

13
1-25-03

~~19~~
~~1-14-03~~

Introduction and first reading: 1/14/2003
Public hearing: 1/25/2003
Second reading and enactment: 1/25/2003

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Sheet No. 64.02 and Sheet No. 65.01 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 block bounded by North Pitt, North Royal, Princess and Pendleton Streets from RM/Townhouse Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone, subject to proffers, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0003.

Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2002-0003, to rezone the block bounded by North Pitt, North Royal, Princess and Pendleton Streets from RM/Townhouse Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone, subject to proffers, in connection with the redevelopment of the Samuel Madden Homes site.

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 Attachment (if any)

None

13
1-25-03

~~19~~
~~1-17-03~~

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Sheet No. 64.02 and Sheet No. 65.01 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 block bounded by North Pitt, North Royal, Princess and Pendleton Streets from RM/Townhouse Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone, subject to proffers, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0003.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2002-0003, an application has been made to rezone the block bounded by North Pitt, North Royal, Princess and Pendleton Streets from RM/Townhouse Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone, subject to proffers;
2. The said rezoning is 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. 64.02 and Sheet No. 65.01 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:

The block bounded by North Pitt, North Royal, Princess and Pendleton Streets (Tax Map and Zoning Map Parcel No. 64.02-10-44 and No. 65.01-01-05), comprising 4.16 acres of land, more or less, as shown on the plat entitled "Vicinity Map, Samuel Madden Homes, City of Alexandria, Virginia" dated September 17, 2002, attached hereto and incorporated fully herein by reference.

FROM: RM/Townhouse Zone

TO: CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone

Subject, however, to the following proffers:

1. The development of the subject property shall occur in substantial conformance with the final approved Development plan proposed as Special Use Permit No. 2002-0029, as such Development plan may be amended by City Council.

2. The subject property shall be used only for residential purposes.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said maps.

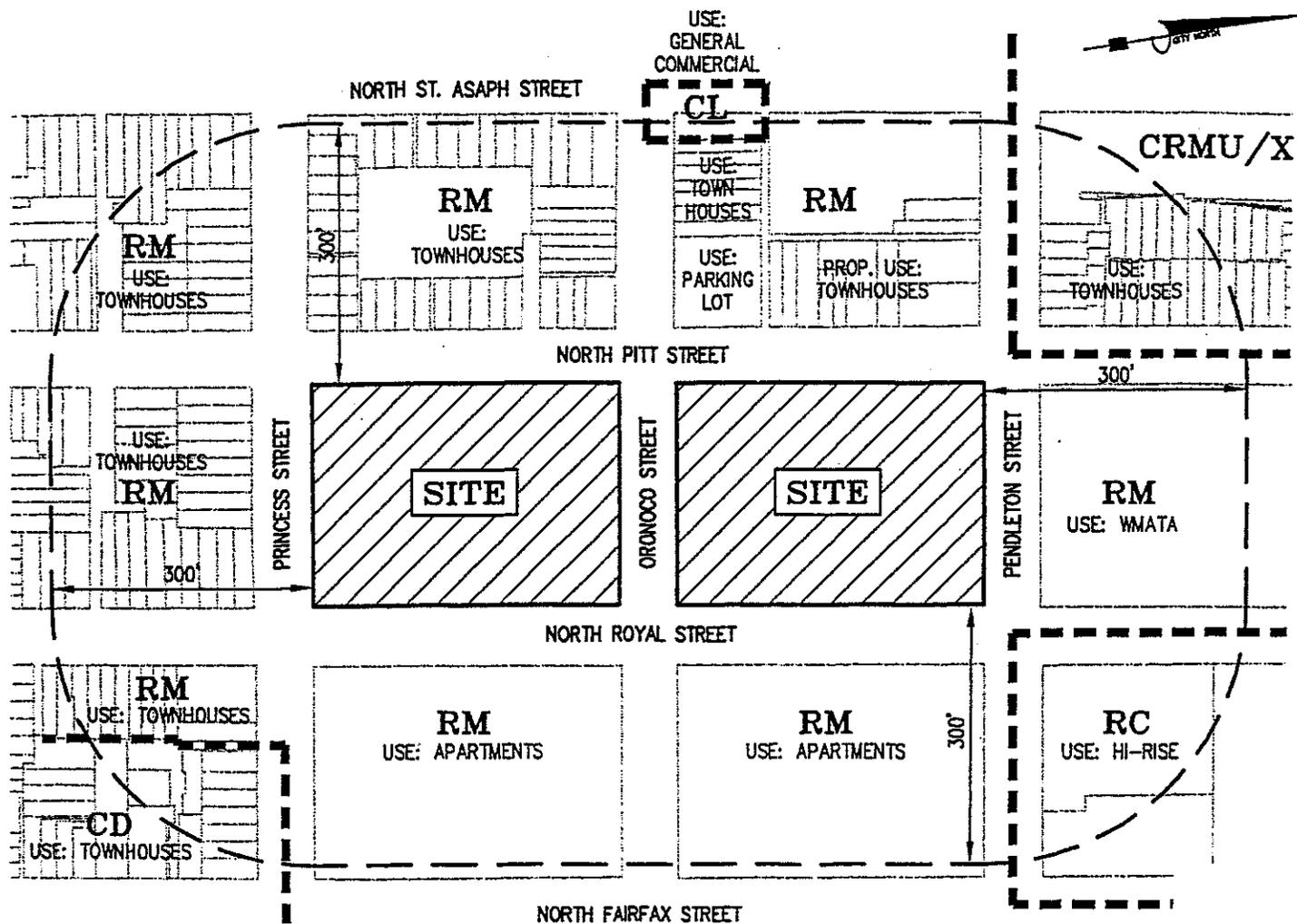
Section 3. That Sheet No. 64.02 and Sheet No. 65.01 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage.

KERRY J. DONLEY
Mayor

Attachment

Introduction:	1/14/2003
First Reading:	1/14/2003
Publication:	1/16/03
Public Hearing:	1/25/03
Second Reading:	1/25/03
Final Passage:	



VICINITY MAP

SAMUEL MADDEN HOMES
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 200'

DATE: SEPTEMBER 17, 2002

SAMUEL MADDEN HOMES
MPA #2002-0004
REZ #2002-0003

J Farmer

DWG:P:\1970\1970-01-004\Survey\Plats\1970-01-VCMAP.dwg

SHEET 1 OF 1

COUNTY REF NO:
N/A

SCALE: 1" = 200'

BCG PROJ NO:
170-01-003

BASE: N/A

BY: RJS

CHK: DZ

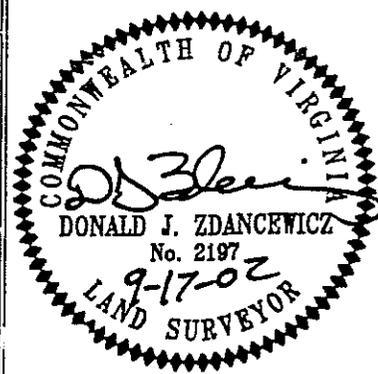
DATE: 9-17-02

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue, Suite 302
Alexandria, Virginia 22314

Phone: (703) 548-2188
Fax: (703) 683-5781
www.bowmanconsulting.com

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ORDINANCE NO. 4288

AN ORDINANCE to amend and reordain Sheet No. 64.02 and Sheet No. 65.01 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 block bounded by North Pitt, North Royal, Princess and Pendleton Streets from RM/Townhouse Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone, subject to proffers, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0003.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2002-0003, an application has been made to rezone the block bounded by North Pitt, North Royal, Princess and Pendleton Streets from RM/Townhouse Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone, subject to proffers;
2. The said rezoning is 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. 64.02 and Sheet No. 65.01 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:

The block bounded by North Pitt, North Royal, Princess and Pendleton Streets (Tax Map and Zoning Map Parcel No. 64.02-10-44 and No. 65.01-01-05), comprising 4.16 acres of land, more or less, as shown on the plat entitled "Vicinity Map, Samuel Madden Homes, City of Alexandria, Virginia" dated September 17, 2002, attached hereto and incorporated fully herein by reference.

FROM: RM/Townhouse Zone

TO: CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone

Subject, however, to the following proffers:

1. The development of the subject property shall occur in substantial conformance with the final approved Development plan proposed as Special Use Permit No. 2002-0029, as such Development plan may be amended by City Council.

2. The subject property shall be used only for residential purposes.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said maps.

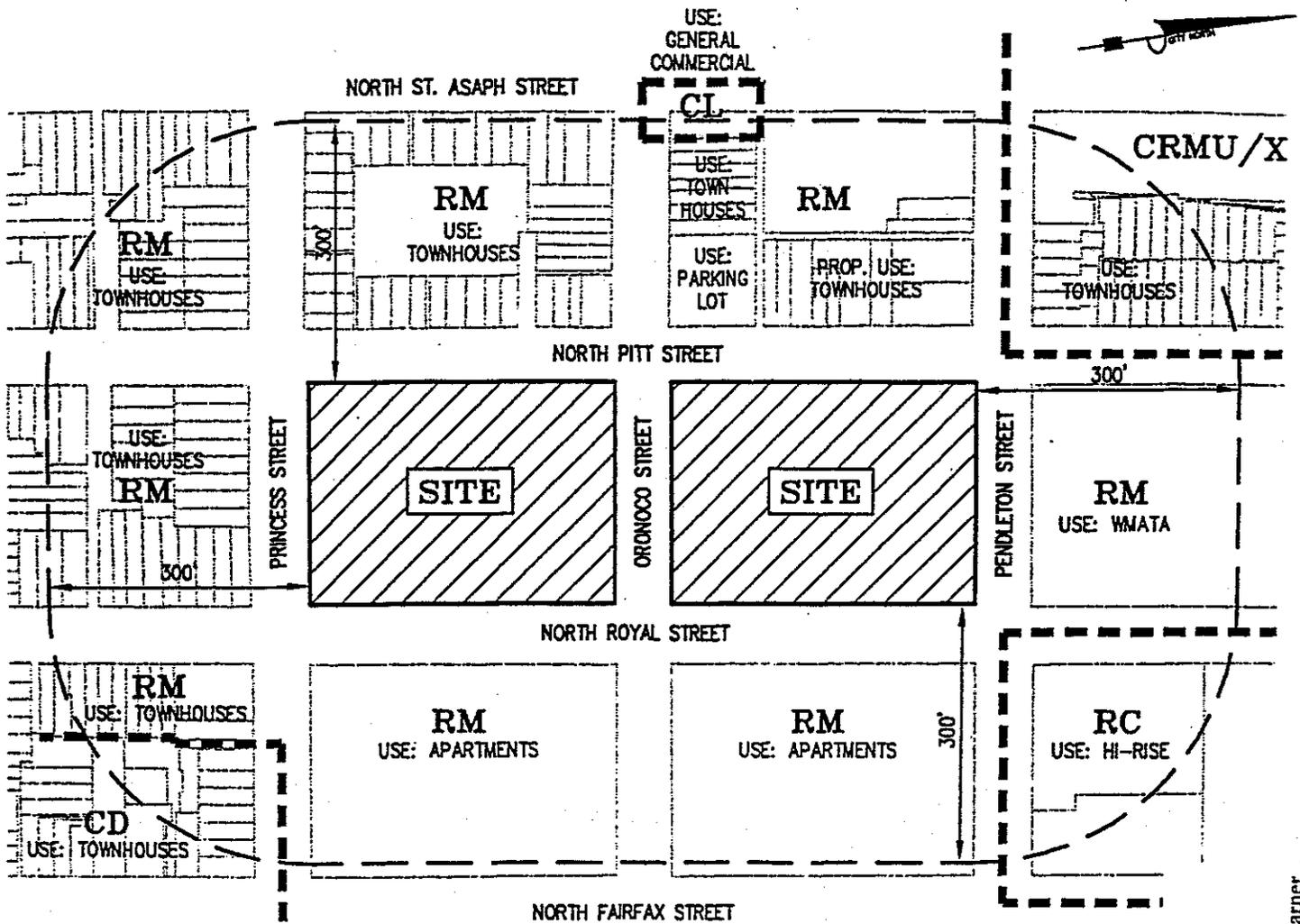
Section 3. That Sheet No. 64.02 and Sheet No. 65.01 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. 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 25, 2003



J. Farnier

VICINITY MAP
SAMUEL MADDEN HOMES
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 200' DATE: SEPTEMBER 17, 2002

SAMUEL MADDEN HOMES
 MPA #2002-0004
 REZ #2002-0003

DWG: P:\1970\1970-01-004\Survey\Plats\1970-01-VICMAP.dwg		SHEET 1 OF 1	
COUNTY REF NO: N/A			
SCALE: 1" = 200'			
BCG PROJ NO: 1970-01-003			
PHASE: N/A			
BY: RJS			
CHK: DZ		Bowman Consulting Group, Ltd. Phone: (703) 548-2188 2121 Eisenhower Avenue, Suite 302 Fax: (703) 683-5781 Alexandria, Virginia 22314 www.bowmanconsulting.com	
DATE: 9-17-02			
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