

ORDINANCE NO. 4244

AN ORDINANCE to amend and reordain Sheet No. 39.00 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 property at 4320 Seminary Road (INOVA Alexandria Hospital), from R-12/Single-family Zone and R-8/Single-family Zone to R-8/Single-family Zone subject to proffers, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2001-0005.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2001-0005, an application has been made to rezone the property at 4320 Seminary Road (INOVA Alexandria Hospital), from R-12/Single-family Zone and R-8/Single-family Zone to R-8/Single-family Zone subject to proffers;
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 No. 39.00 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:

4320 Seminary Road (INOVA Alexandria Hospital) (Zoning Map and Tax Map Parcel No. 39.00-04-11), comprising 27.65 acres of land, more or less, as shown on the sketch plan entitled ARZ #2001-0005, dated February 5, 2002, attached hereto and incorporated fully herein by reference.

FROM: R-12/Single-family Zone and R-8/Single-family Zone
TO: R-8/Single-family Zone

Subject, however, to the following proffers:

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.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendments on the said map.

Section 3. That Sheet No. 39.00 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage.

KERRY J. DONLEY
Mayor

Attachment

Introduction:	03/12/02
First Reading:	03/12/02
Publication:	03/14/02
Public Hearing:	03/16/02
Second Reading:	03/16/02
Final Passage:	03/16/02