

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

Alexandria Zoning Ordinance.

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

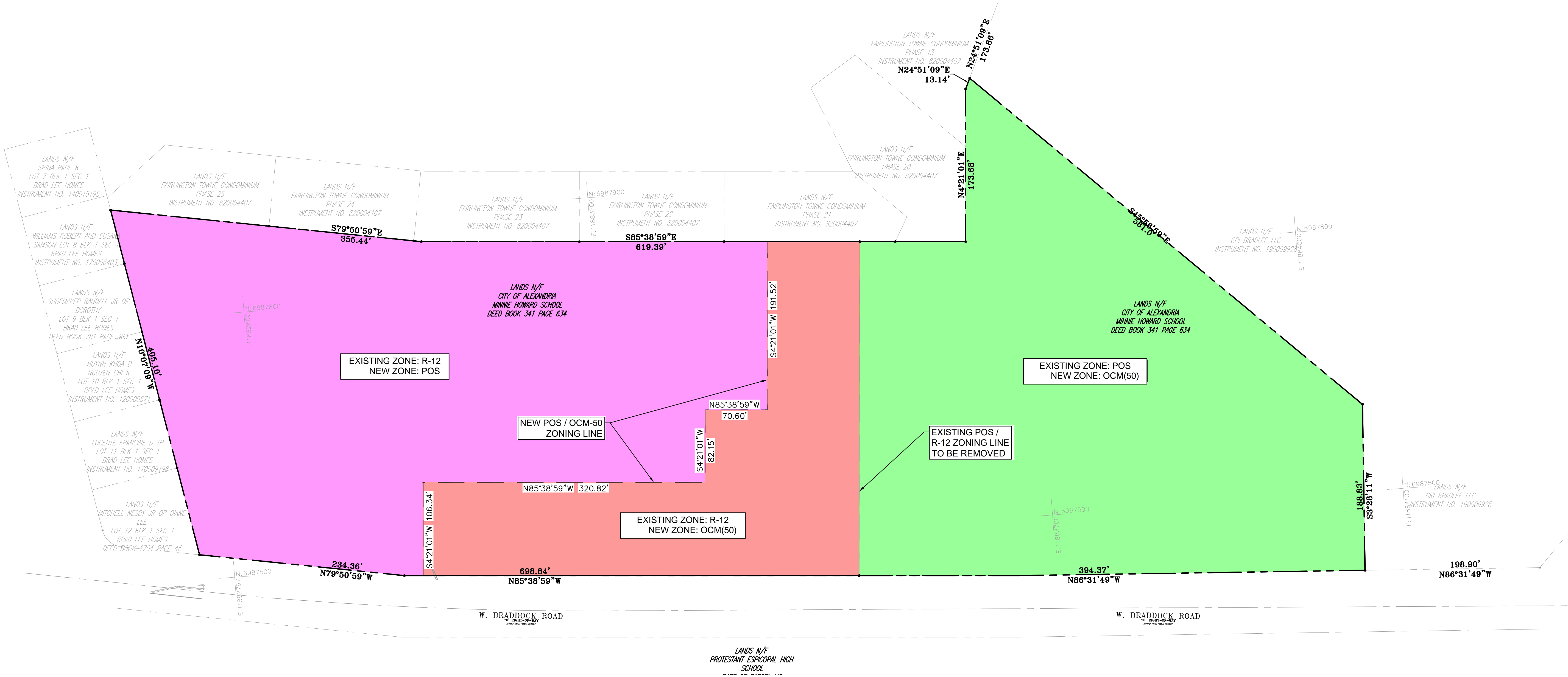
Publication:

Public Hearing: 02/12/2022

Second Reading: 02/12/2022

Final Passage: 02/12/2022

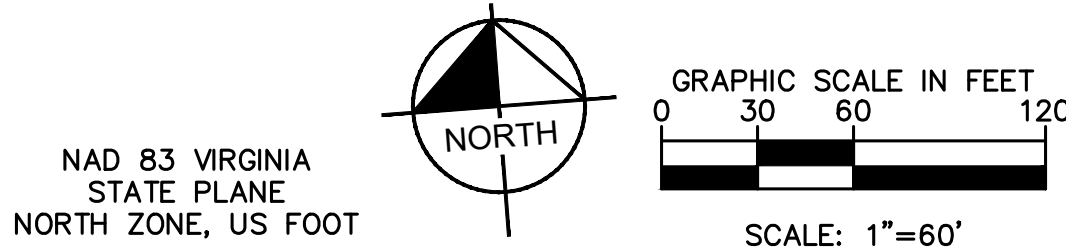
PLOTTED BY: Van Acker, Leif SHEET SET: 110574002 Minnie Howard Preliminary Site Plan LAYOUT: C1.1 REZONING PLAN November 23, 2021 02:34:18pm K:\NVA_CIV\110574002 Minnie Howard\CAD Exhibits\Rezoning Plan.dwg
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE, OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND				
<div></div>	EXISTING ZONE: R12 NEW ZONE: POS	-----	PROPERTY LINE	
<div></div>	EXISTING ZONE: R12 NEW ZONE: OCM(50)	-----	ADJACENT PROPERTY LINE	
<div></div>	EXISTING ZONE: POS NEW ZONE: OCM(50)	-----	NEW ZONING LINE	
<div></div>		-----	EXISTING ZONING LINE	

ZONING SUMMARY				
ZONE	EXISTING		NEW	
R12	7.00 AC	305,029 SF	0.00 AC	0 SF
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:
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON ALTA SURVEY PREPARED BY GRS GROUP, LLC, DATED MARCH 17, 2021.



NO.	DATE	ISSUE

SEAL

PERKINS — EASTMAN
One Thomas Circle NW, Suite 200
Washington, DC 20005
T: +1 202 861 1325
F: +1 202 861 1326

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:
Ehlert 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:
ECS 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