

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

AN ORDINANCE to amend and reordain Sheet No. 031.02 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 3701 West Braddock Road from, R-12/Single-family and POS/Public open space and community recreation to OCM(50)/Office commercial medium (50) and POS/Public open space and community recreation in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00008.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2021-00008, 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 January 4, 2022 of a rezoning of the property at 3701 West Braddock Road from, R-12/Single-family and POS/Public open space and community recreation to OCM(50)/Office commercial medium (50) and POS/Public open space and community recreation, which recommendation was approved by the City Council at public hearing on January 22, 2022;

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. 031.02 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: 3701 West Braddock Road, Alexandria, Virginia 22302, 031.02-02-05, diagram attached

From: R-12/Single-family and POS/Public open space and community recreation  
To: OCM(50)/Office commercial medium (50) and POS/Public open space and community recreation

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. 031.02 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of

1 Alexandria Zoning Ordinance.

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

JUSTIN WILSON  
Mayor

Introduction: 02/08/2022  
First Reading: 02/08/2022  
Publication:  
Public Hearing: 02/12/2022  
Second Reading: 02/12/2022  
Final Passage: 02/12/2022

Owner / Client:  
**Alexandria City Public Schools**  
 1340 Braddock Pl, Alexandria, VA 22314

Construction Manager:  
**Gilbane Building Company**  
 1100 N Glebe Rd #1000, Arlington, VA 22201

Architect:  
**Perkins Eastman**  
 1 Thomas Circle Nw, Suite 200, Wash., DC 20005

Associate Architect:  
**Maginniss + del Ninno Architects**  
 500 Montgomery St, Suite 550 Alexandria, VA 22314

Civil / Site / Landscape / Traffic:  
**Kimley-Horn and Associates, Inc.**  
 11400 Commerce Park Dr, #400, Reston, VA 20191

Structural:  
**Ehler Bryan Inc**  
 8609 Westwood Center Dr #800, Tysons, VA 22182

MEP / FP / IT / AV / Security:  
**CMTA Inc. Consulting Engineers**  
 4401 Fairfax Drive, Suite 215, Arlington, VA 22203

Envelope / Life Safety:  
**Wiss, Janney, Elstner Associates, Inc.**  
 2941 Fairview Park Dr, #300, Falls Church, VA 22042

Food Service:  
**Nyikos-Garcia Foodservice Design, Inc**  
 7146 Starmount Way, New Market, MD 21774

Pool Planning & Design:  
**Aquatic Design Group Inc**  
 2226 Faraday Avenue, Carlsbad, CA 92008

Acoustics:  
**Polysonics Corp**  
 405 Belle Air Ln, Warrenton, VA 20186

Archaeology:  
**Commonwealth Heritage Group**  
 5250 Cherokee Ave #300, Alexandria, VA 22312

Community Outreach:  
**DP Consultants**  
 1313 Vermont Ave NW, Washington, DC 20005

Cost Estimator:  
**Downey & Scott, LLC**  
 6799 Kennedy Rd, Warrenton, VA 20187

Geotechnical / Haz Mat:  
**EC5 Mid-Atlantic LLC**  
 14026 Thunderbolt Pl Suite 100, Chantilly, VA 20151

Specifications:  
**Heller Metzger PC**  
 1899 Penn. Ave NW #220, Washington, DC 20006

PROJECT TITLE:

**ALEXANDRIA CITY  
 HIGH SCHOOL MINNIE  
 HOWARD CAMPUS**

3701 W Braddock Rd,  
 Alexandria, VA 22302

PROJECT No: 110572001

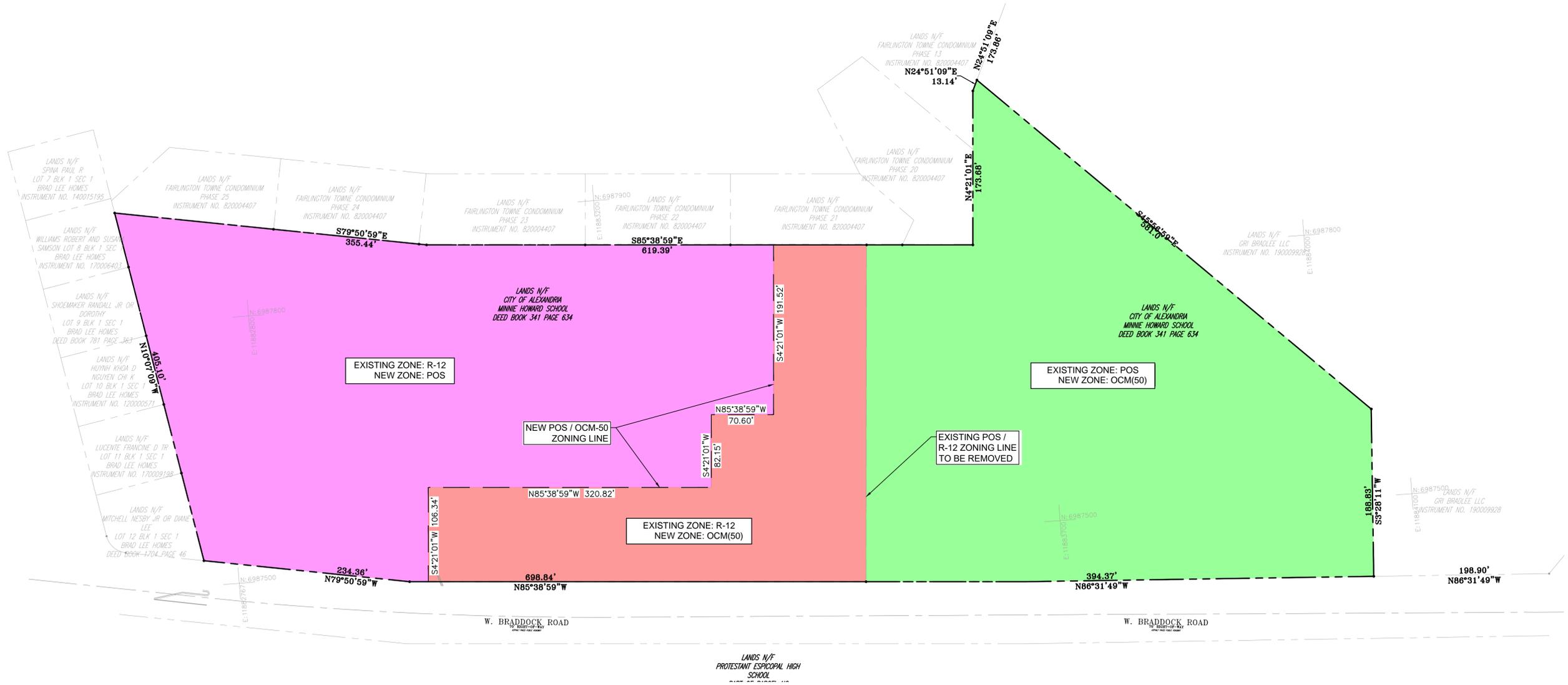
APPROVED	
SPECIAL USE PERMIT NO. DSUP-2021-10026	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.

DRAWING TITLE:  
**REZONING PLAN**

SCALE: 1"=60'

**C1.1**

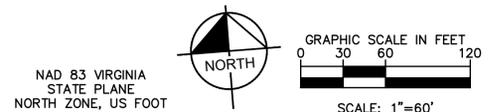
FINAL SITE PLAN  
 NOVEMBER 16, 2021



LEGEND	
	EXISTING ZONE: R12 NEW ZONE: POS
	EXISTING ZONE: R12 NEW ZONE: OCM(50)
	EXISTING ZONE: POS NEW ZONE: OCM(50)
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	NEW ZONING LINE
	EXISTING ZONING LINE

ZONING SUMMARY				
ZONE	EXISTING		NEW	
	R12	7.00 AC	305,029 SF	0.00 AC
POS	5.00 AC	217,821 SF	5.00 AC	217,821 SF
OCM(50)	0.00 AC	0 SF	7.00 AC	305,029 SF
TOTAL	12.00 AC	522,850 SF	12.00 AC	522,850 SF

NOTES:  
 1. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON ALTA SURVEY PREPARED BY GRS GROUP, LLC, DATED MARCH 17, 2021.



PLOTTED BY: Von Acker, Lief SHEET SET: 110574002 Minnie Howard Preliminary Site Plan LAYOUT: C1.1 REZONING PLAN November 23, 2021 02:34:18pm K:\NVA\_CIV\110574002 Minnie Howard\CAD Exhibits\2021-11-23 Colored Exhibits\Rezoning Plan.dwg  
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