



# **4320 and 4250 Seminary Road**

***Zoning Map Amendment #2021-00001***  
***Master Plan Amendment #2021-00002***

Planning Commission – June 1, 2021



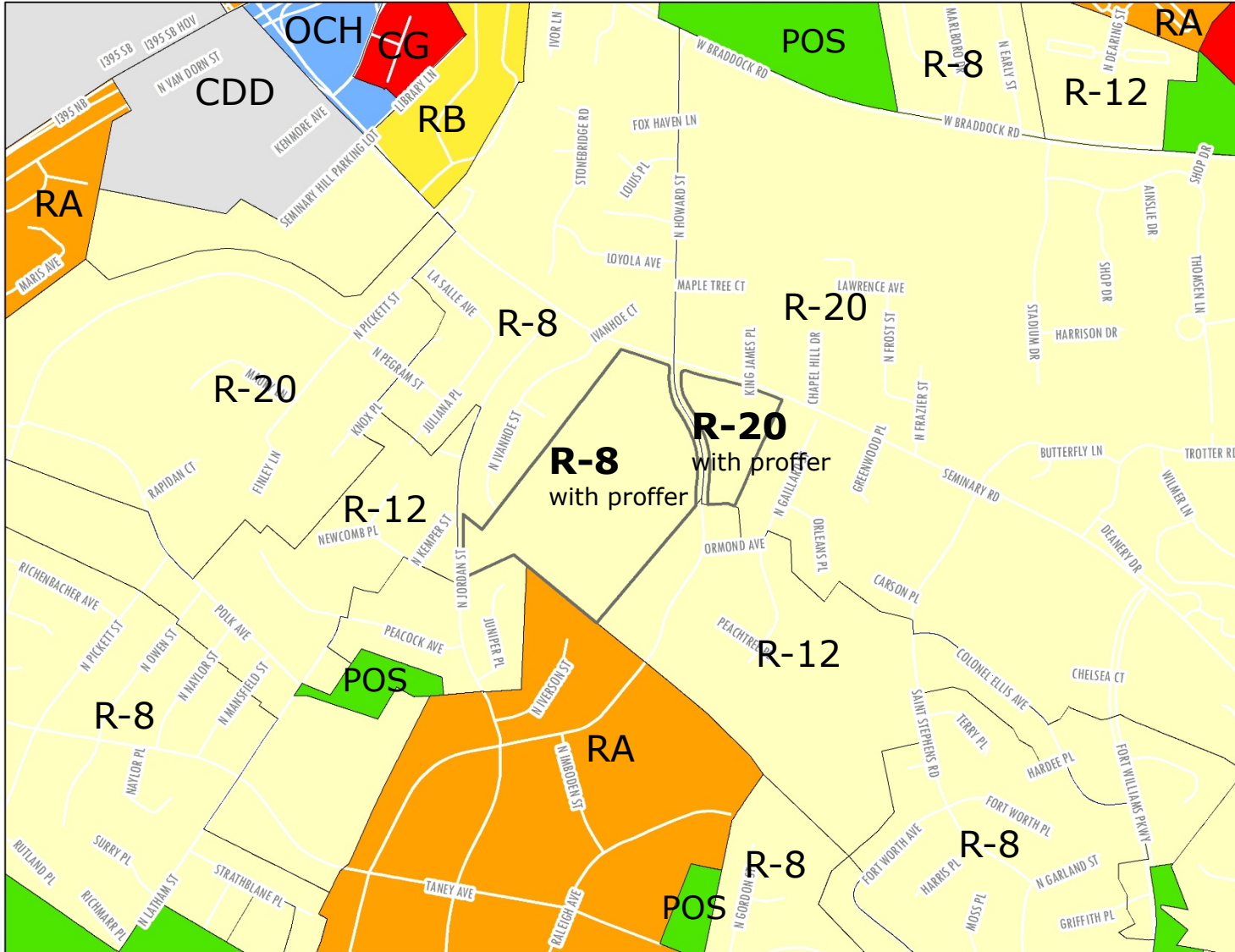
# Project Location



REZ#2021-00001 / MPA#2021-00002



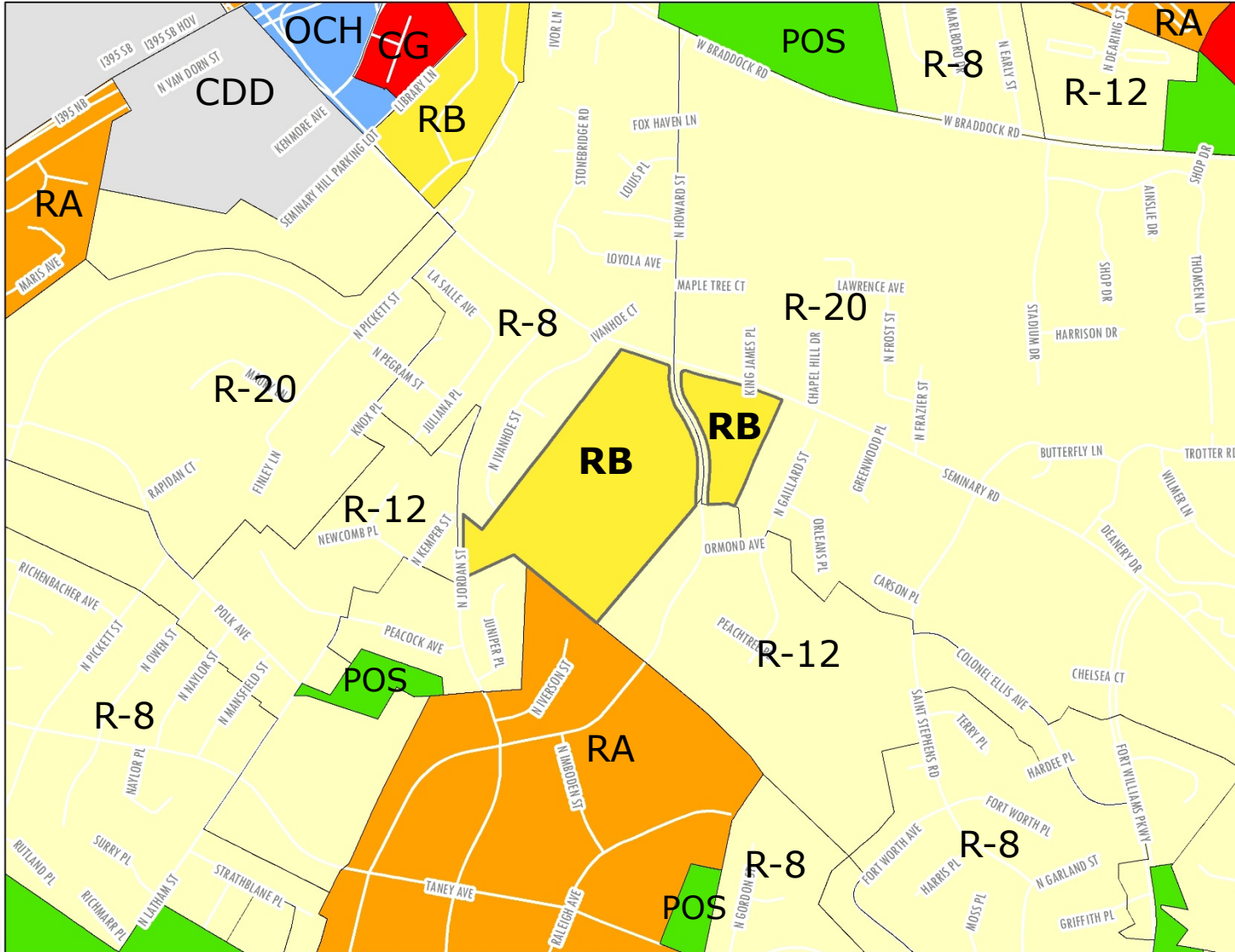
# Existing Zoning



REZ#2021-00001 / MPA#2021-00002



# Proposed Zoning



REZ#2021-00001 / MPA#2021-00002



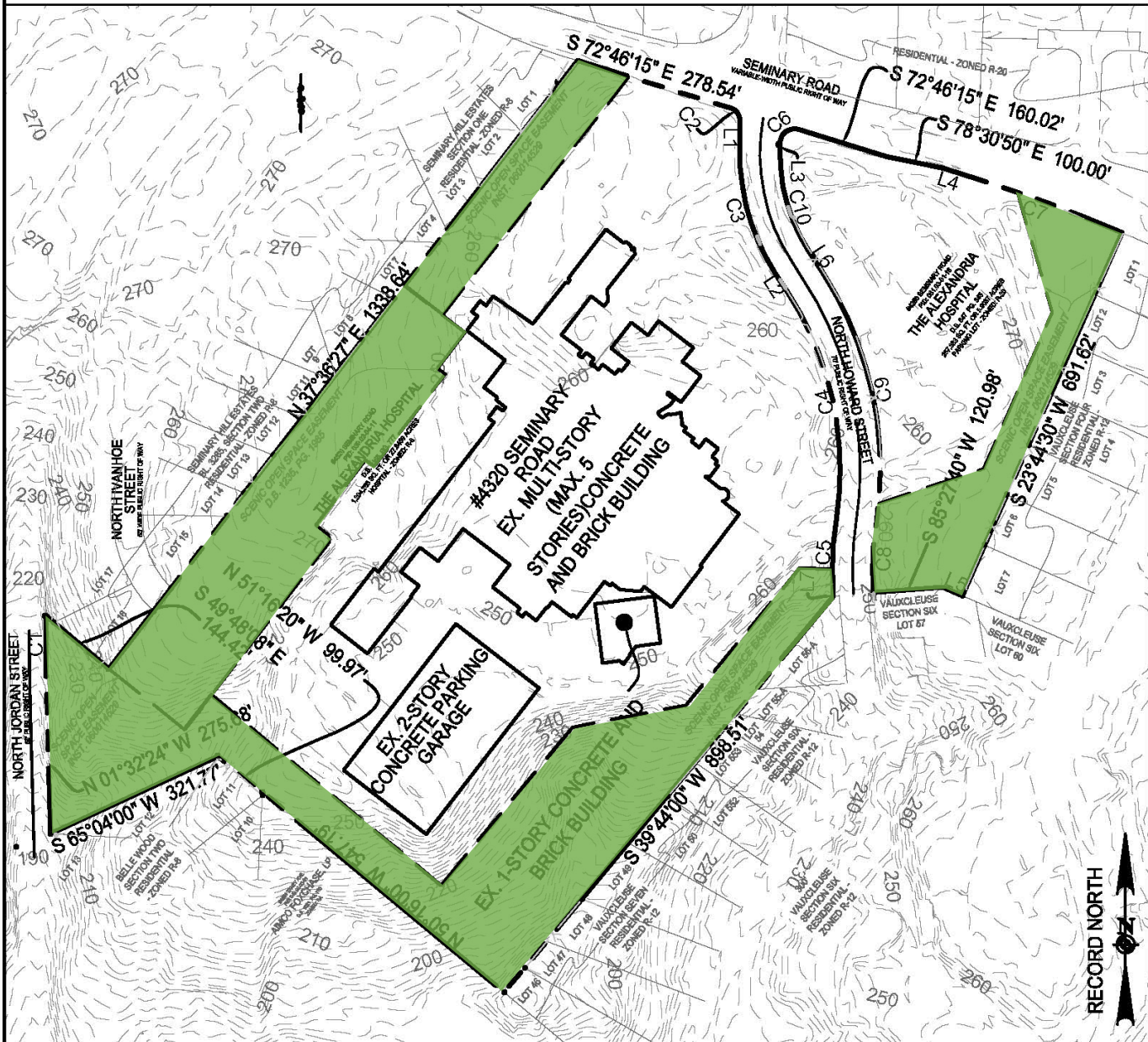
# Existing Proffer

1. The applicant (INOVA Alexandria Hospital and including any related parties or successors in interest) shall not apply for a rezoning of the subject property (Tax Map 39.00-04-11) to the RA/Multifamily Zone or other less restrictive zone for a period of 25 years from February 23, 2002.
2. The applicant (INOVA Alexandria Hospital and including any related parties or successors in interest) shall not apply for a rezoning of the property it also owns on the east side of Howard Street (Tax Map 31.00-01-16) to the R-12/Single-family Zone or other less restrictive zone for a period of 25 years from February 23, 2002.



# LEGEND

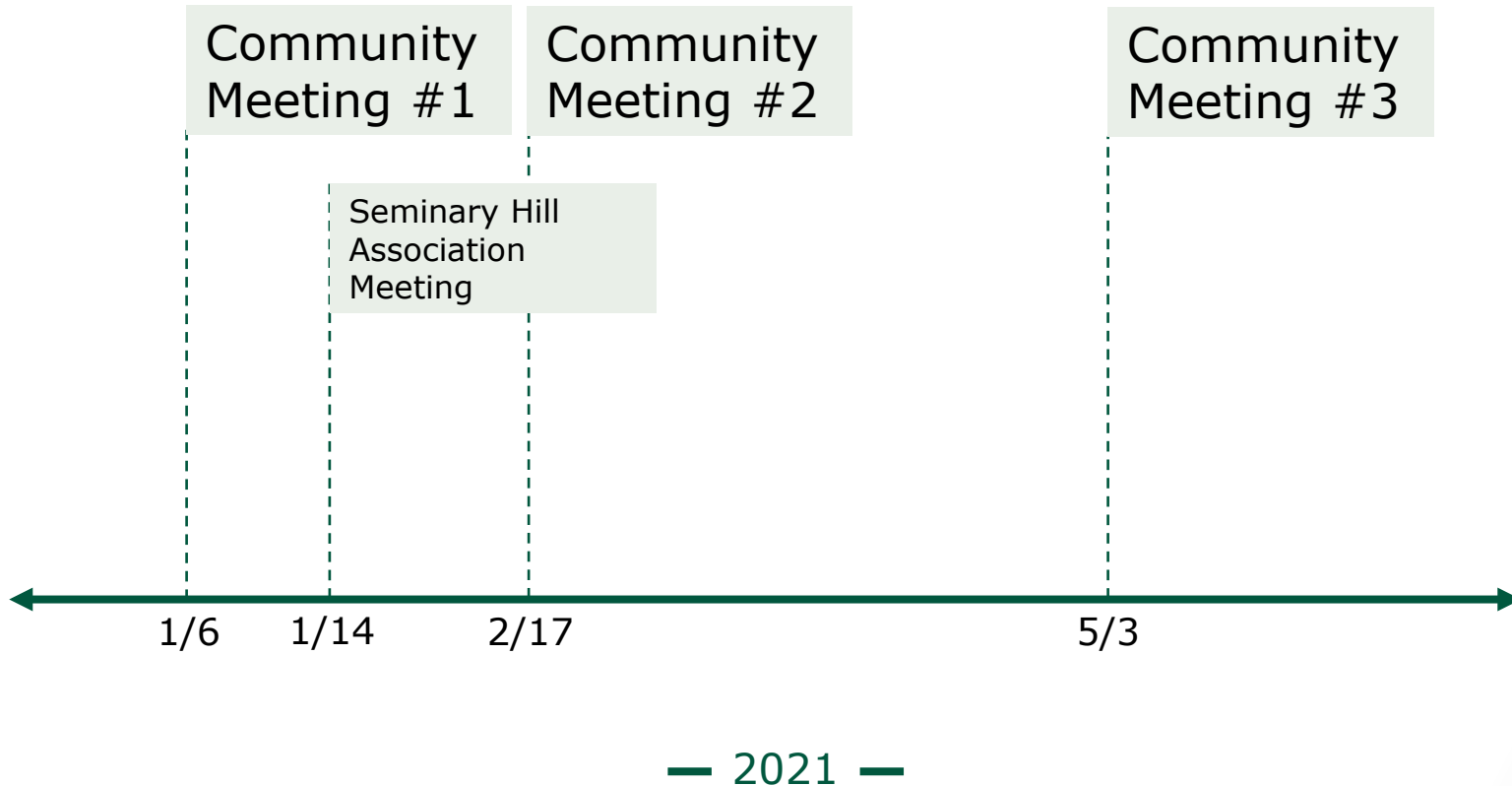
 Scenic Easement



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# Virtual Community Outreach





# Recommendation

**Approval** of the requested zoning map amendment and master plan amendment

All future redevelopment will have to go through a community process and adhere to the City's development review process.