

ORDINANCE NO. 5592

AN ORDINANCE to amend and reordain Sheet No. 062.03 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 2921 Nob Hill Court and a portion of the property at 126 Longview Drive from, R-8 Residential to RA/Multi-unit in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00001.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2025-00001, 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 May 6, 2025 of a rezoning of the property at 2921 Nob Hill Court and a portion of the property at 126 Longview Drive from, R-8 Residential to RA/Multi-unit, which recommendation was approved by the City Council at public hearing on May 17, 2025;
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. 062.03 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: 2921 Nob Hill Court, Alexandria, Virginia
22314, 062.03-01-09, site on attached Vicinity Map

From: R-8 Residential
To: RA/Multi-unit

LAND DESCRIPTION: a portion of 126 Longview Drive, Alexandria,
Virginia 22314, 062.03-01-13, site on attached Vicinity Map

From: R-8 Residential
To: RA/Multi-unit

Section 2. That the director of planning and zoning be, and hereby is, directed to

record the foregoing amendment on the said map.

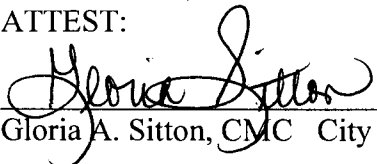
Section 3. That Sheet No. 062.03 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage.



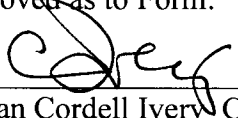
ALYA GASKINS
Mayor

ATTEST:



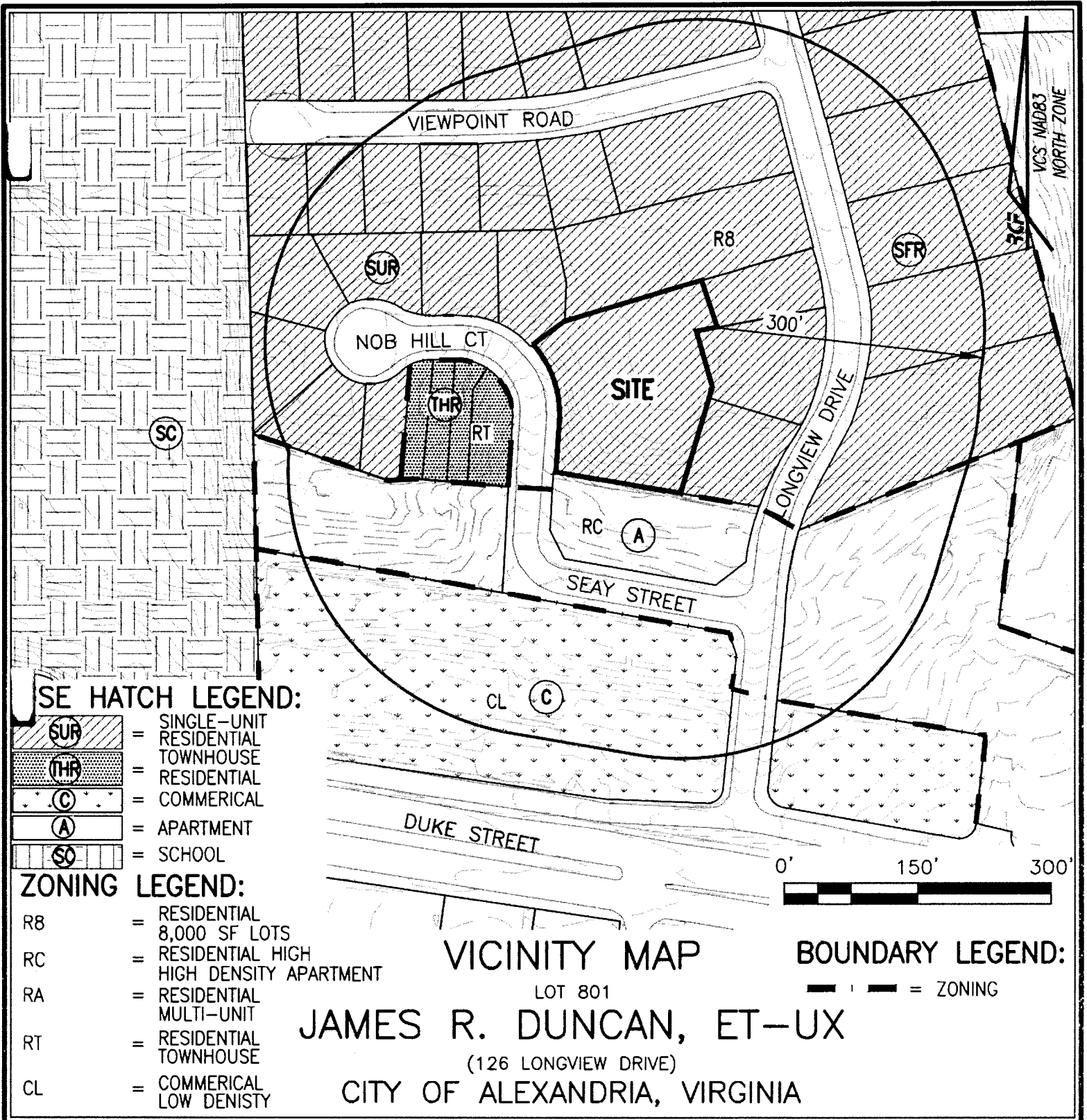
Gloria A. Sitton, CMC City Clerk

Approved as to Form:








Cheran Cordell Ivery City Attorney

Final Passage: June 14, 2025




USE HATCH LEGEND:

-  = SINGLE-UNIT RESIDENTIAL
-  = TOWNHOUSE
-  = COMMERCIAL
-  = APARTMENT
-  = SCHOOL

ZONING LEGEND:

- R8 = RESIDENTIAL 8,000 SF LOTS
- RC = RESIDENTIAL HIGH DENSITY APARTMENT
- RA = RESIDENTIAL MULTI-UNIT
- RT = RESIDENTIAL TOWNHOUSE
- CL = COMMERCIAL LOW DENSITY

BOUNDARY LEGEND:

-  = ZONING

VICINITY MAP
 LOT 801
JAMES R. DUNCAN, ET-UX
 (126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 150'
 DATE: AUG 2024

OWNER: OCHS AT LONGVIEW LLC
 CLIENT: MATT GRAY

NOTES:
 1. MAP NUMBER: #062.03-01-13
 2. TOTAL AREA = 33,943 S.F. OR 0.7792 AC
 3. PLAT SUBJECT TO RESTRICTIONS OF RECORD
 4. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

RC FIELDS
& ASSOCIATES, INC.
 ENGINEERING • LAND SURVEYING • PLANNING
 700 S. Washington Street, Suite 220 www.rcfassoc.com
 Alexandria, Virginia 22314 (703) 549-6422