

ORDINANCE NO. 4936

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 2805, 2807, 2807A and 2809 King Street from, R-8/Single Family Zone to RB/Townhouse Zone with Proffers in accordance with the said zoning map amendment heretofore approved by city council on February 21, 2015 as Rezoning No. 2014-0009. (Implementation Ordinance for the map amendment related to the Alexandria Memory Care Project)

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2014-0009, 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 February 3, 2015 of a rezoning of the property at 2805, 2807, 2807A and 2809 King Street from, R-8/Single Family Zone to RB/Townhouse Zone with Proffers, which recommendation was approved by the City Council at public hearing on February 21, 2015;
2. The said rezoning is in conformity with the 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: 2805 King Street, Tax Map # 052.02-06-53
2807 King Street, Tax Map # 052.02-06-52
2807A King Street, Tax Map # 052.02-06-51
2809 King Street, Tax Map # 052.02-06-50

From: R-8/Single Family Zone
To: RB/Townhouse Zone with the Proffers made in the written proffer statement dated January 9, 2015 labeled as Attachment 1 to the Ordinance, attached hereto and made a part hereof.

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.

WILLIAM D. EUILLE
Mayor

Final Passage: April 18, 2015

PROFFER STATEMENT FOR
2805, 2807, 2807A AND 2809 KING STREET

Pursuant to Section 11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), I, 2811 King Street LLC, the owner of the property known as 2805, 2807, 2807A and 2809 King Street, Alexandria, Virginia 22302, also identified in the City of Alexandria Real Estate records as Tax Map parcels 052.02-06-53, 052.02-06-52, 052.02-06-51, and 052.02-06-50 (the "Property"), as part of the request for a map amendment to rezone the Property from the R-8/Residential zone to the RB/Townhouse zone do hereby proffer the following:

1. The building will be used as a memory care facility, which is a "nursing home" use pursuant to Section 2-179 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 2012-00015.

In the event that the rezoning (REZ 2014-0009) and associated approval DSUP 2012-00015 are not approved, these proffers shall be null and void.

2811 King Street LLC


By: Graham L. Adelman

Its: President

Date: January 9, 2015