

ORDINANCE NO. 5406

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. 2021-00009 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. 2021-00009, 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 January 4, 2022 of an amendment to the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the Master Plan of the City of Alexandria to amend Map 13: Seminary Hill/Strawberry Hill Land Use, as amended, to reflect an exchange of Institutional area with Parks & Open Space area and amend Map 18: Seminary Hill/Strawberry Hill Height Limits, as amended, to reflect a change in height from 35 feet to 77 feet, which recommendation was approved by the City Council at public hearing on January 22, 2022;

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, as amended, to reflect an exchange of Institutional area with Parks & Open Space area and amend Map 18: Seminary Hill/Strawberry Hill Height Limits, as amended, to reflect a change in height from 35 feet to 77 feet, 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the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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.

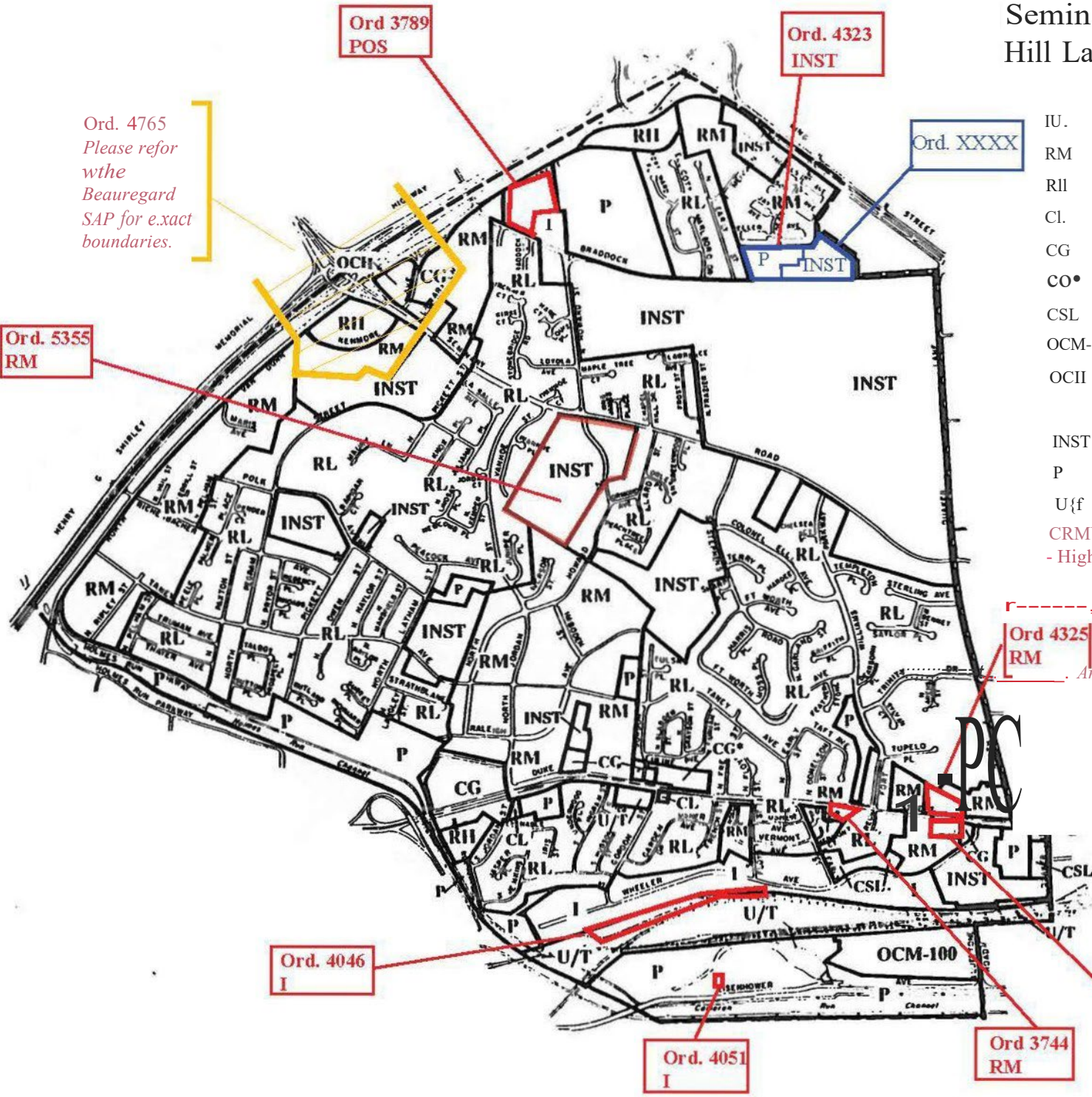
Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

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

JUSTIN M. WILSON
Mayor

Final Passage: 02/12/2022

Map13 Seminary Hill / Strawberry Hill Land Use, as amended



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

Ord 3789
POS

Ord. 4323
INST

Ord. XXXX

Ord. 5355
RM

Ord 4325
RM

Ord. 4046
I

Ord. 4051
I

Ord 3744
RM

- IU. • Residential Low
- RM • Residential Medium
- RII • Residential High
- CL • Commercial low
- CG • Commercial General
- CO • Commercial General Modified
- CSL • Commercial Service low
- OCM-100 • Office Commercial Medium
- OCII • Office Commercial High
- Industrial
- INST • Institutional
- P • Parks and Open Space
- U/T • Utility and Transportation
- CRMU-H • Commercial Residential Mixed Use - High

-----, Amended 6/12/94, Ord 3744
Amended 4/22/95, Ord 3789
Amended 6/11/99, Ord 4046
Amended 5/15/99, Ord 4051
Amended 11/15/03, Ord 4323, superseded by
Ord. XXXX
Amended 11/24/04, Ord 4325
Amended 6/16/12, Ord 4765

Amended 7/6/12, Ord 5355
Amended X/X/22, Ord. XXXX

Seminary Hill / Strawberry Hill Area Plan

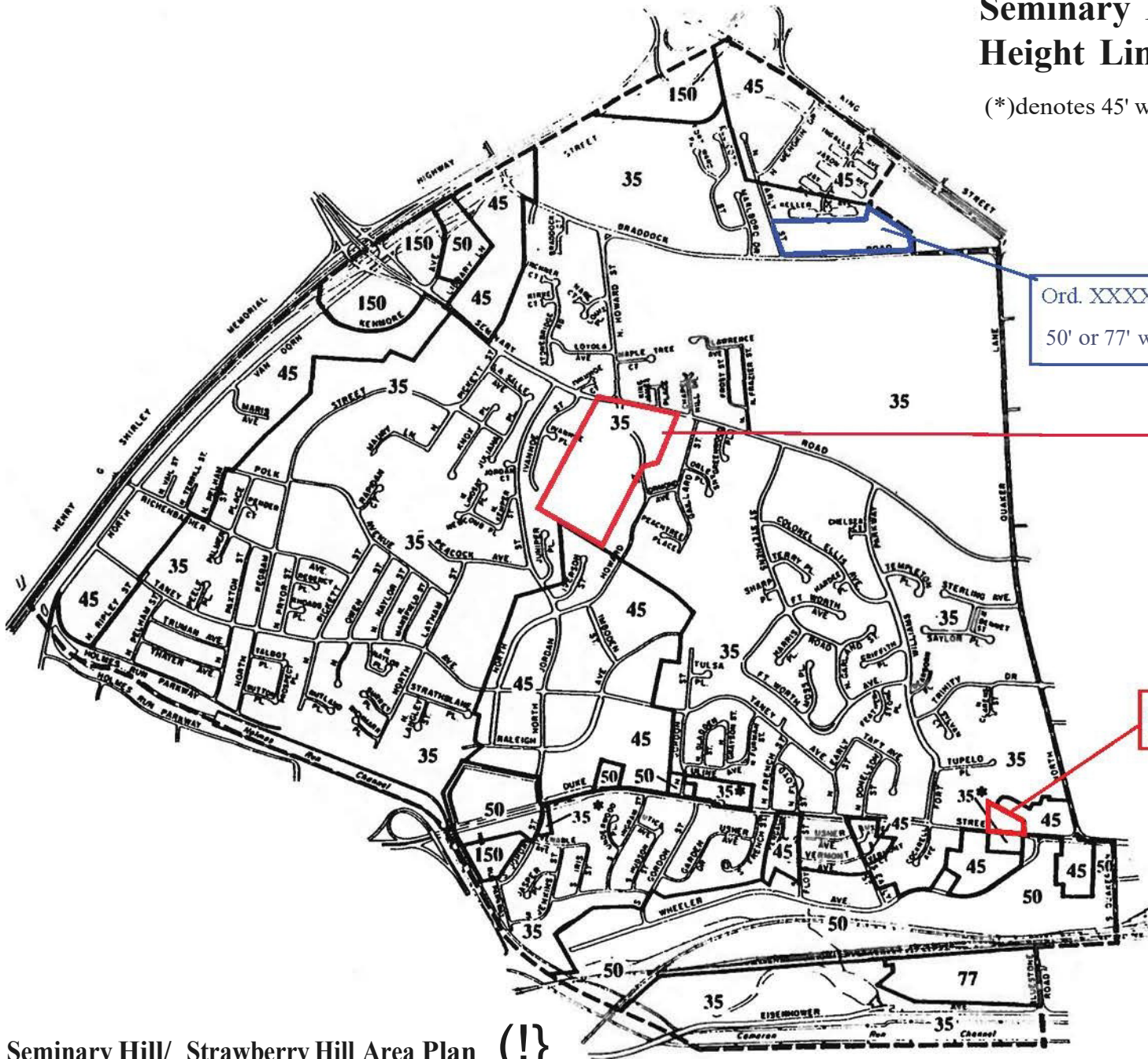
EJ

Ord 3789
CRMU-H

Map18 Seminary Hill/Strawberry Hill Height Limits, **as amended**

(*)denotes 45' with a special use permit

*Amended 11/24/04, Ord. 4325
Amended 7/6/21, Ord. 5355
Amended X/X/22, Ord. X:X:X:X*



Ord. XXXX
50' or 77' w/SUP

Ord. 5355
Max. allowable height 30' for single and two family dwellings; 45' for all other structures

Ord. 4325
45'