



# **4320 and 4250 Seminary Road**

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

City Council – June 19, 2021

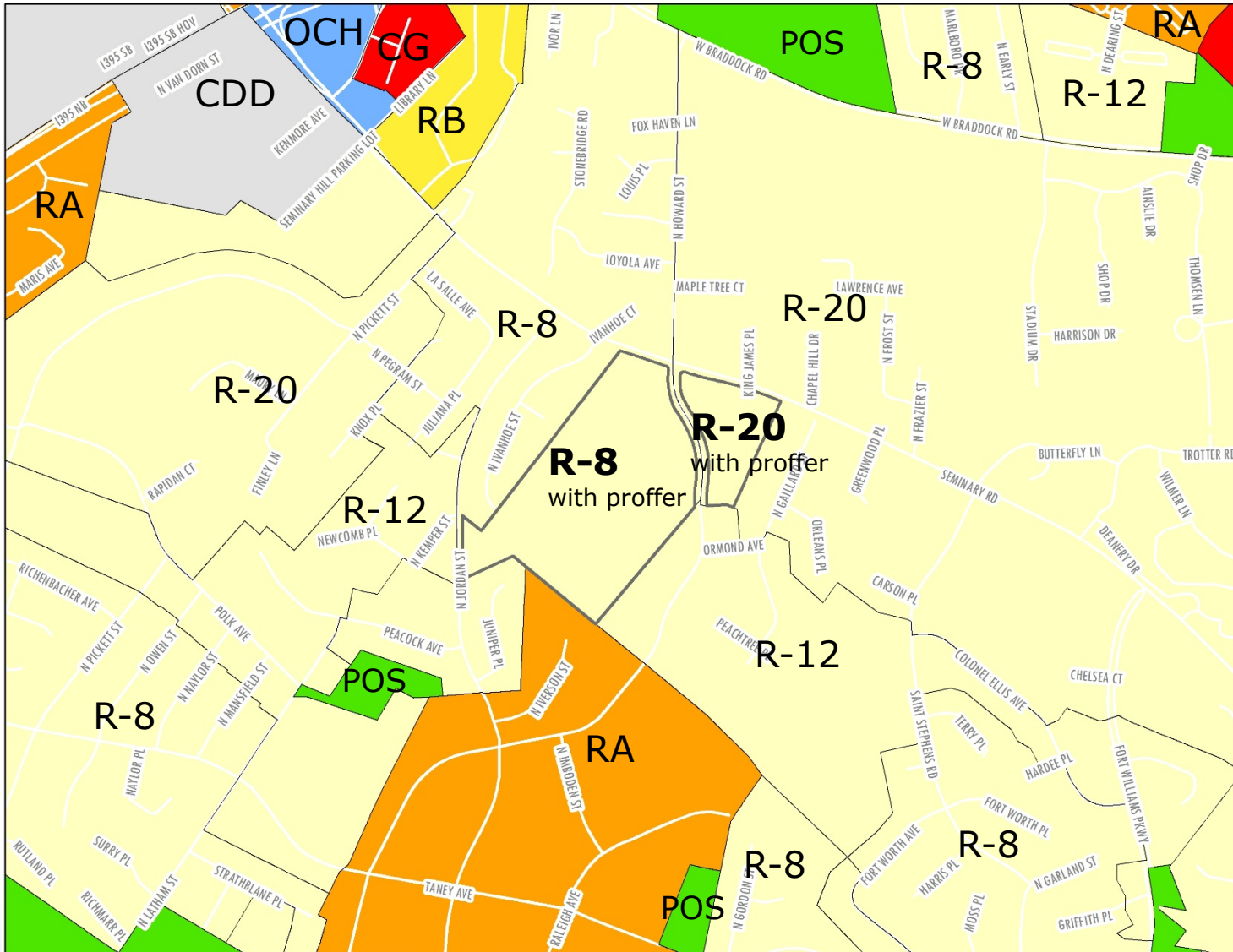
# Project Location

REZ#2021-00001 / MPA#2021-00002





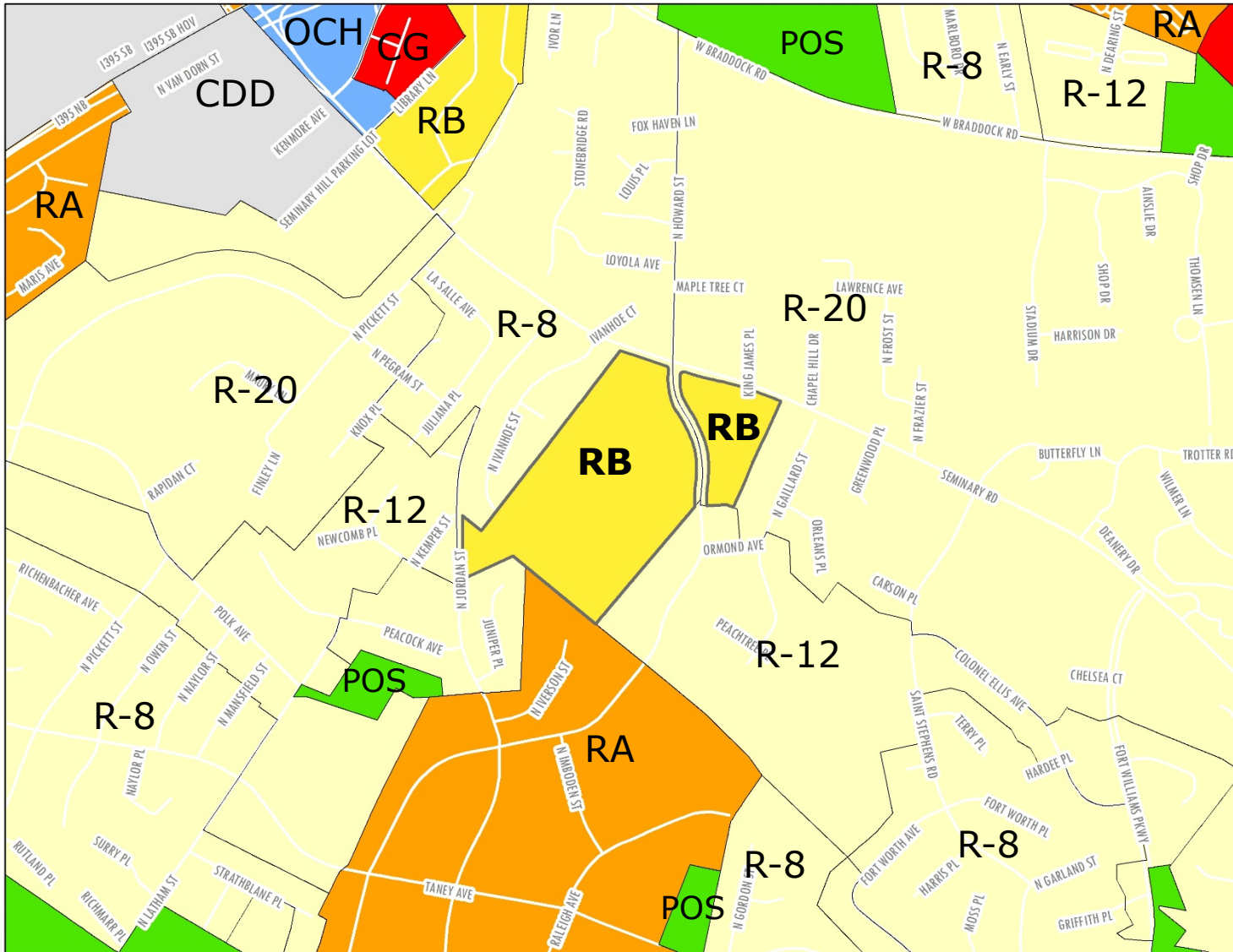
# Existing Zoning



# 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.

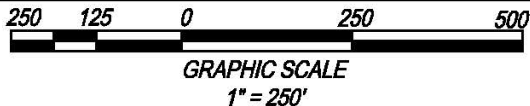
# Proposed Zoning



# Proposed Proffer

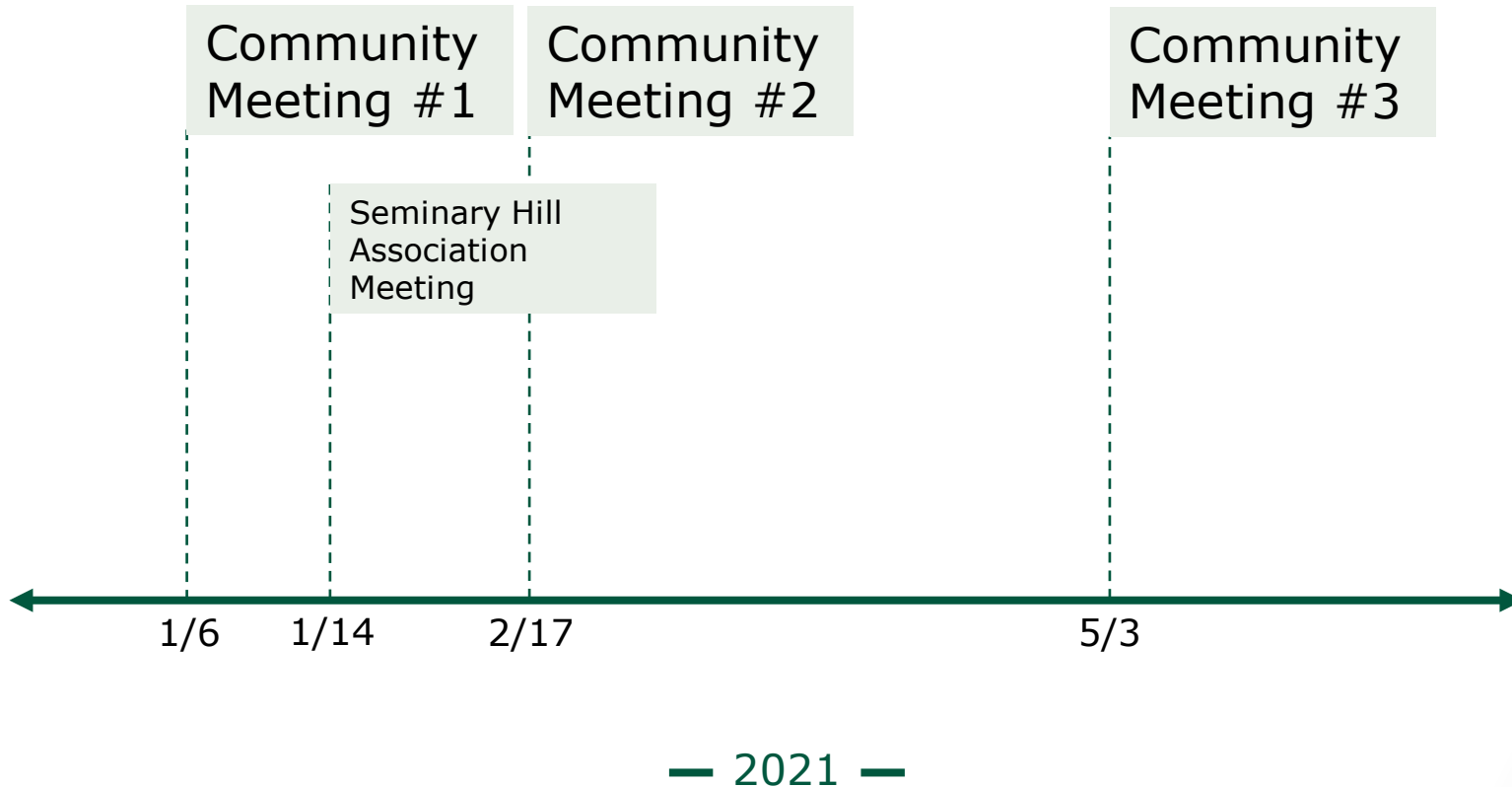
Pursuant to Section 11-804 of the 1992 Zoning Ordinance of the City of Alexandria, as amended (the "Ordinance"), the owner of the property known as 4250 and 4320 Seminary Road, Alexandria, VA, also identified in the City of Alexandria Real Estate records as tax map parcels 031.03-01-16 and 039.02-04-11 (the "Property"), as part of the request for a map amendment to rezone the Property from the R-20/Single-family with proffer and R-8/Single-family with proffer to RB/Townhouse, does hereby proffer that, notwithstanding any provisions to the contrary in the Ordinance, **any proposed redevelopment of the Property in the RB/townhouse zone shall be subject to approval of a Cluster Development Special Use Permit** as set forth in Section 11-600 of the Zoning Ordinance.







# Virtual Community Outreach







# Recommendation

Staff and the Planning Commission recommend **Approval** of the requested zoning map amendment, including the proposed proffer, and master plan amendment.