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ORDINANCE NO. _____

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Seminary Hill/Strawberry Hill Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00007 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2021-00007, 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 December 7, 2021 of an amendment to the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the Master Plan of the City of Alexandria to amend the land use designation from RL/residential low to RM/residential medium for 4575, 4555, and 4557 Seminary Road, which recommendation was approved by the City Council at public hearing on December 18, 2021;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

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 the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by amending Map 13 Seminary Hill/Strawberry Hill Land Use to change the land use designation from RL/residential low to RM/residential medium for 4575, 4555, and 4557 Seminary Road, attached hereto and incorporated fully herein by reference, as a new chapter of the Master Plan of the City of Alexandria, Virginia.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

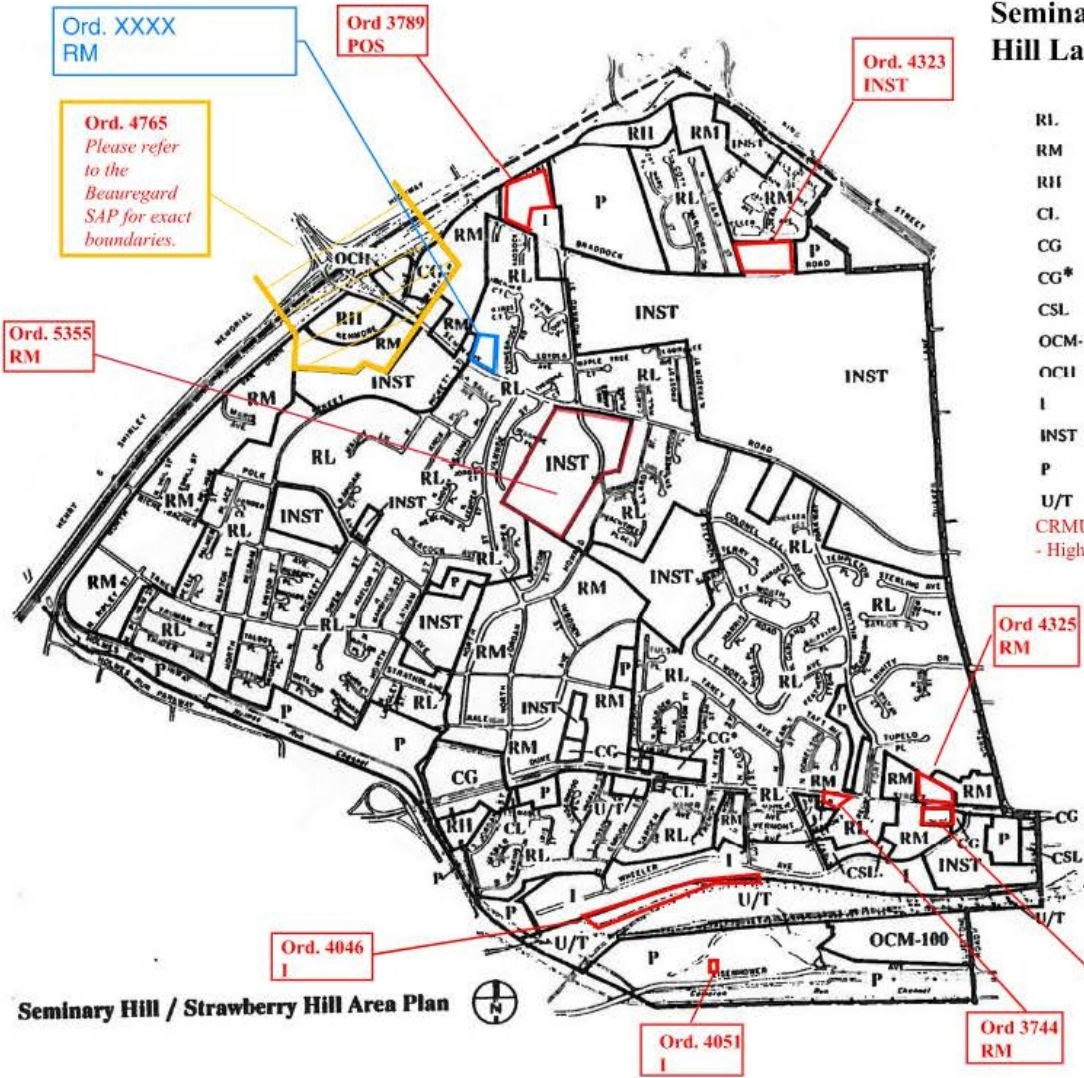
1 Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to
2 the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the
3 Circuit Court shall file same among the court records.
4

5 Section 6. That this ordinance shall become effective upon the date and at the time
6 of its final passage.
7

8 JUSTIN WILSON
9 Mayor

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12 Introduction: 01/11/22
13 First Reading: 01/11/22
14 Publication:
15 Public Hearing: 01/22/22
16 Second Reading: 01/22/22
17 Final Passage: 01/22/22
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Map 13 Seminary Hill / Strawberry Hill Land Use, as amended



- RL - Residential Low
- RM - Residential Medium
- RII - Residential High
- CL - Commercial Low
- CG - Commercial General
- CG* - Commercial General Modified
- CSL - Commercial Service Low
- OCM-100 - Office Commercial Medium
- OCH - Office Commercial High
- I - Industrial
- INST - Institutional
- P - Parks and Open Space
- U/T - Utility and Transportation
- CRMU-H - Commercial Residential Mixed Use - High

Amended 6/28/94, Ord. 3744
 Amended 4/22/95, Ord. 3789
 Amended 6/15/99, Ord. 4046
 Amended 5/15/99, Ord. 4051
 Amended 11/15/03, Ord. 4323
 Amended 1/24/04, Ord. 4325
 Amended 6/16/12, Ord. 4765
 Amended 7/6/21, Ord. 5355

Ord. XXXX
RM

Ord 3789
POS

Ord. 4323
INST

Ord. 4765
Please refer to the
Beauregard
SAP for exact
boundaries.

Ord. 5355
RM

Ord 4325
RM

Ord. 4046
I

Ord. 4051
I

Ord 3744
RM

Ord 3789
CRMU-H

Seminary Hill / Strawberry Hill Area Plan