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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. 2021-00009 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. 2021-00009, 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 January 4, 2022 of an amendment to the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the Master Plan of the City of Alexandria to amend Map 13: Seminary Hill/Strawberry Hill Land Use, as amended, to reflect an exchange of Institutional area with Parks & Open Space area and amend Map 18: Seminary Hill/Strawberry Hill Height Limits, as amended, to reflect a change in height from 35 feet to 77 feet, which recommendation was approved by the City Council at public hearing on January 22, 2022;

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,

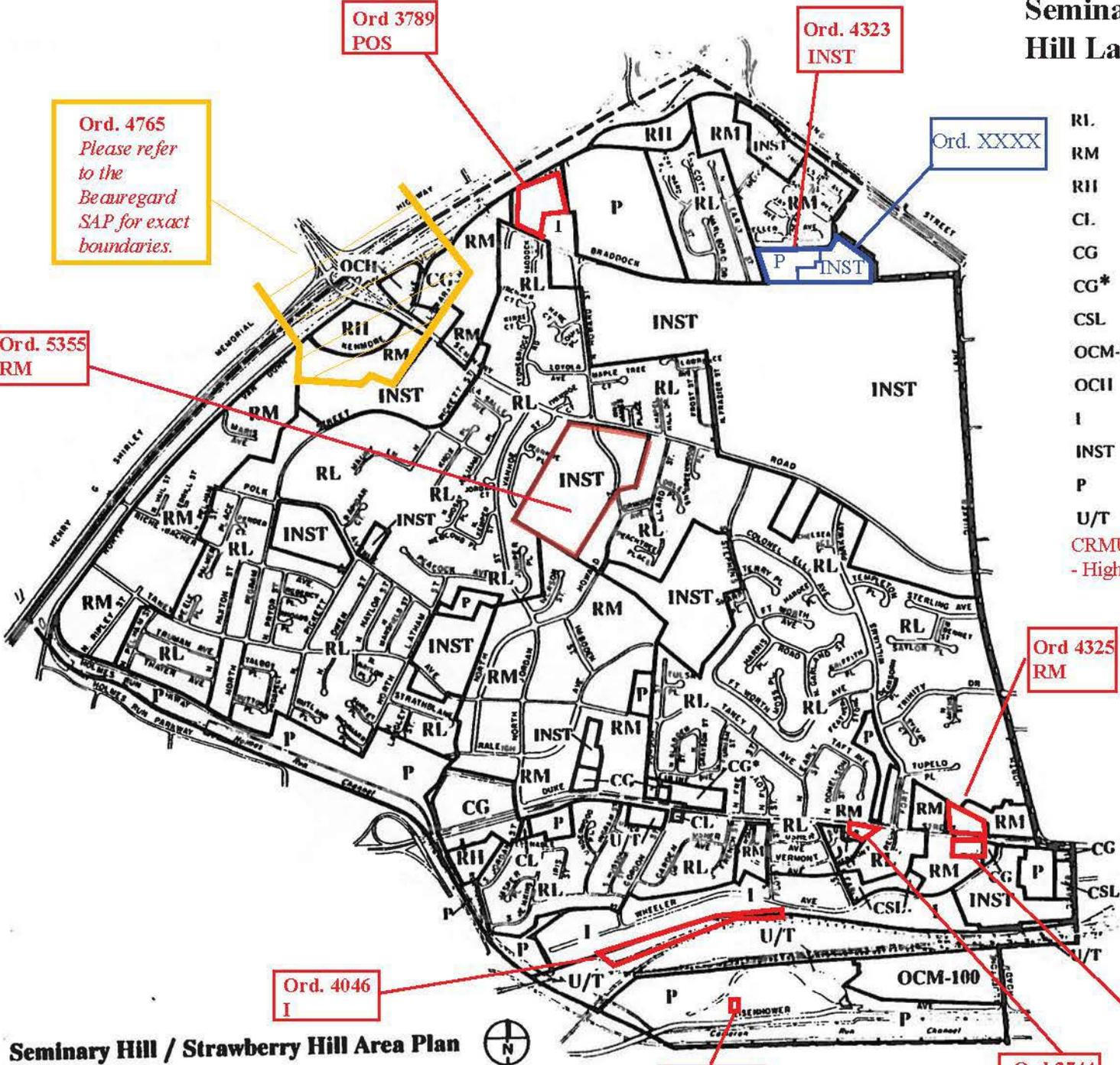
THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

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, as amended, to reflect an exchange of Institutional area with Parks & Open Space area and amend Map 18: Seminary Hill/Strawberry Hill Height Limits, as amended, to reflect a change in height from 35 feet to 77 feet, 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.

Map 13 Seminary Hill / Strawberry Hill Land Use, as amended



- RI. - 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
- OCII - 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, superseded by Ord. XXXX
 Amended 1/24/04, Ord. 4325
 Amended 6/16/12, Ord. 4765
 Amended 7/6/21, Ord. 5355
 Amended X/X/22, Ord. XXXX

Seminary Hill / Strawberry Hill Area Plan



Ord. 4046
I

Ord. 4051
I

Ord 3744
RM

Ord 3789
CRMU-H

Ord 4325
RM

Ord. 5355
RM

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

Ord 3789
POS

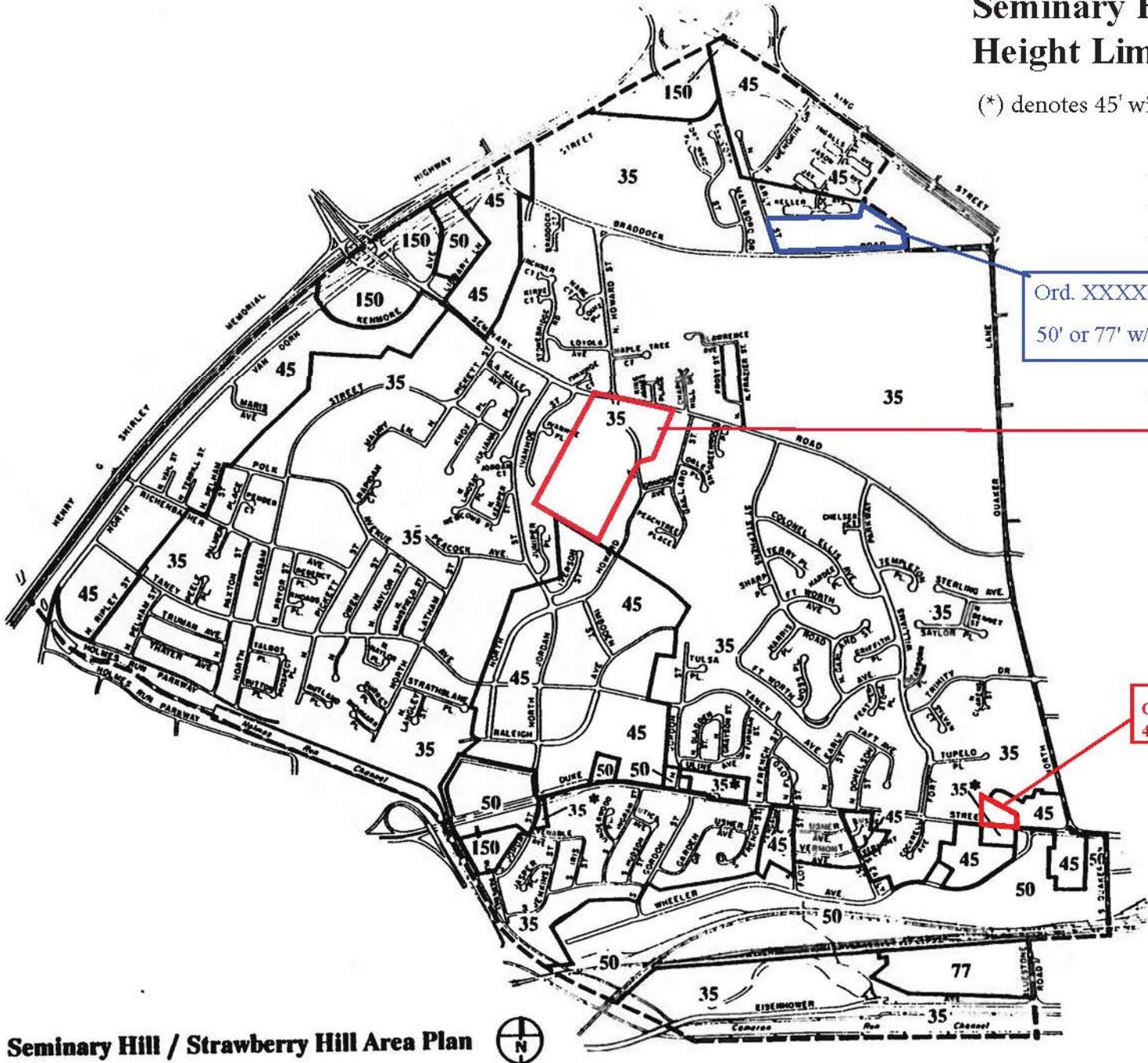
Ord. 4323
INST

Ord. XXXX

Map 18 Seminary Hill/Strawberry Hill Height Limits, **as amended**

(*) denotes 45' with a special use permit

*Amended 1/24/04, Ord. 4325
Amended 7/6/21, Ord. 5355
Amended X/X/22, Ord. XXXX*



Ord. XXXX
50' or 77' w/SUP

Ord. 5355
Max. allowable height 30' for single and two family dwellings; 45' for all other structures

Ord. 4325
45'

Seminary Hill / Strawberry Hill Area Plan

