

EXHIBIT NO. 1

16
11-13-10 ~~12~~
~~11-9-10~~

Introduction and first reading: 11/9/10
Public hearing: 11/13/10
Second reading and enactment: 11/13/10

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain 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 3110 Mount Vernon Avenue from CRMU-M/ Commercial Residential Mixed Use (Medium) with Proffer to CRMU-M/ Commercial Residential Mixed Use (Medium) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2009-0003.

Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2009-0003, to rezone the property at 3110 Mount Vernon Avenue from CRMU-M/Commercial Residential Mixed Use (Medium) with Proffer to CRMU-M/Commercial Residential Mixed Use (Medium).

Sponsor

Department of Planning and Zoning

Staff

Faroll Hamer, Director of Planning and Zoning
Joanna C. Frizzell, Assistant 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 Attachments (if any)

None

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ORDINANCE NO. _____

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3 AN ORDINANCE to amend and reordain the "Official Zoning Map, Alexandria, Virginia,"
4 adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES),
5 of the City of Alexandria Zoning Ordinance, by rezoning the property at 3110 Mount
6 Vernon Avenue from CRMU-M/ Commercial Residential Mixed Use (Medium) with
7 Proffer to CRMU-M/ Commercial Residential Mixed Use (Medium) in accordance with the
8 said zoning map amendment heretofore approved by city council as Rezoning No. 2009-
9 0003.

10
11 WHEREAS, the City Council finds and determines that:

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13 1. In Rezoning No. 2009-0003, the planning commission, having found that the
14 public necessity, convenience, general welfare and good zoning practice so require,
15 recommended approval to the City Council on September 7, 2010 of a rezoning of the property
16 at 3110 Mount Vernon Avenue from CRMU-M/ Commercial Residential Mixed Use (Medium)
17 with Proffer to CRMU-M/ Commercial Residential Mixed Use (Medium), which
18 recommendation was approved by the City Council at public hearing on September 25, 2010;

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20 2. The said rezoning is in conformity with the 1992 Master Plan of the City of
21 Alexandria, Virginia, as amended;

22
23 3. All requirements of law precedent to the adoption of this ordinance have been
24 complied with; now, therefore,

25
26 THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

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28 Section 1. That Sheet No. 015.04 of the "Official Zoning Map, Alexandria,
29 Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the
30 same hereby is, amended by changing, in the manner set forth below, the zoning classification of
31 the property hereinafter described:

32
33 LAND DESCRIPTION: The portion of property at 3110 Mount Vernon
34 Avenue (Tax Map and Zoning Parcel No. 015.04-07-03), comprising
35 approximately 148,777 square feet of land, more or less, as described in
36 the legal description titled "Description of The Calvert, City of
37 Alexandria, Virginia" dated November 24, 2009, attached hereto at
38 Exhibit A and incorporated fully by this reference and as shown in the
39 plat titled "Metes and Bounds Map The Calvert, City of Alexandria,
40 Virginia" dated November 24, 2009 and attached hereto as Exhibit B and
41 incorporated fully by this reference.

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43 From: CRMU-M/ Commercial Residential Mixed Use (Medium) with the
44 following Proffer:
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1 "The RC Zone Regulations shall apply to the above-described property, except that
2 up to 16,142 net square feet of space fronting on Mount Vernon Avenue may have the following
3 CRMU-M Uses: (1) without a special use permit: (a) business and professional office, (b)
4 medical office, (c) personal service establishment, and (d) retail shopping establishment; (2) with
5 a special use permit: (a) amusement enterprise, (b) convenience store, (c) day care center, (d)
6 health and athletic club, (e) private school, academic or commercial, and (f) restaurant."
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8 To: CRMU-M/Commercial Residential Mixed Use (Medium) (with no proffer)
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10 Section 2. That the director of planning and zoning be, and hereby is, directed to
11 record the foregoing amendment on the said map.
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13 Section 3. That Sheet No. 015.04 of the "Official Zoning Map, Alexandria,
14 Virginia," as so amended, be, and the same hereby is, reordained as part of the City of
15 Alexandria Zoning Ordinance.
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17 Section 4. That this ordinance shall become effective on the date and at the time of
18 its final passage.
19

20 WILLIAM D. EUILLE
21 Mayor
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24 Introduction: 11/9/10
25 First Reading: 11/9/10
26 Publication:
27 Public Hearing:
28 Second Reading:
29 Final Passage:
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ORDINANCE NO. 4686

AN ORDINANCE to amend and reordain 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 3110 Mount Vernon Avenue from CRMU-M/ Commercial Residential Mixed Use (Medium) with Proffer to CRMU-M/ Commercial Residential Mixed Use (Medium) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2009-0003.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2009-0003, 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 September 7, 2010 of a rezoning of the property at 3110 Mount Vernon Avenue from CRMU-M/ Commercial Residential Mixed Use (Medium) with Proffer to CRMU-M/ Commercial Residential Mixed Use (Medium), which recommendation was approved by the City Council at public hearing on September 25, 2010;
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. 015.04 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: The portion of property at 3110 Mount Vernon Avenue (Tax Map and Zoning Parcel No. 015.04-07-03), comprising approximately 148,777 square feet of land, more or less, as described in the legal description titled "Description of The Calvert, City of Alexandria, Virginia" dated November 24, 2009, attached hereto at Exhibit A and incorporated fully by this reference and as shown in the plat titled "Metes and Bounds Map The Calvert, City of Alexandria, Virginia" dated November 24, 2009 and attached hereto as Exhibit B and incorporated fully by this reference.

From: CRMU-M/ Commercial Residential Mixed Use (Medium) with the following Proffer:

“The RC Zone Regulations shall apply to the above-described property, except that up to 16,142 net square feet of space fronting on Mount Vernon Avenue may have the following CRMU-M Uses: (1) without a special use permit: (a) business and professional office, (b) medical office, (c) personal service establishment, and (d) retail shopping establishment; (2) with a special use permit: (a) amusement enterprise, (b) convenience store, (c) day care center, (d) health and athletic club, (e) private school, academic or commercial, and (f) restaurant.”

To: CRMU-M/Commercial Residential Mixed Use (Medium) (with no proffer)

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. 015.04 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.

WILLIAM D. EUILLE
Mayor

Final Passage: November 13, 2010