



APPLICATION

~~MPA~~
MPA #2009-0005
REZ #2009-0003

Master Plan Amendment MPA# _____
 Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 3110 Mount Vernon Avenue, Alexandria, Virginia

APPLICANT

Name: UDR Developers Inc. - ATTN: Richard Giannotti
Address: 5620 Cox Road, Suite 200, Glen Allen, Virginia 23060

PROPERTY OWNER:

Name: UDR Calvert, LLC
Address: ATTN: B & D Equity Tax Group, P.O. Box 06408, Chicago, IL 60606-6408

Interest in property:

- Owner Contract Purchaser
 Developer Lessee Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

- yes: If yes, provide proof of current City business license.
 no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Land, Clark, Carroll, Mendelson & Blair, P.C.
Duncan W. Blair, Esquire

Print Name of Applicant or Agent
524 King Street
Mailing/Street Address
Alexandria, Virginia 22314
City and State Zip Code

Signature
703 836-1000 703 549-3335
Telephone # Fax # dblair@landclark.com
December 2, 2009
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____	Fee Paid: \$ _____
Legal advertisement: _____	_____
ACTION - PLANNING COMMISSION _____	ACTION - CITY COUNCIL: _____

MPA # 2009-0005

REZ # 2009-0003

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

The elimination of the proffer will allow the property to be redeveloped as a CRMU-M compliant residential mixed use project consistent with the urban character of the surrounding area.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The property is designated CRMU-M in the Potomac West Chapter of the City of Alexandria Master Plan. The amendment is requested to eliminate language in the Master Plan "limiting the use of all but the commercial shopping center facing Mt. Vernon Avenue to RC/Residential H; the RC Residential H designation is consistent with the proposed use of the property as a commercial residential mixed use project.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The applicant has filed a Development Special Use Permit with Site Plan for the renovation of the existing apartment building and construction of an addition to the plan demonstrates that the property is adequately served or proposes the construction of additional public facilities to serve the site.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

Not applicable.

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The Calvert
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**DESCRIPTION OF
THE CALVERT
CITY OF ALEXANDRIA,
VIRGINIA**

Being the property now in the name of UDR Calvert, LLC as recorded in instrument number 080001527 among the Land Records of the City of Alexandria, Virginia and being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of Mount Vernon Avenue (variable width), said point also being on the Northerly line of Lot 1 as shown on a plat of subdivision entitled "Warwick Village Section One"; thence leaving said right-of-way and running with the Northerly line of said Lot 1 and continuing the same with the Northerly line of Lots 2, 3, 4, 5 and 6 of the aforesaid Warwick Village Section One and with the City of Alexandria Public Park as recorded in Deed Book 352 at Page 558 among the aforesaid Land Records;

- 1) South 86° 05' 59" West, 336.39 feet to a point on the Southeasterly corner of Protestant Episcopal Theological Seminary in Virginia, as recorded in instrument number 060033281 among the aforesaid Land Records; thence leaving said City of Alexandria Public Park and running with the Easterly line of said Protestant Episcopal Theological Seminary in Virginia

- 2) North 09° 04' 32" West, 359.77 feet to a point, said point being an easterly corner of said Protestant Episcopal Theological Seminary in Virginia; thence running with the Southerly line of said Protestant Episcopal Theological Seminary in Virginia and continuing the same with the Southerly line of Alexandria Water Company

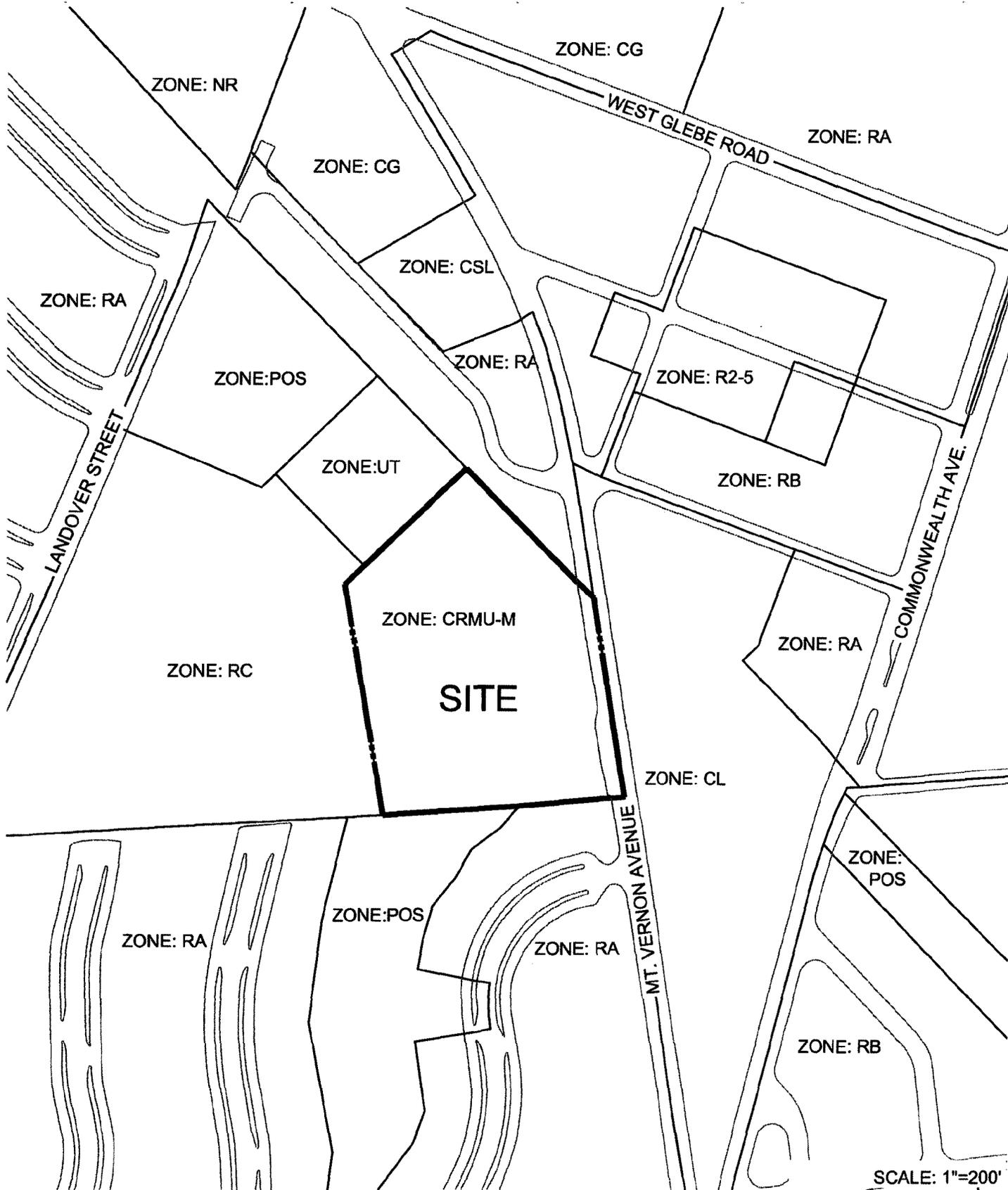
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- 3) North 45° 59' 18" East, 258.98 feet to a point on the Southwesterly line of Outlot A as shown on a plat of subdivision entitled " Mount Vernon Court" and in Deed Book 1569 at Page 802 among the aforesaid Land Records; thence leaving said Alexandria Water Company, running with the Southwesterly line of said Outlot A, and continuing with the Southwesterly line of Lots 11, 10 and 9 of said Mount Vernon Court

- 4) South 44° 00' 42" East, 214.28 feet to a point on the Westerly right-of-way line of the aforesaid Mount Vernon Avenue; thence leaving Alexandria Water Company and running with said right-of-way line

- 5) South 09° 04' 32" East, 362.76 feet to the point of beginning, containing 148,777 square feet or 3.41545 acres of land.

ZONING CONTEXT EXHIBIT



THE CALVERT APARTMENTS

CITY OF ALEXANDRIA, VA

2009

BUSINESS LICENSE

THIS LICENSE EXPIRES
DECEMBER 31, 2009 AND
MUST BE RENEWED BY
MAY 1, 2010 TO AVOID
PENALTIES AND INTEREST

DEPARTMENT OF FINANCE
BUSINESS TAX BRANCH
CITY HALL - ROOM 1400
ALEXANDRIA, VA 22310
(703) 838-4680

TRADE NAME:

LAND CLARK CARROLL MENDELSON BLAI

BUSINESS ADDRESS:

524 KING ST

BUSINESS DESCRIPTION:

9-071-007 PROF'L OCCUPATIONS/BUSINESSES
Attorney-At-Law

Note: To avoid a statutory 2009 business personal property tax bill, file
on or before May 1, 2009. A filing is required from all businesses.

NOT VALID WITHOUT CURRENT YEAR LICENSE NUMBER

LAND CLARK CARROLL MELDELSON,
524 King St
MEDELSON AND BLAIR PC
Alexandria, VA 22314-3104