

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Sheet No. 052.02 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 property at 2811 King Street from, RB/Townhouse with proffer to RB/Townhouse with proffer in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2024-00003.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2024-00003, 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 December 3, 2024 of a rezoning of the property at 2811 King Street from, RB/Townhouse with proffer to RB/Townhouse with proffer, which recommendation was approved by the City Council at public hearing on December 14, 2024;

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. 052.02 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: 2811 King Street, Alexandria, Virginia 22302, 052.02-06-55

From: RB/Townhouse with proffer
To: RB/Townhouse with proffer (attached)

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. 052.02 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.

ALYIA GASKINS
Mayor

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- 6 Introduction: 1/14/25
- 7 First Reading: 1/14/25
- 8 Publication:
- 9 Public Hearing: 1/25/25
- 10 Second Reading: 1/25/25
- 11 Final Passage: 1/25/25
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PROFFER STATEMENT FOR
2811 KING STREET

Pursuant to Section 11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), I, Silverado Alexandria PropCo., LLC, the owner of the property known as 2811 King Street, Alexandria, Virginia 22302, also identified in the City of Alexandria Real Estate records as Tax Map parcel 052.02-06-55 (the "Property"), as part of the request for an amendment to the existing proffer associated with the Property do hereby proffer the following:

1. The building will be used as a memory care facility, which is a "continuum of care" use pursuant to Section 2-129.2 of the Zoning Ordinance; and
2. The development of the Property shall occur in substantial conformance with the final approved development plan proposed as DSUP #2024-10015.

In the event that the rezoning (REZ #2024-00003) and associated approval DSUP #2024-10015 are not approved, these proffers shall be null and void.

Alexandria PropCo., LLC



By: Loren Shook

Its: President

Date: 11/06/2024