

ORDINANCE NO. 5397

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the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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.

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

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

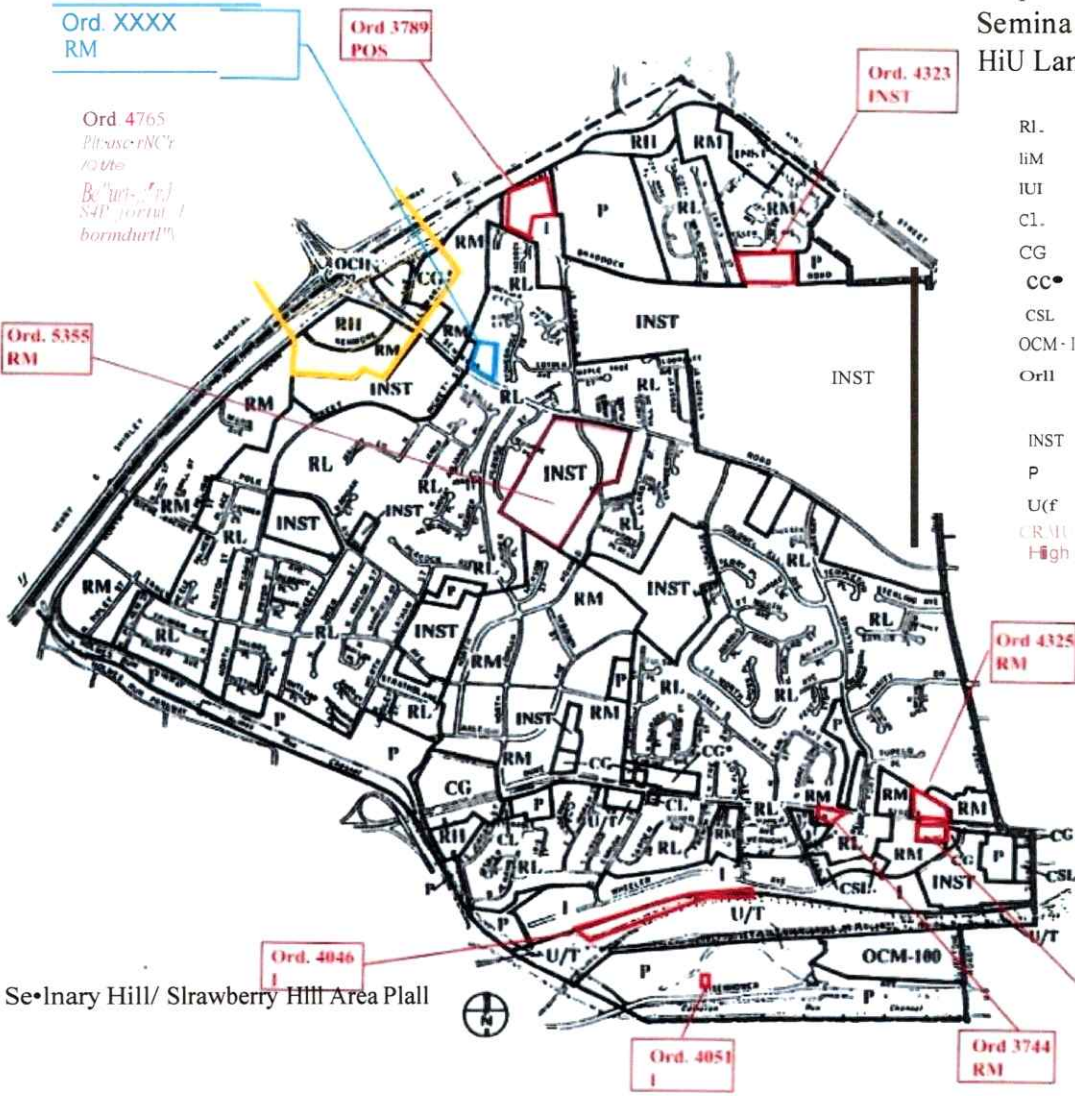
  
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**JUSTIN M. WILSON**  
Mayor

ATTEST:

  
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Gloria A. Sitton, CMC City Clerk

Final Passage: 01/22/22

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



- RI. - Residential Low
- RM - Residential Medium Density
- IUI - Residential Single-Family
- CL - Commercial Light
- CG - Commercial General
- CC - Commercial Community
- CSL - Commercial Service Low
- OCM-100 - Office Commercial Medium Density
- OrH - Office Commercial High
- INST - Institutional
- P - Parks and Open Space
- U/T - Utility and Transportation
- CRMU-II - Commercial Residential Medium Density High

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

Seminary Hill / Strawberry Hill Area Plan