

32
6-25-02

~~14~~
~~6-15-02~~

Introduction and first reading: 6/15/2002
Public hearing: 6/25/2002
Second reading and enactment: 6/25/2002

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Sheet No. 34.02 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 rear portion of the property at 2100 Mt. Vernon Avenue from R-2-5/Single and Two-Family Zone to CL/Commercial Low Zone, subject to a proffer, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0002.

Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2002-0002, to rezone the rear portion of the property at 2100 Mt. Vernon Avenue from R-2-5/Single and Two-Family Zone to CL/Commercial Low Zone, subject to a proffer requiring a landscape hedge.

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

32
6-25-02

~~1A~~
6/15-02

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Sheet No. 34.02 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 rear portion of the property at 2100 Mt. Vernon Avenue from R-2-5/Single and Two-Family Zone to CL/Commercial Low Zone, subject to a proffer, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0002.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2002-0002, an application has been made to rezone the rear portion of the property at 2100 Mt. Vernon Avenue from R-2-5/Single and Two-Family Zone to CL/Commercial Low Zone, subject to a proffer;
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. 34.02 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:

Rear portion of the property at 2100 Mt. Vernon Avenue (Zoning Map and Tax Map Parcel No. 34.02-02-03), comprising 2,875 square feet of land, more or less, as shown on the sketch plan entitled "The Welsh Property 2002-0002" dated April 28, 2002, attached hereto and incorporated fully herein by reference.

FROM: R-2-5/Single and Two-Family Zone
TO: CL/Commercial Low Zone

Subject, however, to the following proffer:

The property owner will install and maintain a solid green evergreen hedge directly adjacent to the western property line as a visual buffer to the adjoining property zoned R-2-5. The evergreen hedge will be no less than six feet tall, no less than two feet deep and no less than 30 feet as measured south from the northeast corner of the property.

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

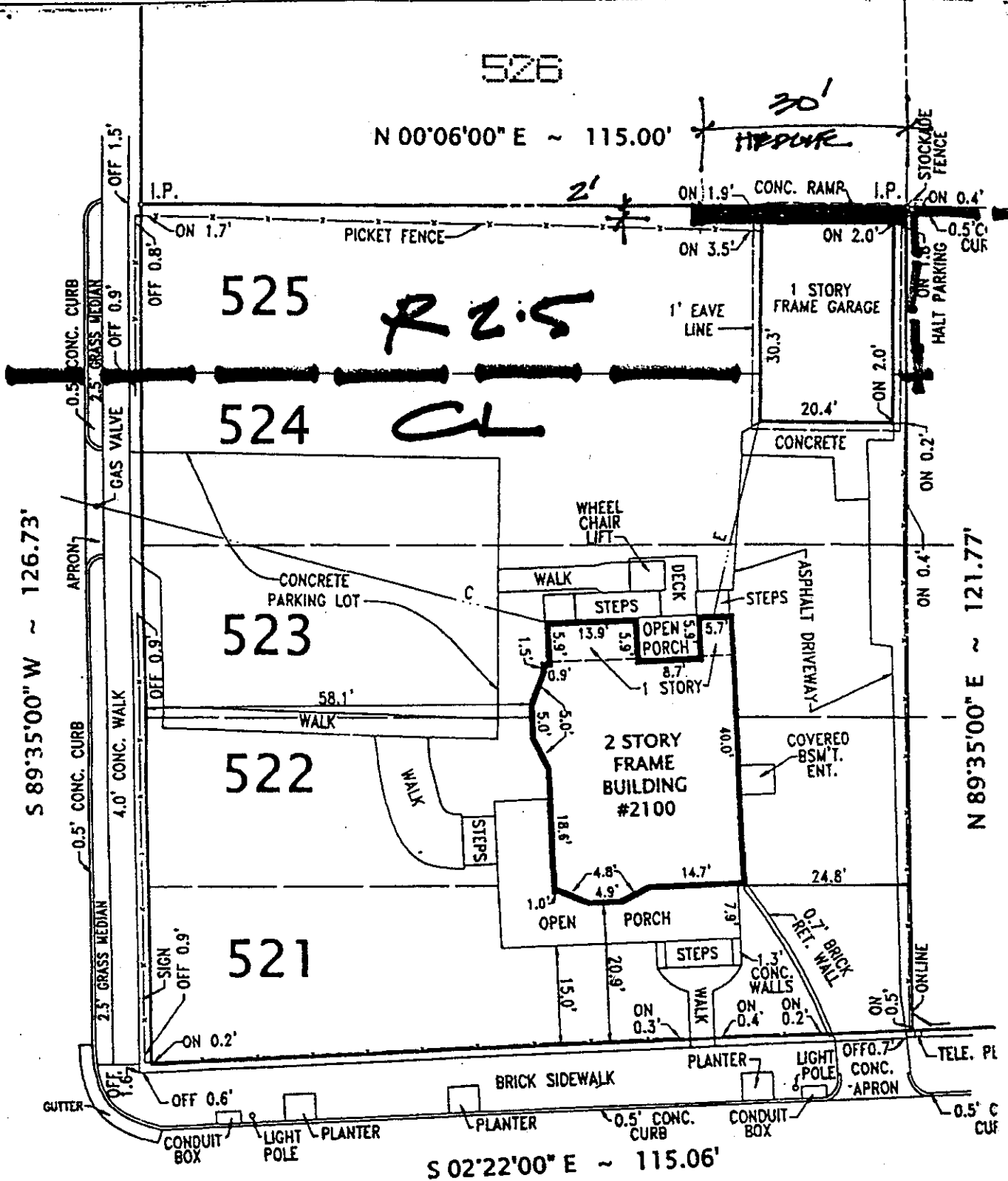
Section 3. That Sheet No. 34.04 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

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

KERRY J. DONLEY
Mayor

Attachment

Introduction:	6/15/2002
First Reading:	6/15/2002
Publication:	6/19/02; 6/20/02
Public Hearing:	6/25/02
Second Reading:	6/25/02
Final Passage:	6/25/02



MPA 2002-0002

MOUNT VERNON AVENUE

60' R/W

~~WELSH~~ THE PROPERTY
2002 - 0002
4.28.02

LARSON/KOENIG
ARCHITECTS
2107 Mount Vernon Avenue Suite 100
Alexandria, VA 22301

1st 16

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ORDINANCE NO. 4262

AN ORDINANCE to amend and reordain Sheet No. 34.02 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 rear portion of the property at 2100 Mt. Vernon Avenue from R-2-5/Single and Two-Family Zone to CL/Commercial Low Zone, subject to a proffer, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0002.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2002-0002, an application has been made to rezone the rear portion of the property at 2100 Mt. Vernon Avenue from R-2-5/Single and Two-Family Zone to CL/Commercial Low Zone, subject to a proffer;
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. 34.02 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:

Rear portion of the property at 2100 Mt. Vernon Avenue (Zoning Map and Tax Map Parcel No. 34.02-02-03), comprising 2,875 square feet of land, more or less, as shown on the sketch plan entitled "The Welsh Property 2002-0002" dated April 28, 2002, attached hereto and incorporated fully herein by reference.

FROM: R-2-5/Single and Two-Family Zone
TO: CL/Commercial Low Zone

Subject, however, to the following proffer:

The property owner will install and maintain a solid green evergreen hedge directly adjacent to the western property line as a visual buffer to the adjoining property zoned R-2-5. The evergreen hedge will be no less than six feet tall, no less than two feet deep and no less than 30 feet as measured south from the northeast corner of the property.

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

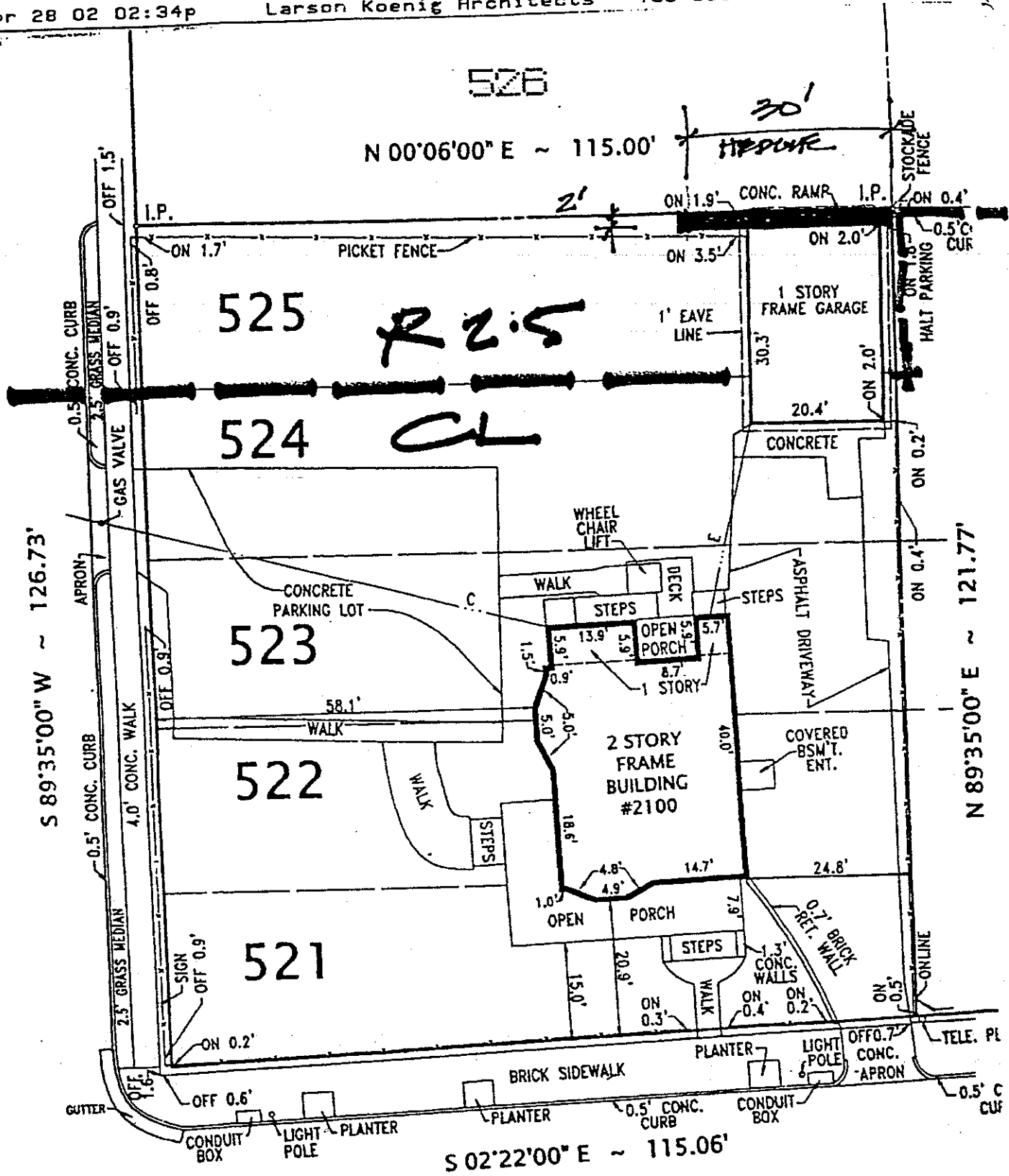
Section 3. That Sheet No. 34.04 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

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

KERRY J. DONLEY
Mayor

Attachment

Final Passage: June 25, 2002



S 89°35'00" W ~ 126.73'

N 89°35'00" E ~ 121.77'

526
N 00°06'00" E ~ 115.00'

525

524

523

522

521

R2.5

CL

S 02°22'00" E ~ 115.06'

MOUNT VERNON AVENUE

60' R/W

~~WELSH~~ THE PROPERTY
2002 - 0002
4.28.02

LARSON/KOENIG
ARCHITECTS

2107 Mount Vernon Avenue Suite 100
Alexandria, VA 22301

1st 16