

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Sheet No. 047.02 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 properties at 5701, 5701 B, a portion of 5815, and 5901 Duke Street from CR/Commercial Regional to CDD #29/Coordinated Development District #29 and 5801 and a portion of 5815 Duke Street from CRMU-M/Commercial Residential Mixed Use (Medium) to CDD #29/Coordinated Development District #29 in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00003.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2021-00003, 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 June 24, 2021 of a rezoning of the properties at 5701, 5701 B, a portion of 5815, and 5901 Duke Street from CR/Commercial Regional to CDD #29/Coordinated Development District #29 and 5801 and a portion of 5815 Duke Street from CRMU-M/Commercial Residential Mixed Use (Medium) to CDD #29/Coordinated Development District #29, which recommendation was approved by the City Council at public hearing on July 6, 2021;

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. 047.02 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:

LAND DESCRIPTION: 5701 Duke Street, Alexandria, Virginia 22304,
047.02-03-06

From: CR/Commercial Regional
To: CDD #29/Coordinated Development District #29

LAND DESCRIPTION: 5701 B Duke Street, Alexandria, Virginia
22304, 047.02-03-07

From: CR/Commercial Regional

1 To: CDD #29/Coordinated Development District #29

2
3 LAND DESCRIPTION: 5801 Duke Street, Alexandria, Virginia 22304,
4 047.02-03-05

5
6 From: CRMU-M/Commercial Residential Mixed Use (Medium)
7 To: CDD #29/Coordinated Development District #29

8
9 LAND DESCRIPTION: 5815 Duke Street, Alexandria, Virginia 22304,
10 047.02-03-09

11
12 From: CR/Commercial Regional and CRMU-M/Commercial Residential Mixed
13 Use (Medium)
14 To: CDD #29/Coordinated Development District #29

15
16 LAND DESCRIPTION: 5901 Duke Street, Alexandria, Virginia 22304,
17 047.02-03-08

18
19 From: CR/Commercial Regional
20 To: CDD #29/Coordinated Development District #29

21
22 Section 2. That the director of planning and zoning be, and hereby is, directed to
23 record the foregoing amendment on the said map.

24
25 Section 3. That Sheet No. 047.02 of the "Official Zoning Map, Alexandria,
26 Virginia," as so amended, be, and the same hereby is, reordained as part of the City of
27 Alexandria Zoning Ordinance.

28
29 Section 4. That this ordinance shall become effective on the date and at the time of
30 its final passage.

31
32 JUSTIN WILSON
33 Mayor

34
35 Introduction: 09/14/21
36 First Reading: 09/14/21
37 Publication:
38 Public Hearing: 09/18/21
39 Second Reading: 09/18/21
40 Final Passage: 09/18/21