

ORDINANCE NO. 4124

AN ORDINANCE to amend and reordain Sheet No. 61.04 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 amending the proffers applicable to the property known as Steuart-Hechinger Commons Shopping Center, at 3101-3231 Duke Street (ZONING MAP AND TAX MAP PARCEL NOS. 61.04-03-01 and 61.04-03-02), zoned CG/Commercial General Zone (REZ No. 99-0015), in accordance with the said zoning map amendment heretofore approved by city council.

WHEREAS, the City Council finds and determines that:

1. An application has been submitted to amend the proffers applicable to the property known as Steuart-Hechinger Commons Shopping Center, at 3101-3231 Duke Street (ZONING MAP AND TAX MAP PARCEL NOS. 61.04-03-01 and 61.04-03-02), zoned CG/Commercial General Zone.

2. The said rezoning is in conformity with the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, 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. 61.04 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:

3101-3231 Duke Street (Zoning Map and Tax Map Parcel Nos. 61.04-03-01 and 61.04-03-02), comprising 12.62 acres of land, more or less, as shown on the sketch plan entitled AREZ # 99-0015,@ dated March 7, 2000, attached hereto and incorporated herein by reference.

FROM: CG/Commercial General Zone, subject to proffers as set forth in Ordinance No. 3246

TO: CG/Commercial General Zone

Subject, however, the following proffers:

1. The existing traffic pattern of one-way traffic only for service vehicles from Yale Drive along the northern boundary of the property shall be maintained.

2. Filters or other equipment designed to remove baking or cooking odors shall be incorporated in the design of the grocery store. City staff will ensure that best management practices are employed.

3. The architectural design of the facade of the front of the grocery store building facing the parking shall be generally consistent with the quality and materials shown on attached exhibit A.

4. The existing screening of the rear of the shopping center building bordering on residential uses to the north shall be maintained. The grocery store will utilize a through wall self-contained trash compactor system into which spoiled foods and other trash shall be processed. Removal of compacted refuse from the premises will be made frequently to avoid odors and the possibility of rodents.

5. No deliveries to the grocery store shall be permitted between the hours of 11:00 p.m. and 6:00 a.m. All reasonable efforts will be made by the grocery store to schedule deliveries so that trucks do not further compound traffic congestion on Duke Street during periods of greatest usage.

6. The open space located in the northwest corner of the shopping center property between the existing shopping center building and the Quaker Hill townhouses, the property of R.R.G. Hobson and K.S. Hobson and the property of the City of Alexandria utilized for Fire Station No. 7 shall be retained.

Section 2. That proffers (A) and (B) as stated in Ordinance 3246, be, and the same hereby are, repealed.

Section 3. That the director of planning and zoning be, and he hereby is, directed to record the foregoing amendment on the said map.

Section 4. That Sheet No. 61.04 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, 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**

Introduction: April 11, 2000  
First Reading: April 11, 2000  
Publication: April 13, 2000  
Public Hearing: April 15, 2000  
Second Reading: April 15, 2000  
Final Passage: April 15, 2000