EXHIBIT NO. 1

21
1-24-04

~~17~~
~~1-13-04~~

Introduction and first reading:	1/13/2004
Public hearing:	1/24/2004
Second reading and enactment:	1/24/2004

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Sheet No. 61.01 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 property at 3517, 3517A, 3525, 3535, 3541 and 3551 Duke Street from R-8/Single-family Zone to RB/Townhouse Zone, subject to a proffer, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0005.

Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2002-0005, to rezone the property at 3517, 3517A, 3525, 3535, 3541 and 3551 Duke Street from R-8/Single-family Zone to RB/Townhouse Zone, subject to a proffer.

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

None

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EXHIBIT NO. 2

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Sheet No. 61.01 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 property at 3517, 3517A, 3525, 3535, 3541 and 3551 Duke Street from R-8/Single-family Zone to RB/Townhouse Zone, subject to a proffer, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0005.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2002-0005, an application has been made to rezone the property at 3517, 3517A, 3525, 3535, 3541 and 3551 Duke Street from R-8/Single-family Zone to RB/Townhouse Zone, subject to a proffer, and a protest having been filed against same, six members of the City Council voted to approve such rezoning;

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, and, provided that not less than six members of the City Council vote in favor of the passage of this ordinance at the introduction and first reading and second reading and enactment hereof; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 61.01 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 property at 3517, 3517A, 3525, 3535, 3541 and 3551 Duke Street(Tax Map and Zoning Map Parcel Nos. 61.01-02-19, 61.01-02-20, 61.01-02-21, 61.01-02-22, 61.01-02-23 and 61.01-02-24), comprising 2.49 acres of land, more or less, as shown on the sketch plan entitled "MPA #2003-0004/REZ #2002-0005" dated November 6, 2003, attached hereto and incorporated fully herein by reference.

FROM: R-8/Single-family Zone
TO: RB/Townhouse Zone

Subject, however, to the following proffer:

1. The development of the subject property shall occur in substantial conformance with the final approved development plan proposed as Development Special Use

Permit No. 2002-0048, as such Development Special Use Permit may be amended by City Council.

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

Section 3. That Sheet No. 61.01 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 4. That this ordinance shall become effective on the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Attachment

Introduction:	1/13/2004
First Reading:	1/13/2004
Publication:	
Public Hearing:	
Second Reading:	
Final Passage:	

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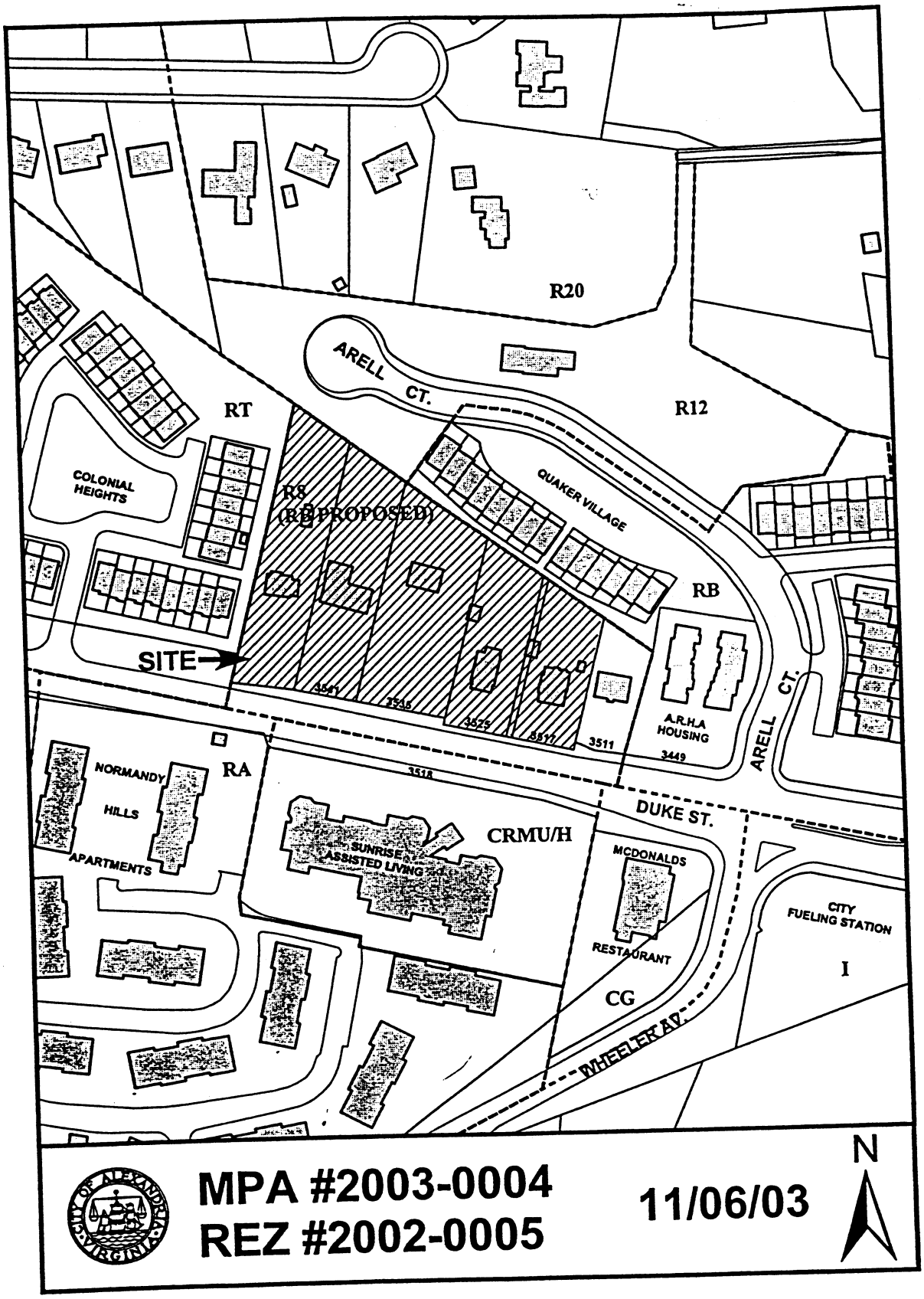
R20
ARELL CT.
R12
RT
COLONIAL HEIGHTS
R8 (REPROPOSED)
QUAKER VILLAGE
RB
SITE
3541
3535
3525
3517
3511
A.R.H.A HOUSING
3449
ARELL CT.
RA
NORMANDY HILLS APARTMENTS
3518
DUKE ST.
CRMU/H
SUNRISE ASSISTED LIVING
MCDONALDS
RESTAURANT
CG
CITY FUELING STATION
I
WHEELER AV.
MPA #2003-0004
REZ #2002-0005
11/06/03
N

ORDINANCE NO. 4326

AN ORDINANCE to amend and reordain Sheet No. 61.01 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 property at 3517, 3517A, 3525, 3535, 3541 and 3551 Duke Street from R-8/Single-family Zone to RB/Townhouse Zone, subject to a proffer, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0005.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2002-0005, an application has been made to rezone the property at 3517, 3517A, 3525, 3535, 3541 and 3551 Duke Street from R-8/Single-family Zone to RB/Townhouse Zone, subject to a proffer, and a protest having been filed against same, six members of the City Council voted to approve such rezoning;

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, and, provided that not less than six members of the City Council vote in favor of the passage of this ordinance at the introduction and first reading and second reading and enactment hereof; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 61.01 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 property at 3517, 3517A, 3525, 3535, 3541 and 3551 Duke Street(Tax Map and Zoning Map Parcel Nos. 61.01-02-19, 61.01-02-20, 61.01-02-21, 61.01-02-22, 61.01-02-23 and 61.01-02-24), comprising 2.49 acres of land, more or less, as shown on the sketch plan entitled "MPA #2003-0004/REZ #2002-0005" dated November 6, 2003, attached hereto and incorporated fully herein by reference.

FROM: R-8/Single-family Zone
TO: RB/Townhouse Zone

Subject, however, to the following proffer:

1. The development of the subject property shall occur in substantial conformance with the final approved development plan proposed as Development Special Use

Permit No. 2002-0048, as such Development Special Use Permit may be amended by City Council.

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

Section 3. That Sheet No. 61.01 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 4. That this ordinance shall become effective on the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Attachment

Final Passage: January 24, 2004

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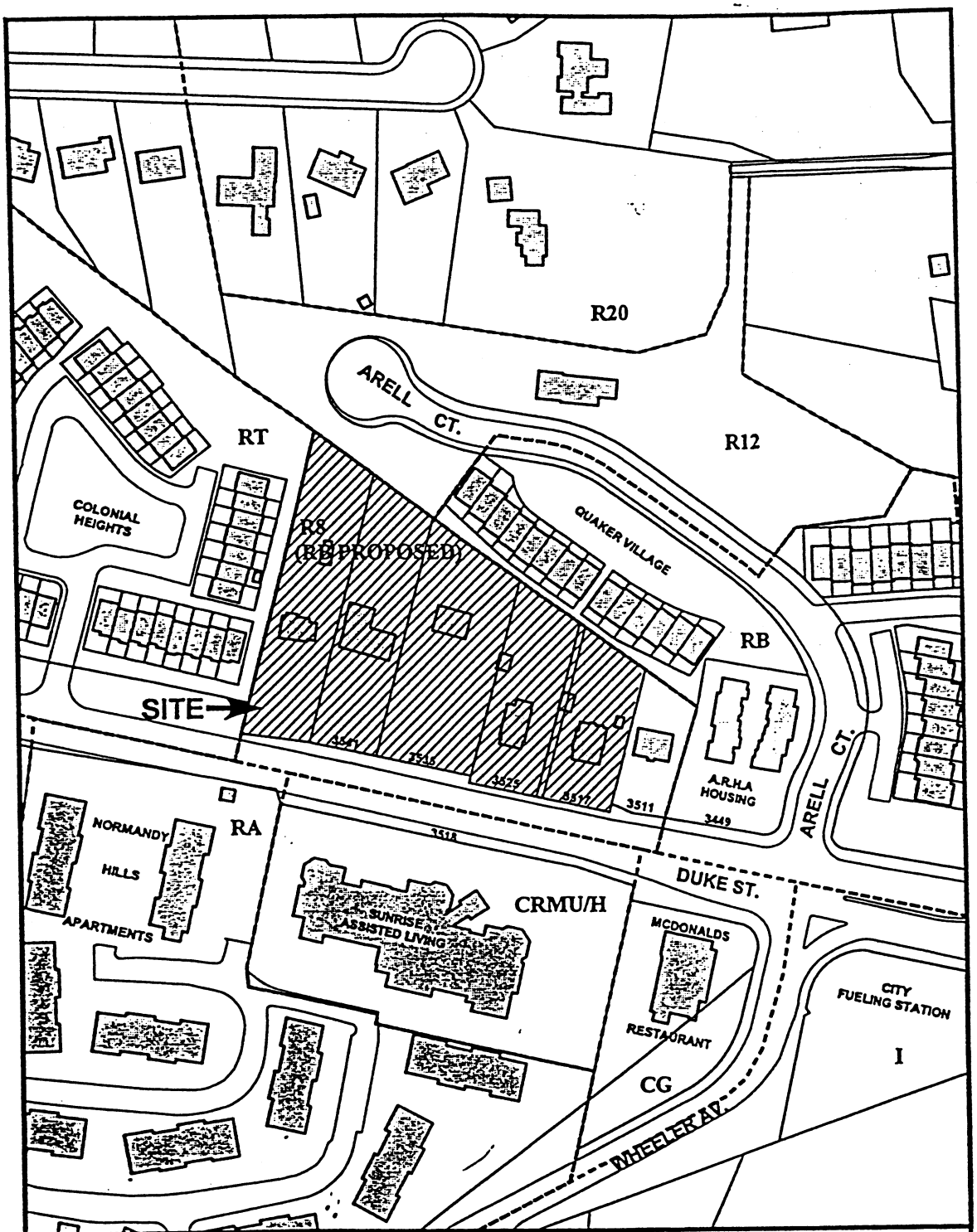

MPA #2003-0004
REZ #2002-0005

11/06/03

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