

ORDINANCE NO. 4156

AN ORDINANCE to amend and reordain Sheet No. 60.02 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 the Metzger site, at 3750 Duke Street (ZONING MAP AND TAX MAP PARCEL NO. 60.02-05-03), zoned RB/Townhouse Zone (REZ No. 00-0001), 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 the Metzger site, at 3750 Duke Street (ZONING MAP AND TAX MAP PARCEL NO. 60.02-05-03), zoned RB/Townhouse 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. 60.02 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:

3750 Duke Street (Zoning Map and Tax Map Parcel No. 60.02-05-03), comprising 1.1329 acres of land, more or less, as shown on the sketch plan entitled AREZ #00-0001,@ dated June 6, 2000, attached hereto and incorporated herein by reference.

FROM: RB/Townhouse Zone, subject to proffers as set forth in Ordinance No. 3745

TO: RB/Townhouse Zone

Subject, however, to proffers 1 and 2, as set forth in Ordinance 3745, and the following revised proffer 3:

3. The only modifications from the Zoning Ordinance that will be pursued from the Planning Commission or otherwise under the attached plan are a modification from the setback of 75 feet from the centerline of Duke Street, a modification to allow more than fifty percent (50%) paving in a required front yard, and an RPA buffer reduction (100 feet to 50 feet) from the Department of Transportation and Environmental Services as an administrative matter.

Section 2. That proffer 3 as stated in Ordinance 3745, be, and the same hereby is, repealed.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. 60.02 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 5. That this ordinance shall become effective on the date and at the time of its final passage.

KERRY J. DONLEY
Mayor

Attachment

Introduction:	9/12/00
First Reading:	9/12/00
Publication:	9/14/00
Public Hearing:	9/16/00
Second Reading:	9/16/00
Final Passage:	9/16/00