

ORDINANCE NO. 4427

AN ORDINANCE to amend and reordain the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), and to amend and reordain Paragraph (A)(1) (FRONT YARD REQUIREMENTS) of Section 3-906 (BULK AND OPEN SPACE REGULATIONS) of, and add a new Section 3-908 (ADDITIONAL REQUIREMENTS FOR CERTAIN PROPERTIES ABUTTING THE GEORGE WASHINGTON MEMORIAL PARKWAY) to, Section 3-900 (RC/HIGH DENSITY APARTMENT ZONE), all of the City of Alexandria Zoning Ordinance, in accordance with the said zoning map and text amendments heretofore approved by city council as Rezoning No. 2005-0004 and Text Amendment No. 2005-0004.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2005-0004 and Text Amendment No. 2005-0004, the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, on its own motion initiated the comprehensive rezoning of the area comprising the Hunting Creek Area portion of the Old Town Small Area Plan;
2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;
3. The said rezoning is in conformity with the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as amended, and
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 "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 making the amendments shown on the sketch plan entitled AProposed Rezoning 2005-0004 Hunting Creek Area Plan,@ attached hereto as Exhibit 1 and incorporated fully by reference.

Section 2. That Paragraph (A)(1) of Section 3-906 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as shown on Exhibit 2, attached hereto and incorporated fully by reference.

Section 3. That Section 3-900 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding there to a new Section 3-908, as shown on Exhibit 2, attached hereto and incorporated fully by reference.

Section 4. That the director of planning and zoning be, and hereby is, directed to record the foregoing map and text amendments.

Section 5. That the Sheets of the "Official Zoning Map, Alexandria, Virginia," as amended pursuant to Section 1 of this ordinance, and Section 3-900, as amended pursuant to Sections 2 and 3 of 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 on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which are on such date pending before any city department, agency or board, or before city council, shall apply to all such applications which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

WILLIAM D. EUILLE

Mayor

Attachments: Exhibits 1 and 2

Final Passage: October 15, 2005

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