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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. 2021-00002 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. 2021-00002, 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 June 1, 2021 of an amendment to the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the Master Plan of the City of Alexandria to change the land use designation to Residential Medium (RM) and to reflect a maximum allowable height of 30' for single and two family dwellings and 45' for all other structures at 4250 and 4320 Seminary Road, which recommendation was approved by the City Council at public hearing on June 19, 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 Maps 13 and 18 to respectively change the land use designation to Residential Medium (RM) and to reflect a maximum allowable height of 30' for single and two family dwellings and 45' for all other structures at 4250 and 4320 Seminary, 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the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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.

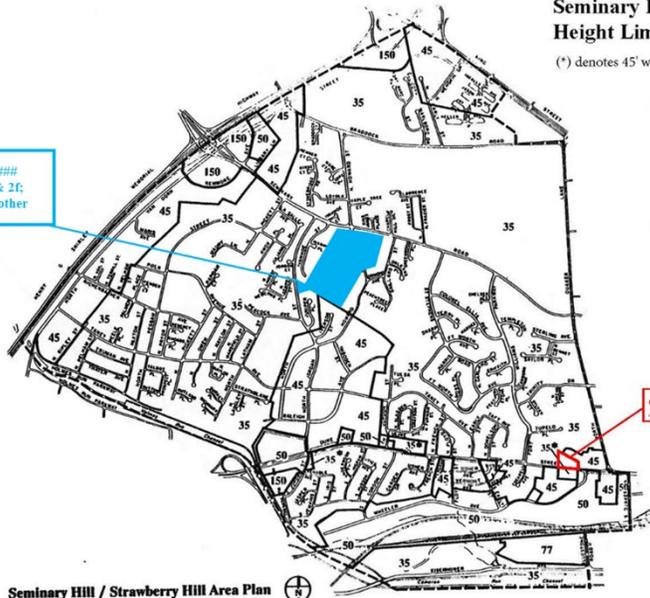
Seminary Hill/Strawberry Hill Small Area Plan Map Amendments

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

(*) denotes 45' with a special use permit

Amended 1/24/04, Ord. 4325

Ord. #####
 30' sf & 2f;
 45' all other



Ord. 4325
 45'

Seminary Hill / Strawberry Hill Area Plan

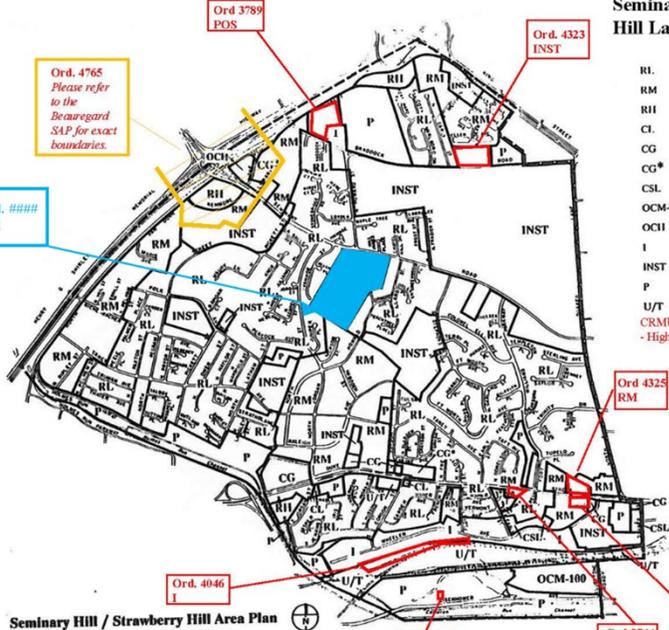
Map 13
Seminary Hill / Strawberry
Hill Land Use, as amended

- RL - Residential Low
- RM - Residential Medium
- RH - Residential High
- CL - Commercial Low
- CG - Commercial General
- CG* - Commercial General Modified
- CSL - Commercial Service Low
- OCM-100 - Office Commercial Medium
- OCM-100 - 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

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

Ord. #####
 RM



Ord. 3789
 POS

Ord. 4323
 INST

Ord. 4325
 RM

Ord. 4046
 I

Ord. 4051
 I

Ord. 3744
 RM

Ord. 3789
 CRMU-H

Seminary Hill / Strawberry Hill Area Plan