

Ordinance No. 761

AN ORDINANCE adopting a Community Unit Plan for a parcel of land containing 54 acres more or less, located in the City of Alexandria, Virginia, and commonly known as a part of the "HUME TRACT", authorizing the issuance of building permits and certificates of occupancy therefor, setting forth the details and requirements of said plan, and providing penalties for violation; all by virtue of the provisions of Article VIII, Chapter 28, of the Code of the City of Alexandria, Virginia, as amended.

WHEREAS a Community Unit Plan has been submitted for consideration by the City, the City Planning Commission has made a report to the City Council concerning said plan, and public hearings have been held in relation thereto, at which hearings parties in interest and citizens had an opportunity to be heard.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

1. That a Community Unit Plan for a parcel of land containing 54 acres more or less located in the City of Alexandria, Virginia, bounded on the east by Mt. Vernon Avenue, on the south and west by Mt. Ida Subdivision and on the north by the Washington and Old Dominion Railroad right-of-way, also known as Lot 2, Block 1, and Lot 12, Block 4, on the City assessment maps and being commonly known as the "HUME TRACT" comprised of single family houses, two family houses and row houses, with an average lot area per family exclusive of the area occupied by streets and alleys, of not less than the weighted average of the lot areas per family as specified in Article III of Ordinance No. 708 for the zones which are included in the area comprising the plan and, with a floor area ratio of all buildings on the site not greater than the weighted average of the floor area ratios specified in Article III of Ordinance No. 708 for the zones which are included in the area comprising the plan, be and the same hereby is adopted and authorized as shown on a preliminary plan of a "COMMUNITY UNIT PLAN, WARWICK, ALEXANDRIA, VA." dated September 23, 1952 and The Architectural and Building Construction Plans for said project, dated September 26, 1952, which plans are on file in the office of the Planning Commission which plans are hereby made a part of this ordinance, and which said plans and all notations, appendages, references and other data shown thereon are by this reference made a part hereof to the same extent as if the information set forth on said plans were fully described and incorporated herein.

2. That the issuance of building permits and certificates of occupancy for the use of said land and the building of, location of, and use of structures thereon is hereby authorized, provided first: That all the details of the plans as hereinabove set forth are followed by the proponent of said plan and his successors, that all conditions, regulations or requirements hereinafter set forth are followed, and all other pertinent ordinances and laws including but not limited to the Building Code, Electrical Code, Fire Prevention Code, Plumbing Code, Health Code and the Code of the City of Alexandria are complied with.

3. That the cost of all public improvements for said plan, including curb and gutter, sidewalk, street paving, sanitary sewer and storm sewer be borne by the developer and that satisfactory guarantee of payment for such costs in each section thereof be submitted to the City Manager prior to the issuance of building permits.

4. That final plats of Subdivision of said Community Unit Plan be

approved by the City Planning Commission, pursuant to Subsection 7. Topic E, Section 13, Article II, Chapter 29, of the Code of the City of Alexandria, Virginia.

5. Underground trash pits shall be constructed in a manner approved by the Director of the Department of Public Works.

6. The final street layout and grade design shall be approved by the Director of the Department of Public Works.

7. All final sewer locations and grades shall be approved by the Director of the Department of Public Works.

8. Public Utility easements shall be provided along all rear lot lines subject to the approval of the Director of Public Works.

9. The names of all streets in the plan shall be designated by the street naming committee of the City Council.

10. That no amendment to said plan be made without again applying to the Director of Planning and following the procedure set forth in Article VIII, Chapter 28, of the Code of the City of Alexandria, Virginia, as amended.

11. That the proponent of said Community Unit Plan or his successors and assigns shall have fully complied with all of the requirements hereinbefore mentioned and shall have completed footings on 20% of the buildings in said project within twelve (12) months time from the date of the final passage of this ordinance or said Community Unit Plan shall be null and void and all permits issued to said proponent or his successors or assigns, shall be revoked and no further permits shall be issued him, and the land contained in said Plan shall be considered free of said Community Unit Plan.

12. Any person violating any of the provisions of this ordinance shall upon conviction, if the offense be not wilful, be punished by a fine of not less than \$10.00 nor more than \$100.00, and if the offense be wilful by a fine of not more than \$250.00 and in every case \$10.00 for each day after the first day that such violation shall continue. Violations of the provisions of this ordinance may also be restrained prohibited or enjoined by appropriate action.

13. That a copy of this ordinance signed by the Mayor, attested to by the Clerk of the Council, with the official seal of the City of Alexandria affixed thereon, be immediately recorded among the land records of the City of Alexandria, Virginia, and said recording shall be indexed in the name of Nathaniel J. Taube.

14. That a true copy of the Preliminary Plan of a Community Unit Plan of WARWICK, ALEXANDRIA, VA. dated September 23, 1952 and the Architectural and Building Construction Plans dated September 26, 1952 and all notations, appendages, references and other data shown thereon, signed by the City Director of Planning, be filed with the Clerk of the Corporation Court of the City of Alexandria, Virginia.

15. That this ordinance shall be published in a newspaper of general circulation in the City not later than five days following its introduction together with a notice containing the time and place for a public hearing. The Clerk of the Council shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

Published: November 14, 1952
Final Passage: December 23, 1952

Marshall J. Beverley
Mayor