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~~1-26-02~~

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~~1-8-02~~

Introduction and first reading:	1/8/2002
Public hearing:	1/26/2002
Second reading and enactment:	1/26/2002

### INFORMATION ON PROPOSED ORDINANCE

#### Title

AN ORDINANCE to amend and reordain Sheet No. 32.00 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 the property at 1407-1499 West Braddock Road, 1601-1608 Osage Street and 1601-1609 Peach Street to CSL/Commercial Service Low Zone., in accordance with the said zoning map amendments heretofore approved by city council as Rezoning Nos. 2001-0002 and 2001-0003.

#### Summary

The proposed ordinance accomplishes the final adoption of Rezoning Nos. 2001-0002 and 2001-0003, to rezone the property at 1407-1499 West Braddock Road, 1601-1608 Osage Street and 1601-1609 Peach Street to CSL/Commercial Service Low Zone, subject to a proffer limiting use and development of the property to the Lindsay Lexus automobile dealership service facility, approved by Development Special Use Permit No. 2001-0007.

#### Sponsor

Department of Planning and Zoning

#### Staff

Eileen P. Fogarty, Director of Planning and Zoning  
Ignacio B. Pessoa, City Attorney

#### Authority

§§ 2.04(w), 9.12, Alexandria City Charter  
§ 11-800, City of Alexandria Zoning Ordinance

#### Estimated Costs of Implementation

None

#### Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

17  
1-26-02

~~21~~  
~~1-8-02~~

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE to amend and reordain Sheet No. 32.00 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 the property at 1407-1499 West Braddock Road, 1601-1608 Osage Street and 1601-1609 Peach Street to CSL/Commercial Service Low Zone., in accordance with the said zoning map amendments heretofore approved by city council as Rezoning Nos. 2001-0002 and 2001-0003.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2001-0002, an application has been made to rezone the property at 1407-1499 West Braddock Road (east of Fern Street and a portion of the Blessed Sacrament Church property) from R-8/Single-family Zone to CSL/Commercial Service Low Zone, subject to a proffer.

2. In Rezoning No. 2001-0003, an application has been made to rezone the property at 1601-1608 Osage Street and 1601-1609 Peach Street (block bounded by Kenwood Avenue, Peach Street, Osage Street, Fern Street vacated and the Blessed Sacrament Church property) from RB/Townhouse Zone and OC/Office Commercial Zone, subject to proffers, to CSL/Commercial Service Low Zone, subject to a proffer.

2. The said rezonings are in conformity with the 1992 Master Plan 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. 32.00 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:

1407-1499 West Braddock Road (east of Fern Street and a portion of the Blessed Sacrament Church property) (a portion of Zoning Map and Tax Map Parcel No. 32.00-02-10), comprising 0.18 acre of land, more or less, as shown on the as shown on sketch plan entitled "MPA #2001-0002 and RZ #2001-0002," dated December 4, 2001, attached hereto and incorporated fully herein by reference.

FROM: R-8/Single-family Zone

TO: CSL/Commercial Service Low Zone

1601-1608 Osage Street and 1601-1609 Peach Street (block bounded by Kenwood Avenue, Peach Street, Osage Street, Fern Street vacated and the Blessed Sacrament Church property) (Zoning Map and tax Map Parcel Nos. 32.00-02-07, -08, -09, -11, -12, -13 and -14), comprising 1.26 acres of land, more or less, as shown on sketch plan entitled "MPA #2001-0003 and RZ #2001-0003," dated December 4, 2001, attached hereto and incorporated fully herein by reference.

FROM: RB/Townhouse Zone and OC/Office Commercial Zone, subject to proffers  
TO: CSL/Commercial Service Low Zone

In both instances subject, however, to the following proffer:

The property shall be developed and used only in accordance with the development plan for the site approved in Development Special Use Permit No. 2001-0007, and no other development or uses shall be permitted.

Section 2. That all prior zoning proffers applicable to the property rezoned by this ordinance be, and the same hereby are, repealed.

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

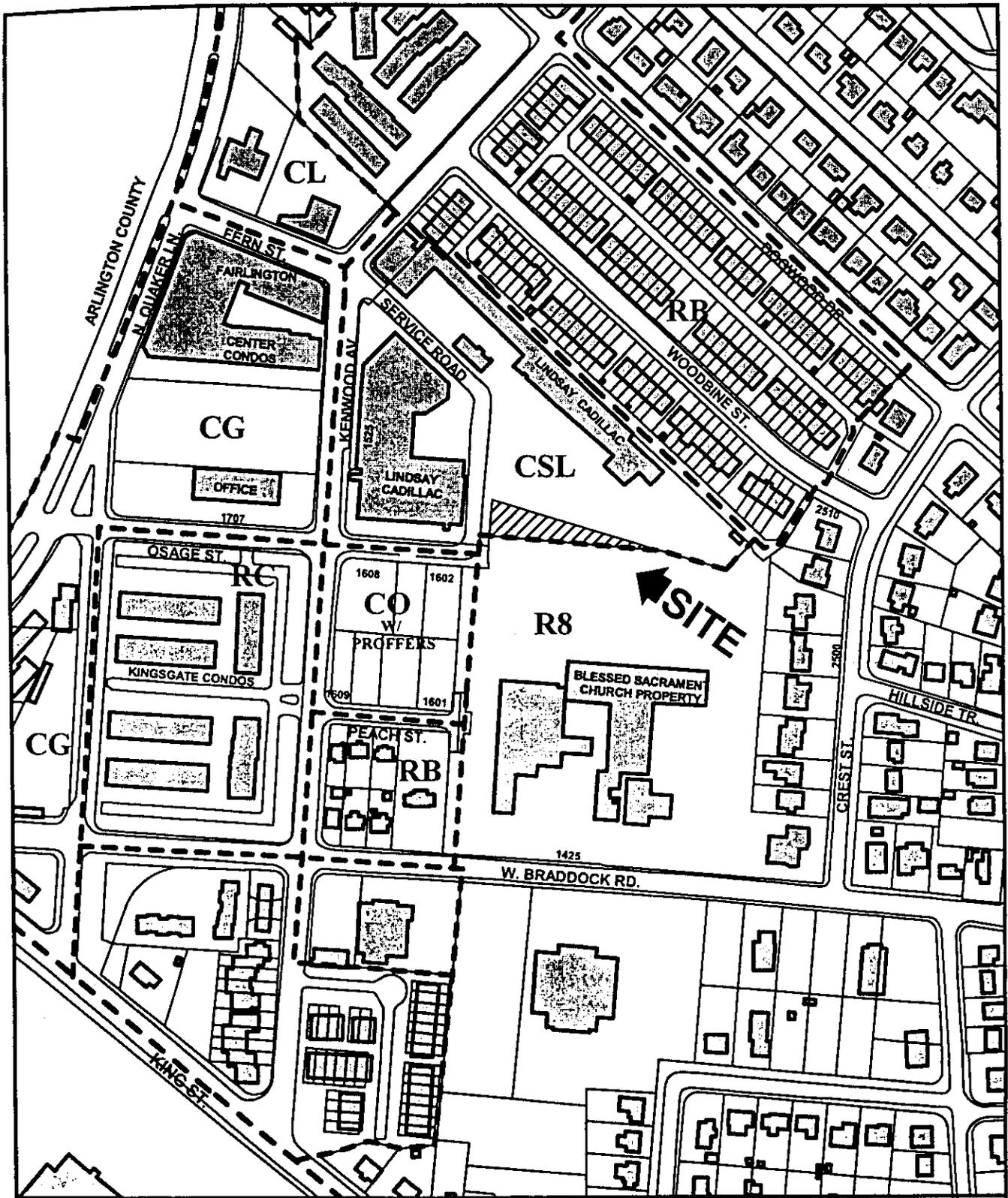
Section 4. That Sheet No. 32.00 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 5. That this ordinance shall become effective on the date and at the time of its final passage.

KERRY J. DONLEY  
Mayor

Attachment

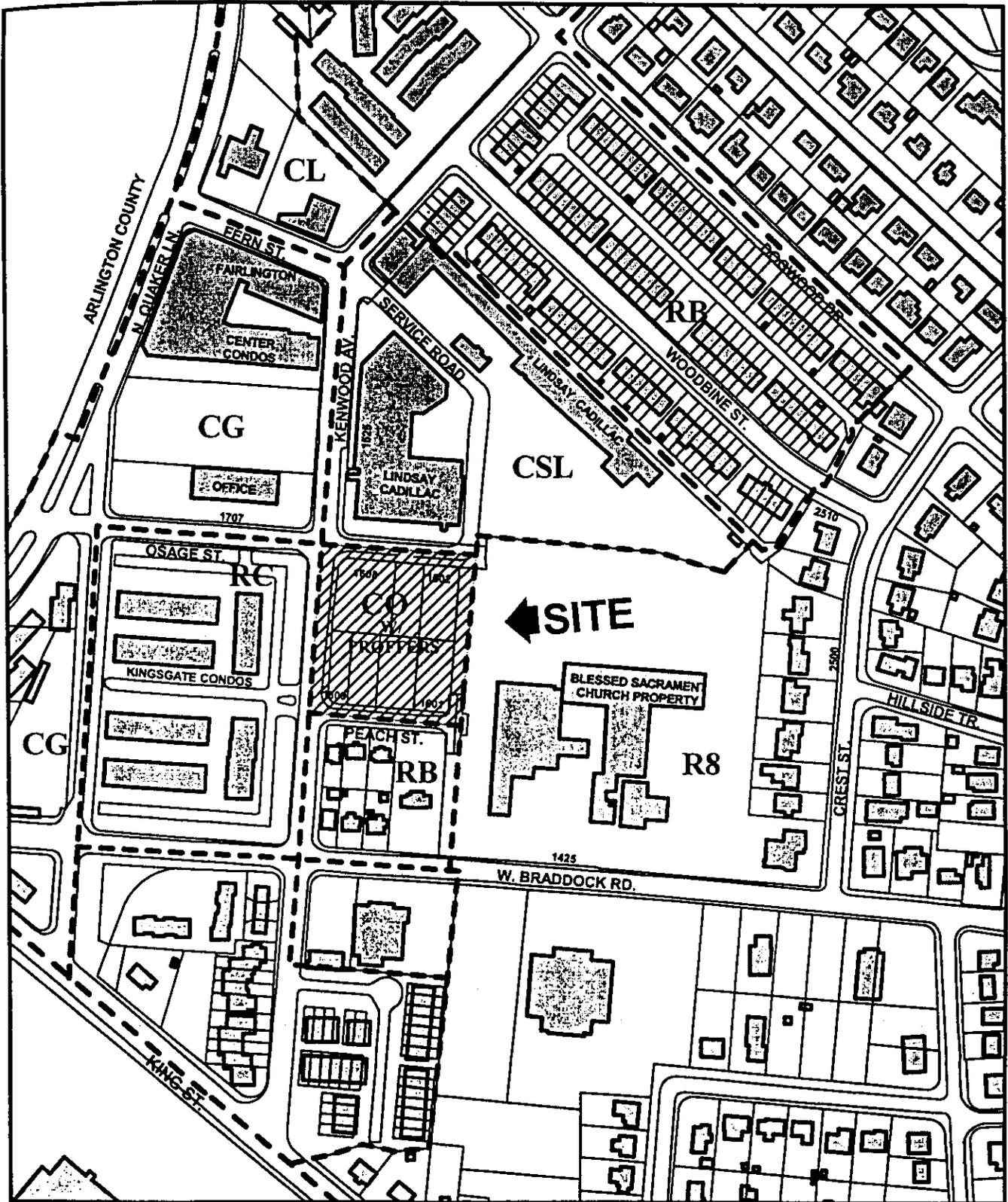
Introduction:	1/8/2002
First Reading:	1/8/2002
Publication:	1/10/02
Public Hearing:	1/26/02
Second Reading:	1/26/02
Final Passage:	



**MPA #2001-0002**  
**RZ #2001-0002**

**12/04/01**





**MPA #2001-0003**  
**RZ #2001-0003**

**12/04/01**



ORDINANCE NO. 4235

AN ORDINANCE to amend and reordain Sheet No. 32.00 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 the property at 1407-1499 West Braddock Road, 1601-1608 Osage Street and 1601-1609 Peach Street to CSL/Commercial Service Low Zone., in accordance with the said zoning map amendments heretofore approved by city council as Rezoning Nos. 2001-0002 and 2001-0003.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2001-0002, an application has been made to rezone the property at 1407-1499 West Braddock Road (east of Fern Street and a portion of the Blessed Sacrament Church property) from R-8/Single-family Zone to CSL/Commercial Service Low Zone, subject to a proffer.
2. In Rezoning No. 2001-0003, an application has been made to rezone the property at 1601-1608 Osage Street and 1601-1609 Peach Street (block bounded by Kenwood Avenue, Peach Street, Osage Street, Fern Street vacated and the Blessed Sacrament Church property) from RB/Townhouse Zone and OC/Office Commercial Zone, subject to proffers, to CSL/Commercial Service Low Zone, subject to a proffer.
3. The said rezonings are in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended,
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 Sheet No. 32.00 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:

1407-1499 West Braddock Road (east of Fern Street and a portion of the Blessed Sacrament Church property) (a portion of Zoning Map and Tax Map Parcel No. 32.00-02-10), comprising 0.18 acre of land, more or less, as shown on the as shown on sketch plan entitled "MPA #2001-0002 and RZ #2001-0002," dated December 4, 2001, attached hereto and incorporated fully herein by reference.

FROM: R-8/Single-family Zone

TO: CSL/Commercial Service Low Zone

1601-1608 Osage Street and 1601-1609 Peach Street (block bounded by Kenwood Avenue, Peach Street, Osage Street, Fern Street vacated and the Blessed Sacrament Church property) (Zoning Map and tax Map Parcel Nos. 32.00-02-07, -08, -09, -11, -12, -13 and -14), comprising 1.26 acres of land, more or less, as shown on sketch plan entitled "MPA #2001-0003 and RZ #2001-0003," dated December 4, 2001, attached hereto and incorporated fully herein by reference.

FROM: RB/Townhouse Zone and OC/Office Commercial Zone, subject to proffers  
TO: CSL/Commercial Service Low Zone

In both instances subject, however, to the following proffer:

The property shall be developed and used only in accordance with the development plan for the site approved in Development Special Use Permit No. 2001-0007, and no other development or uses shall be permitted.

Section 2. That all prior zoning proffers applicable to the property rezoned by this ordinance be, and the same hereby are, repealed.

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

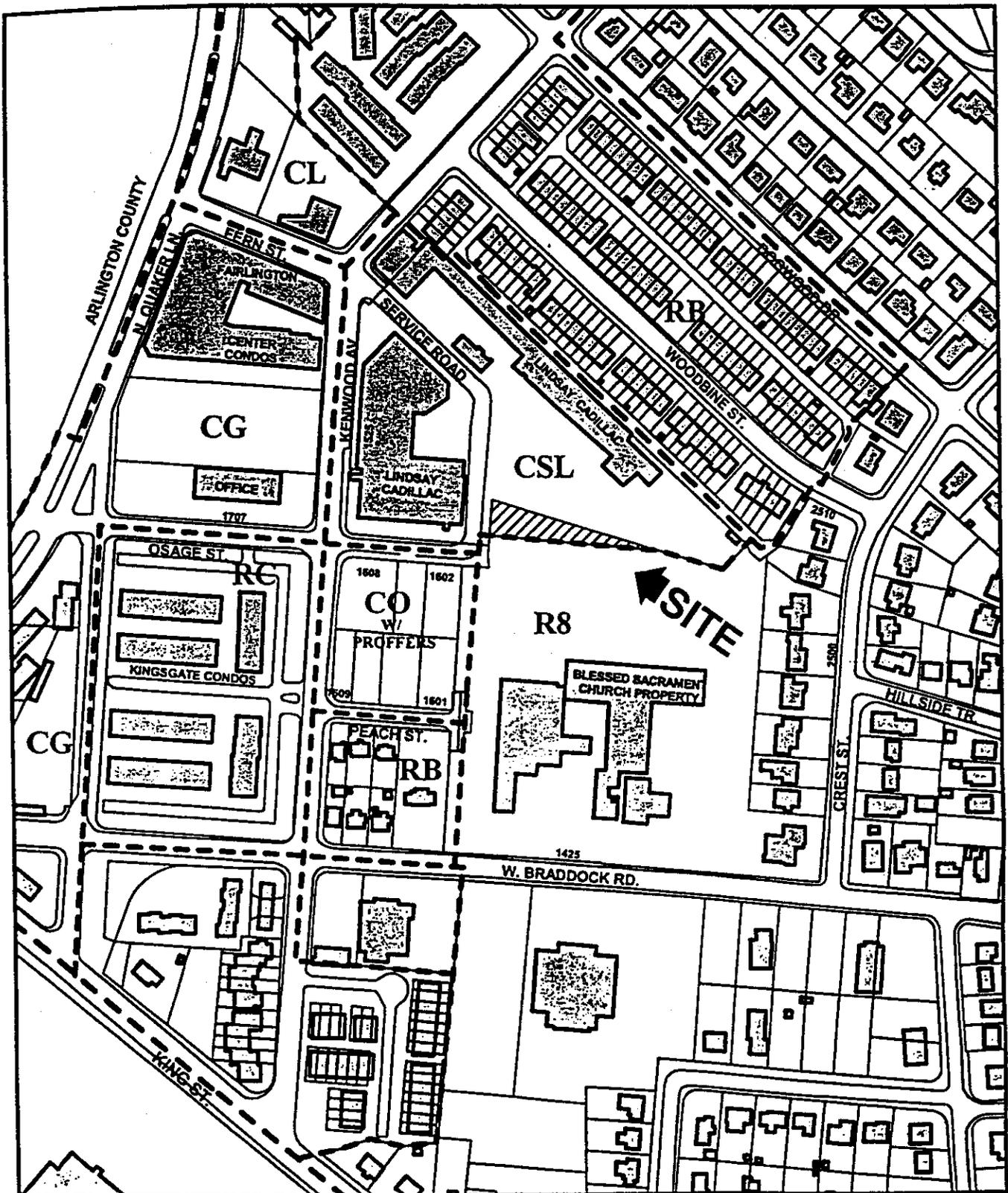
Section 4. That Sheet No. 32.00 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 5. That this ordinance shall become effective on the date and at the time of its final passage.

KERRY J. DONLEY  
Mayor

Attachment

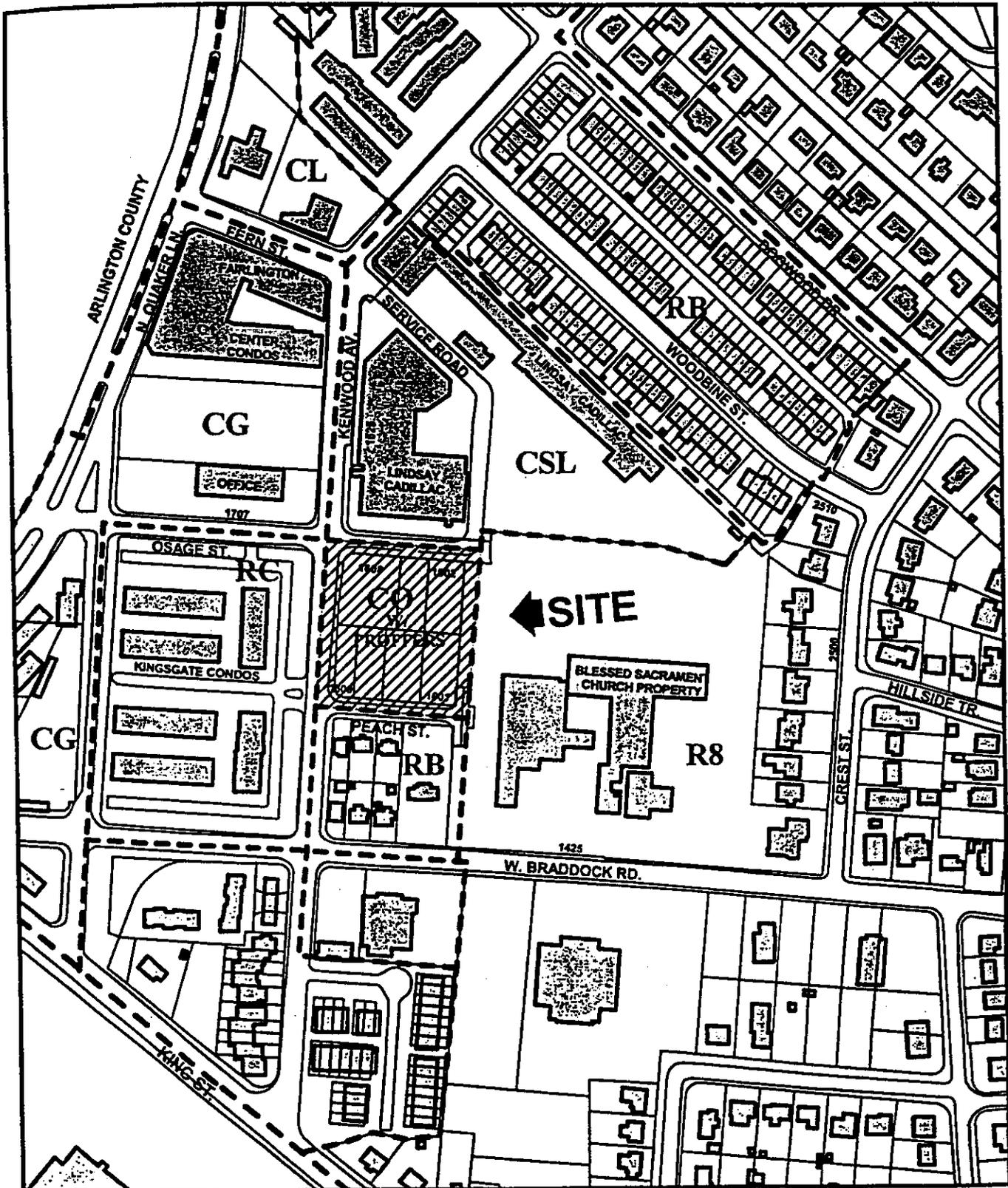
Final Passage: January 26, 2002



**MPA #2001-0002**  
**RZ #2001-0002**

**12/04/01**





**MPA #2001-0003**  
**RZ #2001-0003**

**12/04/01**

