

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE to vacate a portion of the public right-of-way at Courtney Avenue and North Van Dorn Street, adjacent to the property at 701 South Van Dorn (VAC No. 2023-00005).

WHEREAS, Vulcan Lands, Inc. (Owner) have applied for the vacation of a portion of the public right-of-way consisting of a slip lane of 1,842 square feet that turns right from Courtney Avenue on North Van Dorn Street, adjacent to the property at 701 South Van Dorn Street in the City of Alexandria, Virginia; and

WHEREAS, in Vacation No. 2023-00005, the planning commission recommended approval to the City Council on April 4, 2024 of a vacation of public right of way, which recommendation was approved by the City Council at public hearing on April 13, 2024; and

WHEREAS, viewers, Jennifer Atkins, Jeanette Ankoma-Sey, and Michael Porterfield have been, and again by this ordinance are, duly appointed by the Council of the City of Alexandria, to make their report in conjunction with this vacation; and

WHEREAS, the procedures required by law, including the publication of notice in a newspaper of general circulation in the City of Alexandria, have been followed in conjunction with this vacation; and

WHEREAS, in consideration of the report of the viewers, of other evidence relative to this vacation and of compliance with the conditions set forth in this ordinance, the Council of the City of Alexandria, has determined that the portion of the public right-of-way to be vacated is no longer desirable for public use and that the public interest will not be harmed by this vacation; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the vacation of the public right-of-way to Owner, as shown on the plat of vacation attached hereto and incorporated herein by reference, be, and the same hereby is, approved.

Section 2. That the vacation made and provided by the preceding section of this ordinance be, and the same hereby is, subject to the conditions set forth below:

1. The Owner shall prepare a plat of consolidation, showing the property vacated and all easements therein, and consolidating such property with their abutting property, and the plat of consolidation shall be filed with the Director of Planning and Zoning, the Director of Transportation and Environmental Services, and among the land records of the City.

2. Easements shall be reserved for all existing public and private utilities within the area vacated. The Owner shall show all easements on the plat of consolidation.

3. Owner shall pay \$32,500 to the City for the vacated land.

Section 3. The term "Owner" shall be deemed to include Vulcan Lands, Inc., and its respective successors in interest.

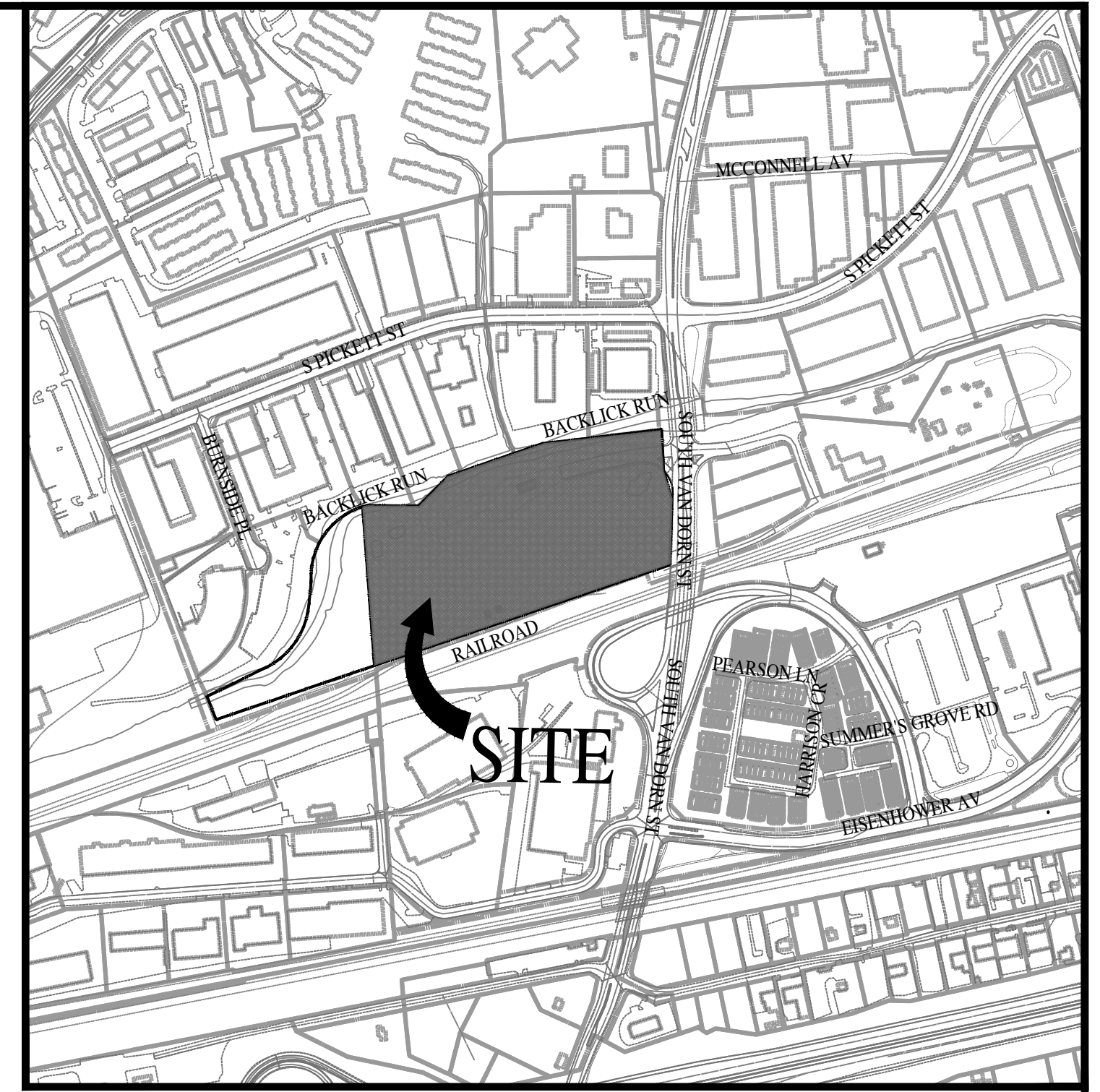
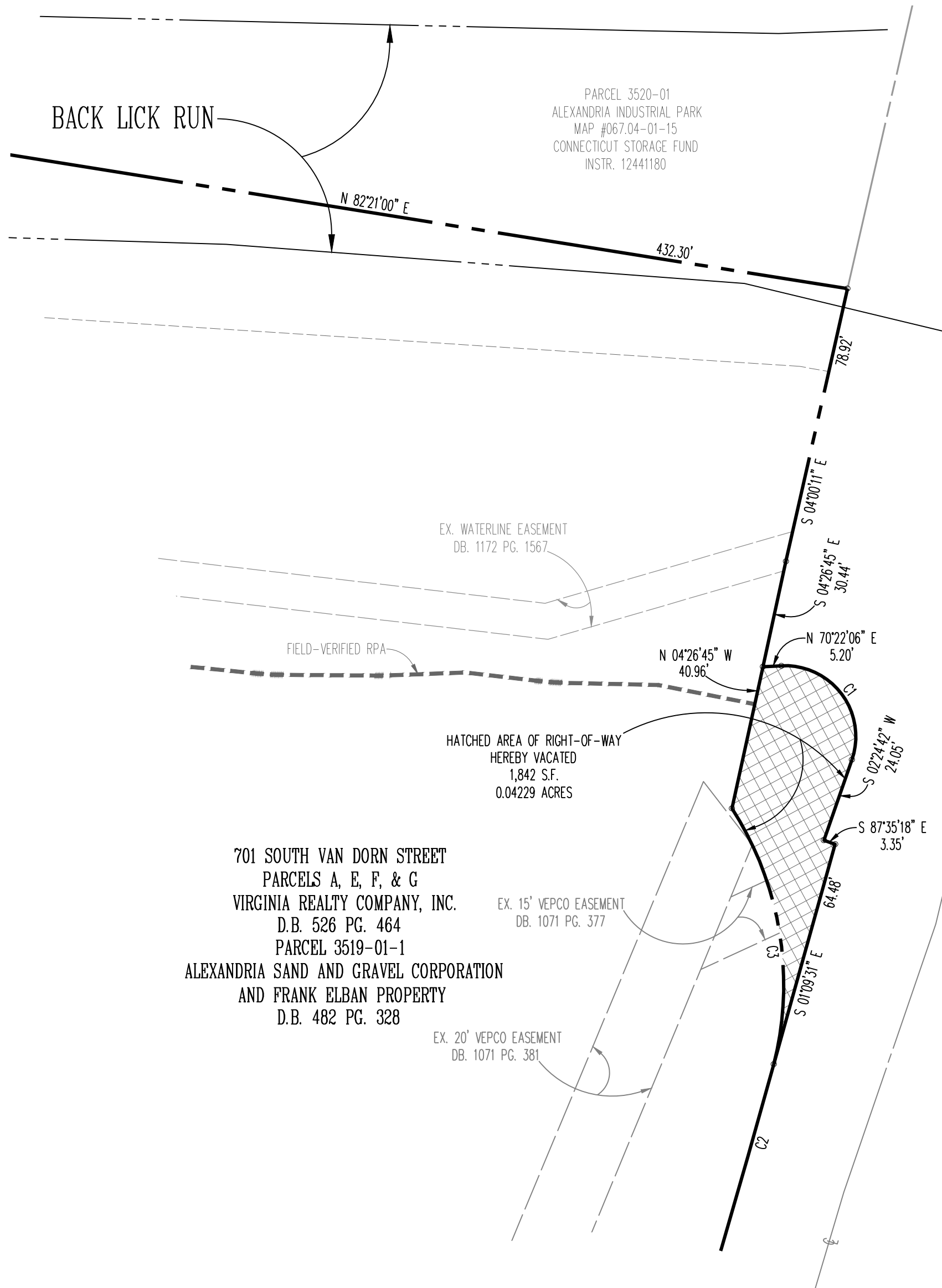
Section 4. That the city manager be, and hereby is, authorized to do on behalf of the City of Alexandria all things necessary or desirable to carry into effect this vacation, including the execution of documents.

Section 5. That the city clerk be, and hereby is, authorized to attest the execution by the city manager of all documents necessary or desirable to carry into effect this vacation, and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 6. That this ordinance shall be effective upon the date and at the time of its final passage; provided, however, that no recordation of this ordinance shall have any force or effect unless and to the extent annexed to a deed, executed by the city manager and attested by the city clerk, conveying the property vacated to Owner. The execution of such deed shall constitute conclusive evidence of compliance with the provisions of this ordinance. Such deed shall be recorded and indexed in the name of the City of Alexandria, as grantor, and Owner as grantee, and such recordation shall be done by the grantee at his or her own expense. In the event no such deed is recorded within 18 months of the effective date, this ordinance shall be void and of no effect.

JUSTIN WILSON  
Mayor

Adopted: \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 500'

**AREA TABULATION**

BEGINNING AREA TAX MAP 067.03-01-17	601,864 SF OR 13.81690 ACRES
+ AREA RIGHT-OF-WAY VACATION	1,842 SF OR 0.04229 ACRES
ENDING AREA TAX MAP 067.03-01-17	603,706 SF OR 13.85919 ACRES

**NOTES**

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP 067.03-01-17 AND IS CURRENTLY ZONED I WITH A PROPOSED ZONING OF CDD #26.
- APPLICANT: LENNAR  
14280 PARK MEADOW DRIVE  
SUITE 108  
CHANTILLY, VA 20151  
OWNER: VULCAN LANDS, INC.  
P.O. BOX 385014  
BIRMINGHAM, AL 35238
- BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM AN ALTA/NSPS LAND TITLE SURVEY, PREPARED BY URBAN, LTD., AND DATED APRIL, 2021.

**CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	39.11'	33.17'	S 53°36'36" E	112°02'35.60"	29.68'
C2	3765.72'	270.90'	270.84'	S 00°47'11" W	4°07'18.47"	135.51'
C3	92.00'	75.20'	73.13'	N 26°00'09" W	46°50'10.21"	39.85'



**APPROVED**

DSUP #2023-00012

DEPARTMENT OF PLANNING & ZONING

\_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

\_\_\_\_\_  
DIRECTOR

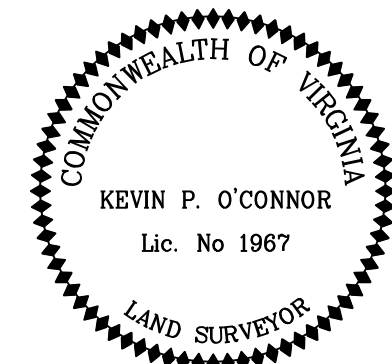
\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

\_\_\_\_\_  
DATE

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



PLAT SHOWING  
VACATION OF A PORTION OF  
SOUTH VAN DORN STREET  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 30' DATE: DECEMBER 19, 2023

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