

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

AN ORDINANCE to amend and reordain Sheet No. 045.01 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 properties at 1300, 1400 (portion), and 1500 (portion) North Royal Street from, UT/Utilities and transportation to Coordinated Development District #30 and Old Town North arts and cultural district overlay and in accordance with the said zoning map amendment heretofore approved by city council as Rezoning Nos. 2022-00003 and 2022-00004.

WHEREAS, the City Council finds and determines that:

1. In Rezoning Nos. 2022-00003 and 2022-00004, 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 June 23, 2022 of a rezoning of the properties at 1300, 1400, and 1500 North Royal Street from, UT/Utilities and transportation to Coordinated Development District #30 and Old Town North arts and cultural district overlay, which recommendation was approved by the City Council at public hearing on July 5, 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. 045.01 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: 1300 North Royal Street, Alexandria, Virginia  
22314, 045.01-01-05, drawing attached

From: UT/Utilities and transportation  
To: Coordinated Development District #30 and Old Town North arts and  
cultural district overlay

LAND DESCRIPTION: portion of 1400 North Royal Street,  
Alexandria, Virginia 22314, 045.01-01-06, drawing attached

From: UT/Utilities and transportation  
To: Coordinated Development District #30 and Old Town North arts and  
cultural district overlay

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LAND DESCRIPTION: portion of 1500 North Royal Street,  
Alexandria, Virginia 22314, 045.01-01-07, drawing attached

From: UT/Utilities and transportation  
To: Coordinated Development District #30 and Old Town North arts and  
cultural district overlay

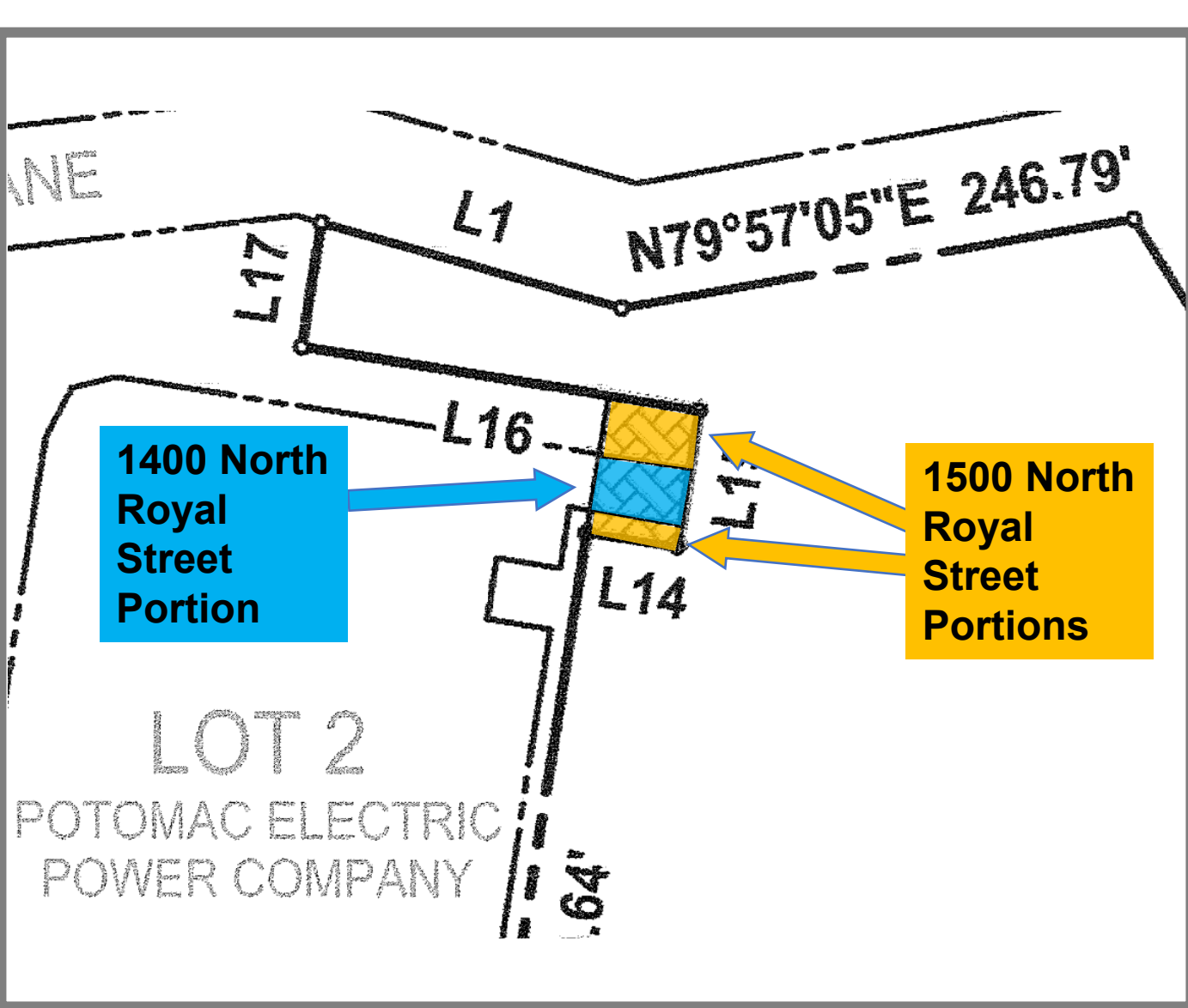
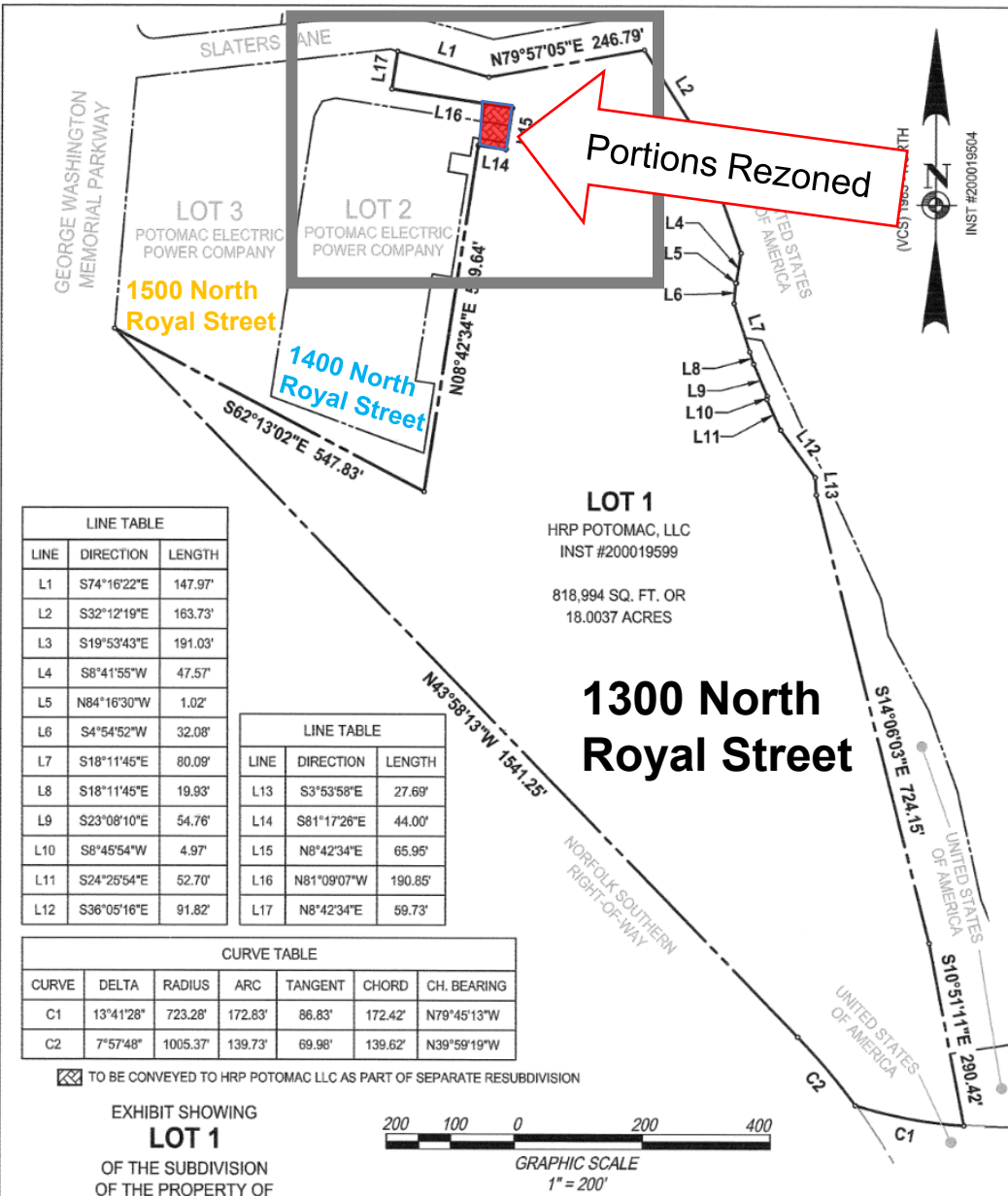
Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said map.

Section 3. That Sheet No. 045.01 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: 09/13/22  
First Reading: 09/13/22  
Publication:  
Public Hearing: 09/17/22  
Second Reading: 09/17/22  
Final Passage: 09/17/22



LINE	DIRECTION	LENGTH
L1	S74°16'22"E	147.97'
L2	S32°12'19"E	163.73'
L3	S19°53'43"E	191.03'
L4	S8°41'55"W	47.57'
L5	N84°16'30"W	1.02'
L6	S4°54'52"W	32.08'
L7	S18°11'45"E	80.09'
L8	S18°11'45"E	19.93'
L9	S23°08'10"E	54.76'
L10	S8°45'54"W	4.97'
L11	S24°26'54"E	52.70'
L12	S36°05'16"E	91.82'

LINE	DIRECTION	LENGTH
L13	S3°53'58"E	27.69'
L14	S81°17'26"E	44.00'
L15	N8°42'34"E	65.95'
L16	N81°09'07"W	190.85'
L17	N8°42'34"E	59.73'

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	13°41'28"	723.28'	172.83'	86.83'	172.42'	N79°45'13"W
C2	7°57'48"	1005.37'	139.73'	69.98'	139.62'	N39°59'19"W

☒ TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION

EXHIBIT SHOWING  
**LOT 1**  
 OF THE SUBDIVISION  
 OF THE PROPERTY OF  
**POTOMAC ELECTRIC  
 POWER COMPANY**  
 INSTRUMENT #200019504  
 CITY OF ALEXANDRIA, VIRGINIA



PROJECT: 17005.002  
 DWG NO: 111548  
 DRAWN BY: MB  
 CHECKED BY: WEB

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 consultants**  
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