

ORDINANCE NO. 5242

AN ORDINANCE to amend and reordain Sheet No. 072.02 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 a portion of 2393 Mill Road from UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2, for 2395 Mill Road from OCM(100)/Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation, for a portion of 2403 Mill Road from OCM(100) /Office Commercial Medium (100) zone and UT/ Utilities and Transportation to CDD #2/Coordinated Development District #2, for a portion of 2415 Mill Road from OCM(100)/ Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2, and for a portion of 2421 Mill Road from OCM(100)/ Office Commercial Medium and UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0003.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2019-0003, 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 25, 2019 of a rezoning of a portion of 2393 Mill Road from UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2, for 2395 Mill Road from OCM(100)/Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation, for a portion of 2403 Mill Road from OCM(100) /Office Commercial Medium (100) zone and UT/ Utilities and Transportation to CDD #2/Coordinated Development District #2, for a portion of 2415 Mill Road from OCM(100)/ Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2, and for a portion of 2421 Mill Road from OCM(100)/ Office Commercial Medium and UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation, which recommendation was approved by the City Council at public hearing on July 9, 2019;

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. 072.02 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: Portion of 2393 Mill Road, Alexandria, Virginia 22314, 072.02-02-19 (see attached)

From: UT/Utilities and Transportation
To: CDD#2/Coordinated Development District #2

LAND DESCRIPTION: 2395 Mill Road, Alexandria, Virginia 22314, 072.02-02-18 (see attached)

From: OCM(100)/Office Commercial Medium (100)
To: CDD#2/Coordinated Development District #2

LAND DESCRIPTION: Portion of 2403 Mill Road, Alexandria, Virginia 22314, 072.02-02-17 (see attached)

From: OCM(100)/Office Commercial Medium (100) and UT/Utilities and Transportation
To: CDD#2/Coordinated Development District #2

LAND DESCRIPTION: Portion of 2415 Mill Road, Alexandria, Virginia 22314, 072.02-02-14 (see attached)

From: OCM(100)/Office Commercial Medium (100)
To: CDD#2/Coordinated Development District #2

LAND DESCRIPTION: Portion of 2421 Mill Road, Alexandria, Virginia 22314, 072.02-02-13 (see attached)

From: OCM(100)/Office Commercial Medium (100) and UT/Utilities and Transportation
To: CDD#2/Coordinated Development District #2

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. 072.02 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 M. WILSON
Mayor

ATTEST:



Gloria A. Sitten, CMC City Clerk

Final Passage: September 14, 2019

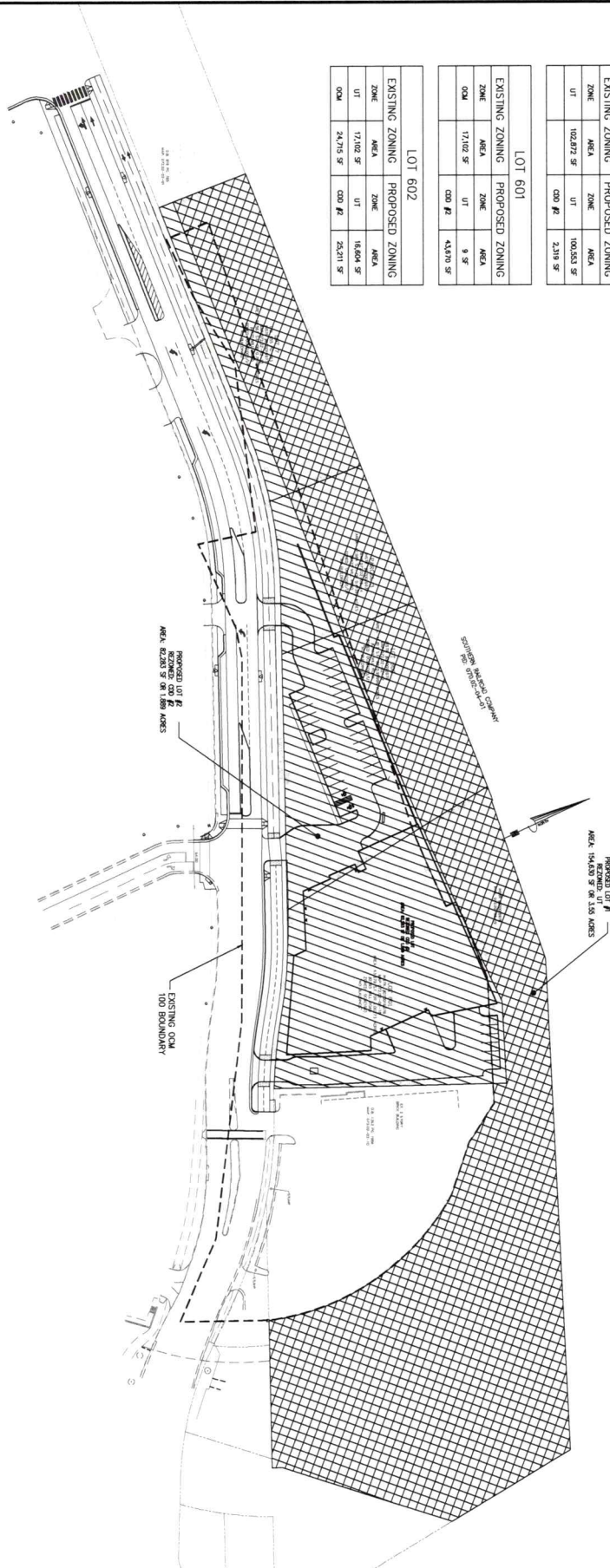
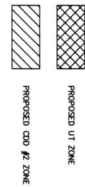
LOT 7			
EXISTING ZONING	AREA	PROPOSED ZONING	AREA
UT	20,606 SF	UT	25,540 SF
OCM	9,905 SF	COO #2	5,023 SF

PARCEL 3			
EXISTING ZONING	AREA	PROPOSED ZONING	AREA
UT	11,924 SF	UT	11,924 SF
OCM	6,060 SF	COO #2	6,060 SF

LOT 600			
EXISTING ZONING	AREA	PROPOSED ZONING	AREA
UT	102,822 SF	UT	100,553 SF
OCM	9 SF	COO #2	2,319 SF

LOT 601			
EXISTING ZONING	AREA	PROPOSED ZONING	AREA
UT	17,102 SF	UT	9 SF
OCM	44,870 SF	COO #2	44,870 SF

LOT 602			
EXISTING ZONING	AREA	PROPOSED ZONING	AREA
UT	17,102 SF	UT	16,604 SF
OCM	24,715 SF	COO #2	25,511 SF



- ARCHAEOLOGY NOTES**
1. THE APPLICANT/DEVELOPER SHALL OBTAIN ALEXANDRIA ARCHAEOLOGY PERMIT (A.P. 18-0028) PRIOR TO ANY EXCAVATION, GRADING, OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT. THE PERMIT SHALL BE OBTAINED FROM THE CITY OF ALEXANDRIA, VIRGINIA, DEPARTMENT OF HISTORIC PRESERVATION AND ARCHITECTURE. THE PERMIT SHALL BE OBTAINED PRIOR TO ANY EXCAVATION, GRADING, OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT. THE PERMIT SHALL BE OBTAINED PRIOR TO ANY EXCAVATION, GRADING, OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
 2. THE APPLICANT/DEVELOPER SHALL OBTAIN ALEXANDRIA ARCHAEOLOGY PERMIT (A.P. 18-0028) PRIOR TO ANY EXCAVATION, GRADING, OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT. THE PERMIT SHALL BE OBTAINED FROM THE CITY OF ALEXANDRIA, VIRGINIA, DEPARTMENT OF HISTORIC PRESERVATION AND ARCHITECTURE. THE PERMIT SHALL BE OBTAINED PRIOR TO ANY EXCAVATION, GRADING, OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

APPROVED 2018-0028

DATE: 05/17/19

BY: [Signature]

FOR: [Signature]

FILE NO: 000109-D-202

DATE: MAY 2019

FILE NO: 000109-D-202

REZONING PLAN

2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA

Bowman Consulting Group, LLC

13461 Sunrise Valley Drive

Suite 500

Herndon, Virginia 20171

Phone: (703) 464-1000

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Bowman

CONSULTING

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.