

EXHIBIT NO. 1 14  
2-25-12 ~~15~~  
~~2-14-12~~

1 Introduction and first reading: 2/14/12  
2 Public hearing: 2/25/12  
3 Second reading and enactment: 2/25/12  
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6 INFORMATION ON PROPOSED ORDINANCE  
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8 Title  
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10 AN ORDINANCE to amend and reordain Sheet No. 032.01 of the "Official Zoning Map,  
11 Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT  
12 BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 3526  
13 King Street from, CG/Commercial General to OC/Office Commercial with proffer in  
14 accordance with the said zoning map amendment heretofore approved by city council as  
15 Rezoning No. 2011-0002  
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17 Summary  
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19 The proposed ordinance accomplishes the final adoption of Rezoning No. 2011-0002, to rezone  
20 the property at 3526 King Street from CG/Commercial General to OC/Office Commercial with  
21 proffer.  
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23 Sponsor  
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25 Department of Planning and Zoning  
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27 Staff  
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29 Faroll Hamer, Director of Planning and Zoning  
30 James L. Banks, Jr., City Attorney  
31 Joanna C. Anderson, Assistant City Attorney  
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33 Authority  
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35 §§ 2.04(w), 9.12, Alexandria City Charter  
36 § 11-800, City of Alexandria Zoning Ordinance  
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39 Estimated Costs of Implementation  
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43 Attachments in Addition to Proposed Ordinance and its Attachments (if any)  
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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE to amend and reordain Sheet No. 032.01 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 3526 King Street from, CG/Commercial General to OC/Office Commercial with proffer in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2011-0002

WHEREAS, the City Council finds and determines that:

- 1. In Rezoning No. 2011-0002, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on December 6, 2011 of a rezoning of the property at 3526 King Street from, CG/Commercial General to OC/Office Commercial with proffer, which recommendation was approved by the City Council at public hearing on December 17, 2011;
- 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. 32.01 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:

LAND DESCRIPTION: 3526 King Street, Alexandria, Virginia  
Tax Map #: 032.01-01-04  
Consisting of 130,534 square feet

FROM: CG/Commercial General  
TO: OC/Office Commercial with Proffer. Said proffer is attached hereto and incorporated herein as Attachment A

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. 32.01 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.

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

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WILLIAM D. EUILLE  
Mayor

Introduction:           2/14/12  
First Reading:         2/14/12  
Publication:  
Public Hearing:  
Second Reading:  
Final Passage:

Attachment A - page 1

**PROPOSED DEVELOPMENT CONDITION**

**RZ 2011-0002**

Pursuant to the provision of §11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), Safeway Inc., a Delaware corporation ("Safeway"), the owner of the property known as 3526 King Street, Alexandria, Virginia 22304, also known as City of Alexandria Tax Parcel Map 32.01 Block 01 Lot 04 (the "Property") and the applicant requesting the rezoning of the Property from the CG/Commercial General zone classification to the OC/Office Commercial zone classification does hereby proffer in writing the provision of reasonable conditions to be applied to and be part of the rezoning.

Safeway voluntarily and in writing prior the scheduled public hearing proffers:

1. The use of the free standing building shown on the development site plan filed as a part of DSUP 2011-0015 (the "Plan") containing approximately 123,000 gross square feet of space (the "Grocery Store") shall be a retail shopping establishment pursuant to §4-803(AA.1) of the Ordinance limited to a grocery store consisting of approximately 61,000 gross square of retail shopping area located on the second floor of the Grocery Store, and approximately 61,000 gross square feet of accessory space to the Grocery Store and above grade structured parking on the ground level.

2. The uses permitted for the free standing building shown on the Plan containing approximately 3,100 gross square feet of space shall be limited to the uses set forth in §4-802 and §4-803 of the Ordinance, except as such uses are limited by the conditions of DSUP 2011-0015.

3. The redevelopment of the Property shall be in substantial conformance with the improvements depicted in DSUP 2011-0015 as approved by the Alexandria City Council, and as shown on the final site plan approved by the City of Alexandria.

4. These proffers are submitted in accord with §11-804 of the Ordinance and shall be governed and construed in accordance with §11-804 of the Ordinance.

5. Timothy W. Baker, Vice President of Real Estate Eastern Division represents that he is authorized to execute and deliver this Proffer and this Proffer is voluntarily entered into by Safeway.

These proffers are the only proffers on this zoning map amendment. In the event the rezoning is not approved and associated approvals MPA 2011-0007, DSUP 2011-0015 and TMP SUP 2011-0060, these proffers shall be of no binding effect.

Attachment A - page 2

SAFEWAY INC.,  
a Delaware corporation

By: Timothy W. Baker  
Timothy W. Baker  
Vice President of Real Estate Eastern Division  
October 20, 2011

ORDINANCE NO. 4754

AN ORDINANCE to amend and reordain Sheet No. 032.01 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 3526 King Street from, CG/Commercial General to OC/Office Commercial with proffer in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2011-0002

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2011-0002, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on December 6, 2011 of a rezoning of the property at 3526 King Street from, CG/Commercial General to OC/Office Commercial with proffer, which recommendation was approved by the City Council at public hearing on December 17, 2011;
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. 32.01 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:

LAND DESCRIPTION: 3526 King Street, Alexandria, Virginia  
Tax Map #: 032.01-01-04  
Consisting of 130,534 square feet

FROM: CG/Commercial General

TO: OC/Office Commercial with Proffer. Said proffer is attached hereto and incorporated herein as Attachment A

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. 32.01 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

Final Passage: February 25, 2012

**PROPOSED DEVELOPMENT CONDITION  
RZ 2011-0002**

Pursuant to the provision of §11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "**Ordinance**"), Safeway Inc., a Delaware corporation ("**Safeway**"), the owner of the property known as 3526 King Street, Alexandria, Virginia 22304, also known as City of Alexandria Tax Parcel Map 32.01 Block 01 Lot 04 (the "**Property**") and the applicant requesting the rezoning of the Property from the CG/Commercial General zone classification to the OC/Office Commercial zone classification does hereby proffer in writing the provision of reasonable conditions to be applied to and be part of the rezoning.

Safeway voluntarily and in writing prior the scheduled public hearing proffers:

1. The use of the free standing building shown on the development site plan filed as a part of DSUP 2011-0015 (the "**Plan**") containing approximately 123,000 gross square feet of space (the "**Grocery Store**") shall be a retail shopping establishment pursuant to §4-803(AA.1) of the Ordinance limited to a grocery store consisting of approximately 61,000 gross square of retail shopping area located on the second floor of the Grocery Store, and approximately 61,000 gross square feet of accessory space to the Grocery Store and above grade structured parking on the ground level.

2. The uses permitted for the free standing building shown on the Plan containing approximately 3,100 gross square feet of space shall be limited to the uses set forth in §4-802 and §4-803 of the Ordinance, except as such uses are limited by the conditions of DSUP 2011-0015.

3. The redevelopment of the Property shall be in substantial conformance with the improvements depicted in DSUP 2011-0015 as approved by the Alexandria City Council, and as shown on the final site plan approved by the City of Alexandria.

4. These proffers are submitted in accord with §11-804 of the Ordinance and shall be governed and construed in accordance with §11-804 of the Ordinance.

5. Timothy W. Baker, Vice President of Real Estate Eastern Division represents that he is authorized to execute and deliver this Proffer and this Proffer is voluntarily entered into by Safeway.

These proffers are the only proffers on this zoning map amendment. In the event the rezoning is not approved and associated approvals MPA 2011-0007, DSUP 2011-0015 and TMP SUP 2011-0060, these proffers shall be of no binding effect.



Attachment A - page 2

SAFEWAY INC.,  
a Delaware corporation

By: Timothy W. Baker  
Timothy W. Baker  
Vice President of Real Estate Eastern Division  
October 20, 2011