

ORDINANCE NO. 4789

AN ORDINANCE to amend and reordain Sheet No. 064.03 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 1501 Cameron Street from POS/Public Open Space to RB/Townhouse on a portion of the property and from RB/Townhouse to POS/Public Open Space on a portion of the property in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2012-0008.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2012-0008, 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 4, 2012 of a rezoning of the property at 1501 Cameron Street from POS/Public Open Space to RB/Townhouse on a portion of the property and from RB/Townhouse to POS/Public Open Space on a portion of the property, which recommendation was approved by the City Council at public hearing on December 15, 2012;

2. The said rezoning is in conformity with the 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. 064.03 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: portions of 1501 Cameron Street, Tax Map # 064.03-01-01 designated as Area #1, Area #2 and Area #3 as shown on the plat titled "Plat Showing Rezoning of a Portion of Lot 500, Resubdivision of the Property of the City of Alexandria at Cameron and No. West Street", prepared by RC Fields and Associates, Inc dated January 11, 2013 attached hereto as Exhibit A and incorporated herein by this reference; and as described in the legal descriptions attached hereto as Exhibit B (pages 1-3) and incorporated herein by this reference.

Area #1, totaling 21,978 s.f., is hereby amended from POS/Public Open Space to RB/Townhouse

Area #2, totaling 41,843 s.f., is hereby amended from RB/Townhouse to POS/Public Open Space; and

Area #3, totaling 73,883 s.f., is hereby amended from POS/Public Open Space to RB/Townhouse.

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

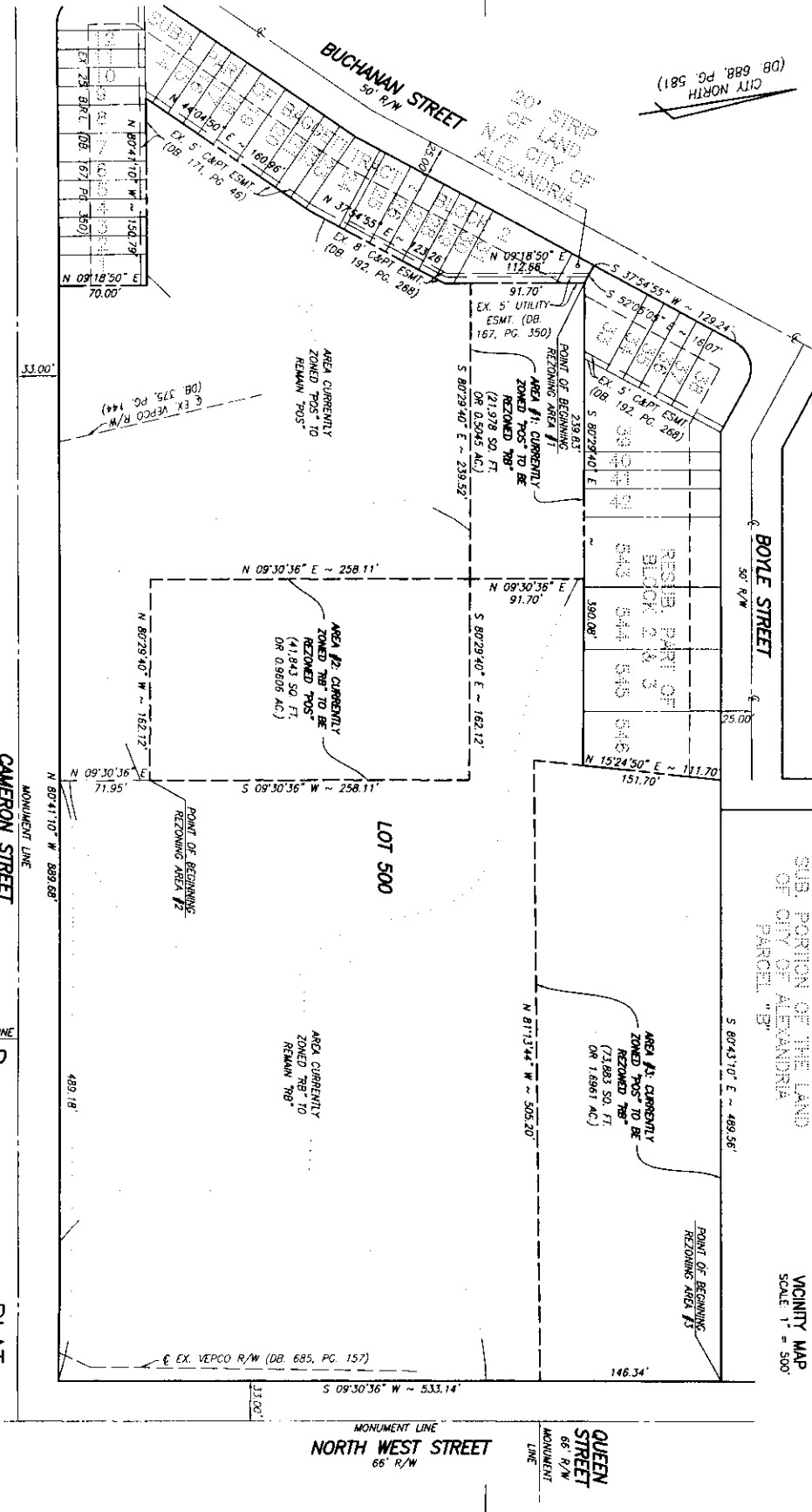
Section 3. That Sheet No. 064.03 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

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 23, 2013

- GENERAL NOTES**
1. TAX MAP: 4084-03-01-01
 2. ZONE: RB/PDS
 3. OWNER: CITY OF ALEXANDRIA
PO BOX 178
ALEXANDRIA, VA 22313
DB: 888, PG. 581
 4. TITLE REPORT FURNISHED BY WALKER TITLE, LLC, CASE NUMBER A1200194, EFFECTIVE DATE FEBRUARY 16, 2012 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR
 5. PLAT SUBJECT TO RESTRICTIONS OF RECORD
 6. TOTAL SITE AREA = 447,967 S.F. OR 10.2839 AC.



RFIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street Alexandria, Virginia 22314 (703) 549-6422

FILE NO. 12-18	COMP. T.G.
SHEET 1 OF 1	DRAWN T.G.
	CHECKED R.J.K.

Exhibit B Page 1

**METES AND BOUNDS DESCRIPTION OF REZONING AREA #1
ON LOT 500, RESUBDIVISION OF THE PROPERTY OF CITY OF
ALEXANDRIA AT CAMERON AND NO. WEST STREET
DEED BOOK 688, PAGE 581
CITY OF ALEXANDRIA, VIRGINIA**

Beginning at a corner of Lot 500, Resubdivision of the property of City of Alexandria at Cameron and No. West Street, said corner being common to Lot 33, Block 2 and to a 20 foot strip of land, being part of Lot 31, Block 2, Subdivision of part of the Baggett Tract (DB. 167, PG. 350), said point being also South 52 degrees 05 minutes 05 seconds East, 16.07 feet from the easterly right-of-way line of Buchanan Street (50 feet wide); thence with the line of said Lot 500, and with said Subdivision of part of the Baggett Tract and thereafter with the line of Resubdivision of part of Blocks 2 & 3, Baggett Tract (DB. 206, PG. 541)

- 1) South 80 degrees 29 minutes 40 seconds East, 239.83 feet to a point in the southerly line of Lot 543, Resubdivision of part of Blocks 2 & 3, Baggett Tract; thence departing said Lot 543 and running through Lot 500
- 2) South 09 degrees 30 minutes 36 seconds West, 91.70 feet to a point; thence
- 3) North 80 degrees 29 minutes 40 seconds West, 239.52 feet to a point in the easterly line of Lot 31, Block 2, Subdivision of part of the Baggett Tract; thence with said Lot 31 and thereafter with said 20 foot strip of land
- 4) North 09 degrees 18 minutes 50 seconds East, 91.70 feet to the place and point of beginning and containing an area of 21,978 square feet or 0.5045 acres of land.

Exhibit B page 2

**METES AND BOUNDS DESCRIPTION OF REZONING AREA #2
ON LOT 500, RESUBDIVISION OF THE PROPERTY OF CITY OF
ALEXANDRIA AT CAMERON AND NO. WEST STREET
DEED BOOK 688, PAGE 581
CITY OF ALEXANDRIA, VIRGINIA**

Beginning at a point on Lot 500, Resubdivision of the property of City of Alexandria at Cameron and No. West Street, said point being North 09 degrees 30 minutes 36 seconds East, 71.95 feet from the northerly right-of-way line of Cameron Street (66 feet wide) at a point North 80 degrees 41 minutes 10 seconds West, 489.18 feet from the point of intersection of said right-of-way line at the westerly right-of-way line of North West Street (66 feet wide); thence

- 1) North 80 degrees 29 minutes 40 seconds West, 162.12 feet to a point; thence
- 2) North 09 degrees 30 minutes 36 seconds East, 258.11 feet to a point; thence
- 3) South 80 degrees 29 minutes 40 seconds East, 162.12 feet to a point; thence
- 4) South 09 degrees 30 minutes 36 seconds West, 258.11 feet to the place and point of beginning and containing an area of 41,843 square feet or 0.9606 acres of land.

Exhibit B Page 3

**METES AND BOUNDS DESCRIPTION OF REZONING AREA #3
ON LOT 500, RESUBDIVISION OF THE PROPERTY OF CITY OF
ALEXANDRIA AT CAMERON AND NO. WEST STREET
DEED BOOK 688, PAGE 581
CITY OF ALEXANDRIA, VIRGINIA**

Beginning at the northeast corner of Lot 500, Resubdivision of the property of City of Alexandria at Cameron and No. West Street; said point being on the westerly right-of-way line of North West Street (66 feet wide) at a point North 09 degrees 30 minutes 36 seconds East, 533.14 feet from the intersection with the northerly right-of-way line of Cameron Street (66 feet wide), said corner being common also to Parcel "B", Subdivision of a Portion of the land of City of Alexandria (DB. 643, PG. 306); thence with North West Street

- 1) South 09 degrees 30 minutes 36 seconds East, 146.34 feet to a point; thence departing North West Street and running through said Lot 500
- 2) North 81 degrees 13 minutes 44 seconds West, 505.20 feet to a point; thence
- 3) North 15 degrees 24 minutes 50 seconds West, 151.70 feet to a point in the southerly right-of-way line of Boyle Street (50 feet wide), said point also being a common corner to Lot 546, Resubdivision of part of Blocks 2 & 3, Baggett Tract (DB. 206, PG. 541); thence with Boyle Street and thereafter with the southerly line of said Parcel "B"
- 4) South 80 degrees 43 minutes 10 seconds East, 489.56 feet to the place and point of beginning and containing an area of 73,883 square feet or 1.6961 acres of land.