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March 23, 2021

Mr. Nate Baker  
Department of Planning and Zoning  
City of Alexandria  
301 King Street, Room 2100  
Alexandria, VA 22314

Re: Rezoning #2021-00001- 4320 & 4250 Seminary Road

Please see below for a summary of our responses to Staff's comments dated March 15, 2021.

1. Additional Rezoning Application: The existing zoning proffer regarding future rezonings will need to be amended. A separate rezoning application will be needed for this amendment.

**Response: Please see the revised application. Pursuant to Section 11-804 (c), the existing proffered conditions are being changed (i.e. removed) by a subsequent map amendment (rezoning to RB), which is not part of the comprehensive implementation of a new or substantially revised Zoning Ordinance. As such, a separate rezoning application is not needed for this amendment. However, we have revised the language to #4 of the justification to clarify that the Applicant is requesting the removal of the existing proffer as part of the map amendment/rezoning.**

2. Master Plan Amendment: The application will need to request a master plan amendment.
  - a. An amendment to revise the Institutional land use designation to residential; and
  - b. An amendment to the building heights.

**Response: Please see the revised application for the requested Master Plan Amendment to revise the "Institutional" land use designation and to revise the height map.**

3. Vicinity Map: Revise the Vicinity Map to include the land use designations for properties located within 300 ft. of the subject parcels of 4320 & 4250 Seminary Road.

**Response: Please see the revised application and Vicinity Map.**

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



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Enclosures