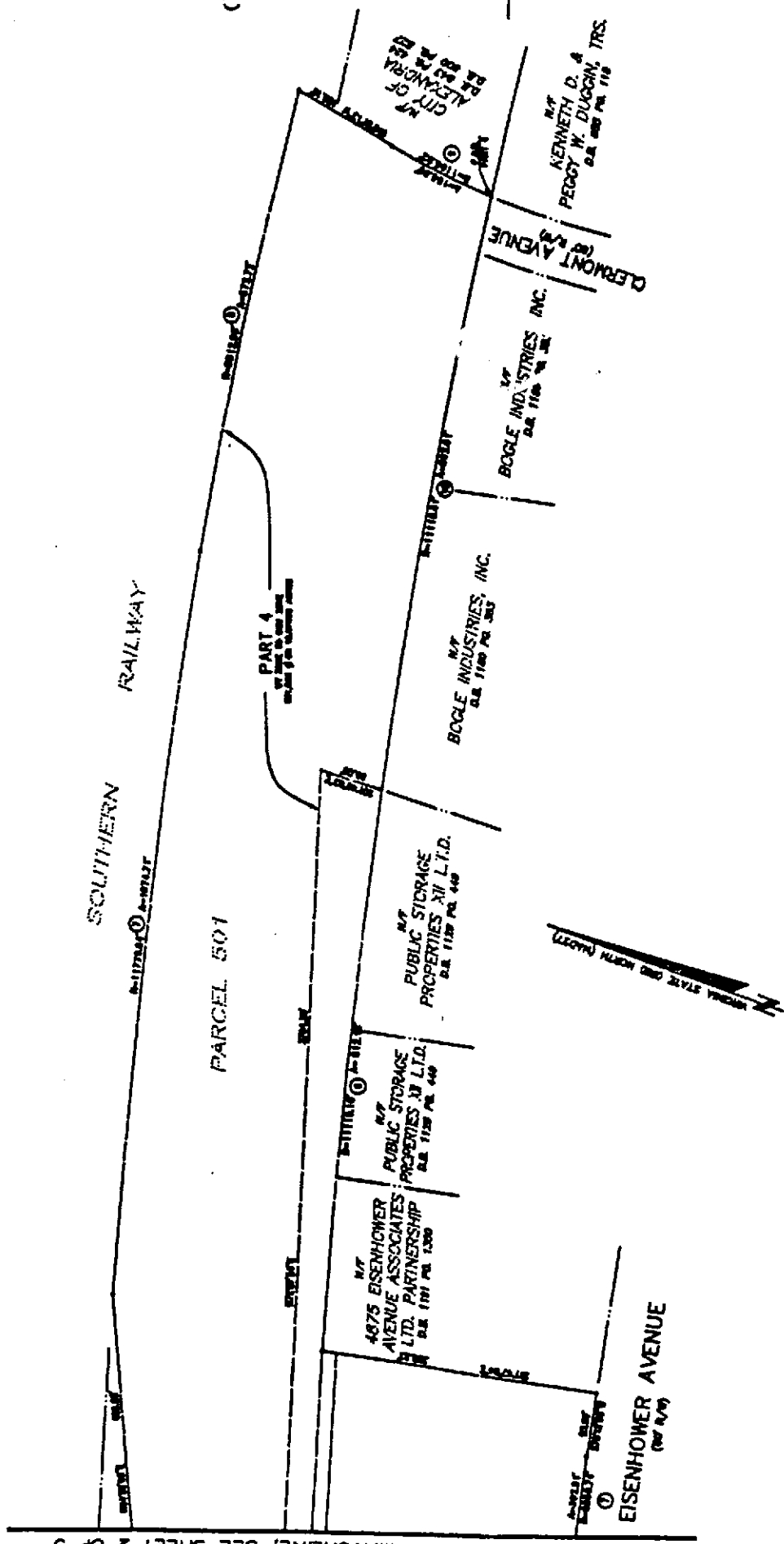
REZ # 96-0002

6/4/96



(Not to Scale)

MATCHLINE, SEE SHEET 2 OF 3



REZONING PLAT  
 PART OF PARCEL 501  
 BEING THE PROPERTY OF  
 LASZLO N. TAUBER M.D., TRUSTEE



DEED BOOK PAGE  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 100' DATE: FEBRUARY 26, 1996  
 Charles F. Johnson & Associates, Inc.  
 1000 EAST MAIN STREET, SUITE 200  
 ALEXANDRIA, VA 22304  
 (703) 546-1100



