

ORDINANCE NO. 4046

AN ORDINANCE to amend and reordain the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to such small area plan chapter as Master Plan Amendment No. 97-0004, and no other amendments; to repeal all provisions of the said small area plan chapter as may be inconsistent with such amendment, and to amend and reordain Sheet No. 59.04 and Sheet No. 60.03 of 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 4500 Wheeler Avenue (ZONING MAP AND TAX MAP PARCEL NOS. 59.04-__-__ and 60.03-__-__) from UT/Utilities and Transportation Zone to I/Industrial Zone (REZ No. 97-0004), in accordance with the said zoning map amendment heretofore approved by city council.

WHEREAS, the City Council finds and determines that:

1. In Master Plan Amendment No. 97-0004, an application has been made to amend the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, by changing the land use designation of the property known as 4500 Wheeler Avenue, from UT/Utilities and Transportation to I/Industrial.

2. In Rezoning No. 97-0004, an application has been made to rezone the property known as 4500 Wheeler Avenue, from UT/Utilities and Transportation Zone to I/Industrial Zone.

3. The said master plan amendment has heretofore been approved by the planning commission and city council, and the said rezoning is in conformity with the 1992 Master Plan of 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 the Land Use Plan Map, Map 13, and Zoning Map, Map 14, of the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, be, and the same hereby are, amended to change the land use and zoning designations of the property known

as 4500 Wheeler Avenue (ZONING MAP AND TAX MAP PARCEL NOS. 59.04-__-__ and 60.03-__-__), from UT/Utilities and Transportation to I/Industrial.

Section 2. That the director of planning and zoning be, and he hereby is, directed to record the foregoing master plan map amendments as part of the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 3. That the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, as amended by this ordinance, be, and hereby is, reordained as part of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 4. That Sheet No. 59.04 and Sheet No. 60.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Rezoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

4500 Wheeler Avenue (Zoning Map and Tax Map Parcel Nos. 59.04-__-__ and 60.03-__-__), all as shown on the sketch plan entitled "REZ #97-0004," dated March 2, 1999, attached hereto and incorporated herein by reference.

FROM: UT/Utilities and Transportation Zone
TO: I/Industrial Zone

Section 5. That Sheet No. 59.04 and Sheet No. 60.03 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 6. That the director of planning and zoning be, and he hereby is, directed to record the foregoing amendment on the said maps.

Section 7. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and the said Clerk of the Circuit Court shall file same among the court records.

Section 8. That this ordinance shall become effective on the date and at the time of its final passage.

KERRY J. DONLEY

Mayor

Attachment: Rezoning Sketch Plan No. 97-0004

Introduction: 05/11/99

First Reading: 05/11/99

Publication: 05/12/99; 05/13/99

Public Hearing: 05/15/99

Second Reading: 05/15/99

Final Passage: 05/15/99