

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Sheet Nos. 031.03 and 039.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 4250 Seminary Road from R-20/Single-family zone with proffer to RB/Townhouse zone with proffer and 4320 Seminary Road from R-8/Single-family zone with proffer to RB/Townhouse zone with proffer in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00001.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2021-00001, 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 a rezoning of the properties at 4250 Seminary Road from R-20/Single-family zone with proffer to RB/Townhouse zone with proffer and 4320 Seminary Road from R-8/Single-family zone with proffer to RB/Townhouse zone with proffer, which recommendation was approved by the City Council at public hearing on June 19, 2021;

2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended;

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 Sheet Nos. 031.03 and 039.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION: 4250 Seminary Road, Alexandria, Virginia
22304, 031.03-01-16

From: R-20/Single-family zone with proffer
To: RB/Townhouse zone with proffer

LAND DESCRIPTION: 4320 Seminary Road, Alexandria, Virginia
22304, 039.02-04-11

From: R-8/Single-family zone with proffer
To: RB/Townhouse zone with 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.

Inova Health Care Services:



Chief Financial Officer