

ORDINANCE NO. 4099

AN ORDINANCE to amend and reordain Sheet No. 02.00 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 a portion of the property at 5401 Seminary Road (ZONING MAP AND TAX MAP PARCEL NO. 02.00-01-28) from R-20/Single-family Zone to I/Industrial Zone, subject to a proffer (REZ No. 99-0002), and by rezoning the property at 5188 Dawes Avenue (ZONING MAP AND TAX MAP PARCEL NO. 02.00-01-29) from R-12/Single-family Zone to I/Industrial Zone, subject to a proffer (REZ No. 99-0009), in accordance with the said zoning map amendments heretofore approved by city council.

WHEREAS, the City Council finds and determines that:

1. An application has been submitted to rezone a portion of the property at 5401 Seminary Road (ZONING MAP AND TAX MAP PARCEL NO. 02.00-01-28) from R-20/Single-family Zone to I/Industrial Zone, subject to a proffer, **and to rezone** the property at 5188 Dawes Avenue (ZONING MAP AND TAX MAP PARCEL NO. 02.00-01-29) from R-12/Single-family Zone to I/Industrial Zone, subject to a proffer, **for parking uses in connection with the Coca-Cola Bottling Plant.**

2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, (1998 ed.) 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. 02.00 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 properties hereinafter described:

(a) A portion of the property at 5401 Seminary Road (ZONING MAP AND TAX MAP PARCEL NO. 02.00-01-28), comprising 1.004 acres of land, more or less, as shown on the sketch plan entitled AMPA # 99-0002, REZ # 99-0002, dated 10/5/99, attached hereto and incorporated herein by reference.

FROM: R-20/Single-family Zone

TO: I/Industrial Zone

Subject, however, to the following proffers:

1. For the purpose of these proffers the term "Applicant" refers to Coca-Cola Enterprises, Inc., its successors and assigns. The term "Subject Property" refers to the 1.004 acre property that is the subject of Rezoning #99-0002.

2. The Subject Property shall be used only for the surface parking lot shown on the Site Plan prepared by Walter L. Phillips, Inc., dated July 30, 1999 as amended by Exhibit submitted August 27, 1999 ("Site Plan@). Not more than 81 standard parking spaces (including the required handicap parking spaces) and 23 compact parking spaces shall be located on the Subject Property.

3. The Applicant shall landscape the Subject Property as shown on the Site Plan and shall maintain that landscaping appropriately, including without limitation replacing any landscaping material which may die or become diseased.

4. No tractor trailer trucks, commercial vans, or side loading delivery trucks shall be parked in the parking lot on the Subject Property. The parking lot shall be used exclusively for automobiles and noncommercial vehicles.

5. The existing entrance into the Subject Property from Seminary Road shall be removed and replaced with curb, gutter, and sidewalk.

6. Lighting on the Subject Property shall be directed in a manner that will not allow spillover beyond the boundaries of the Subject Property.

7. After the Subject Property has been developed as the surface parking lot shown on the Site Plan, at such time as the Subject Property shall cease for twelve (12) consecutive months to be used as a surface parking lot for accessory parking for an industrial use on the remainder of the parcel of which the Subject Property is a part (TM 002.00-01-26), no use shall be permitted on the Subject Property absent the approval of an appropriate proffer amendment by City Council.

(b) The property at 5188 Dawes Avenue (ZONING MAP AND TAX MAP PARCEL NO. 02.00-01-29), comprising 2.5013 acres of land, more or less, as shown on the sketch plan entitled AMPA # 99-0009,

REZ # 99-0009, @ dated 10/5/99, attached hereto and incorporated herein by reference.

FROM: R-12/Single-family Zone

TO: I/Industrial Zone

Subject, however, to the following proffers:

1. For the purpose of these proffers the term "Applicant" refers to Coca-Cola Enterprises, Inc., its successors and assigns. The term "Subject Property" refers to the 2.5013 acre property that is the subject of Rezoning #99-0009.

2. The Subject Property shall be used only for a surface parking lot for trucks and passenger vehicles. No more than 90 trucks shall be parked on the lot.

3. The Applicant shall remove the existing chain link fence along the western boundary of the Subject Property and replace it with a ten foot (10) high board on board fence.

4. The Applicant shall provide five street trees on the south side of Dawes Avenue in front of the parking lot and shall maintain the landscaping appropriately, including without limitation replacing any trees which may die or become diseased.

5. The Applicant shall provide shrubs and/or trees to the satisfaction of the Director of Planning & Zoning at the Subject Property's eastern property line and at the eastern half of the southern property line and/or on the adjoining Northern Virginia Community College property, if acceptable to Northern Virginia Community College.

Section 2. That the director of planning and zoning be, and he hereby is, directed to record the foregoing amendment on the said map.

Section 3. That Sheet No. 02.00 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 4. That this ordinance shall become effective on the date and at the time of its final passage.

KERRY J. DONLEY

Mayor

Attachments: Sketch plan entitled AMPA # 99-0002, REZ # 99-0002,@ dated
10/5/99

Sketch plan entitled AMPA # 99-0009, REZ # 99-0009,@ dated
10/5/99

Introduction: 12/14/99

First Reading: 12/14/99

Publication: 12/15/99; 12/16/99

Public Hearing: 12/18/99

Second Reading: 12/18/99

Final Passage: 12/18/99