

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

AN ORDINANCE to amend and reordain Sheet No. 046.04 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 6336 Stevenson Avenue from RB/Townhouse zone to RC/High density apartment zone with proffer in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No.2022-00007.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2022-00007, 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 5, 2023 of a rezoning of the property at 6336 Stevenson Avenue from, RB/Townhouse zone to RC/High density apartment zone with proffer, which recommendation was approved by the City Council at public hearing on January 21, 2023;

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. 046.04 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: 6336 Stevenson Avenue, Alexandria, Virginia  
22304, 046.04-02-02

From: RB/Townhouse zone

To: RC/High density apartment zone with proffer

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. 046.04 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: 02/14/2023

First Reading: 02/14/2023

Publication:

Public Hearing: 02/25/2023

Second Reading: 02/25/2023

Final Passage: 02/25/2023

**PROFFER STATEMENT  
PROPOSED DEVELOPMENT CONDITION  
RZ #2022-00007**

Pursuant to the provision of §11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the “**Ordinance**”), Stevenson Ave LLC, a Virginia limited liability company (“**SA LLC**”), the owner of the property known as 6336 Stevenson Avenue, Alexandria, Virginia, also known as City of Alexandria Tax Parcel Map 46.04 Block 02 Lot 02 (the “**Property**”) and the applicant requesting the map amendment rezoning of the Property from the RB/Townhouse Zone to the RC/high density apartment zone.

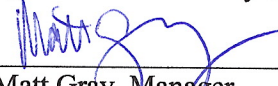
SA LLC voluntarily and in writing prior to the scheduled public hearings on the rezoning application proffers:

1. The redevelopment of the Property shall be in substantial conformance with the improvements depicted in DSP #2022-0004 and SUB#2022-0004 as approved by the Alexandria Planning Commission, and as shown on the final site plan approved by the City of Alexandria.
2. These proffers are submitted in accordance with §11-804 of the Ordinance and shall be governed and construed in accordance with §11-804 of the Ordinance.
3. Matt Gray, the Manager of Old Creek Homes, LLC, as the Manager of SA LLC, represents that he is authorized to execute and deliver this Proffer and this Proffer is voluntarily entered into by SA LLC.

This proffer is the only proffer on this Zoning Map Amendment. In the event the rezoning (RZ2022-00007) is not approved and the associated approval of DSP #2022-0004 and SUB#2022-0004 are not approved, this proffer shall be of no binding effect.

Stevenson Ave LLC  
a Virginia limited liability company

By: Old Creek Homes, LLC  
A Virginia limited liability company, its manager

By:   
\_\_\_\_\_  
Matt Gray, Manager  
October 25, 2022