



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2024-10010

Project Name: Westridge Towns

PROPERTY LOCATION: 125 Longview Terrace and 2921 Nob Hill Court

TAX MAP REFERENCE: 62.03 01 09 & 13

ZONE: R-8 Proposed R-8 & RB

APPLICANT:

Name: Old Creek Homes LLC, a Virginia limited liability company

Address:

PROPERTY OWNER:

Name: OCH at Longview LLC, a Virginia limited liability company

Address:

SUMMARY OF PROPOSAL Development Special Use Permit to construct one (1) single unit dwelling and nineteen (19) townhouse condominiums and associated site improvements.

MODIFICATIONS REQUESTED See Attached.

SUP's REQUESTED See Attached.

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Duncan W. Blair, Attorney Agent

gent

Mailing/Street Address

Alexandria, Virginia 22314

City and State

Zip Code

NA

Fax #

Email address

Revised 1 30 25

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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Westridge Towns

Supplemental Application:

MODIFICATIONS REQUESTED

Setback modifications for the RA zone regulations as follows: Building 1 front, side and rear yard setbacks, building 2 side yard setbacks and Building 3 side and rear yard setbacks as shown on the development site plan.

SUP'S REQUESTED

Development Special Use Permit with Site Plan, Special Use Permit for additional Density pursuant to Section 7-700 of the Alexandria Zoning Ordinance and a Parking Reduction Special Use Permit to allow parking space in each unit's garage to be compact parking spaces.

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☒ The Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

The applicant is Old Creek Homes LLC, a Virginia limited liability company. Matt S. Gray is the sole member of Old Creek Homes LLC. The mailing address for the limited liability company and Mr. Gray is 228 S. Washington Street, Suite B30, Alexandria, Virginia, 22314.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☒ **Yes.** Provide proof of current City business license.
- ☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name		Percent of Ownership
¹ Old Creek Homes LLC	[REDACTED]	100%
² Matt S. Gray	[REDACTED]	100% of Old Creek Homes LLC
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 126 Longview Drive and 2921 Nob Hill Court (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ OCH at Longview LLC	[REDACTED]	100%
² Old Creek Homes LLC	[REDACTED]	100% of OCH at Longview LLC
³ Matt S. Gray	[REDACTED]	100% of Old Creek Homes LLC

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
¹ Old Creek Homes LLC	None	
² OCH at Longview LLC	None	
³ Matt S. Gray	None	

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/22/24

Duncan W. Blair, Attorney/Agent

Date

Printed Name

Signature

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Applicant Old Creek Homes, LLC is requesting: (a) the rezoning of a portion of the Property from the R-8 residential zone to the RA residential zone, (b) Development Special Use permit with Site Plan and setback modifications to construct One (1) single unit dwelling and Nineteen (19) townhouse condominium units and associated site improvements and (c) a Parking Reduction Special Use Permit to allow the Two (2) garage parking space for each unit to be compact parking spaces.

The Applicant is additionally requesting a Special Use Permit for additional density pursuant to Section 7-700 of the Alexandria Zoning Ordinance. One (1) of the units will be dedicated for sale as an onsite site affordable housing dwelling. The Applicant will also make a voluntary contribution to the Affordable Housing Fund per the City's policy.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Not Applicable

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

Not Applicable

5. Describe the proposed hours and days of operation of the proposed use: Not Applicable

Day	Hours	Day	Hours
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Not Applicable

B. How will the noise from patrons be controlled?

Not Applicable

7. Describe any potential odors emanating from the proposed use and plans to control them:

Not Applicable

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Trash and Recycables associated with the residential use of the property.

B. How much trash and garbage will be generated by the use?

The amount of Trash and Recycables generated by the residential use of the Property will be similar to that of other residential properties.

C. How often will trash be collected?

It is anticipated that trash and recycables will be picked up weekly by the City of Alexandria.

D. How will you prevent littering on the property, streets and nearby properties?

Not Applicable

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of Materials designated as hazardous that are generally recognized as appropriate for residential use may be used.

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Small quantities organic compounds that are generally recognized as appropriate for residential use may be used.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance? Thirty eight (38) for the townhouse units and

B. How many parking spaces of each type are provided for the proposed use:

_____	Standard spaces
<u>38</u>	Compact spaces <u>all compact spaces pursuant to Section 11-512 (B) of AZO</u>
_____	Handicapped accessible spaces
_____	Other

- C. Where is required parking located? (check one) ☒ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? **No Loading spaces are required.**

- B. How many loading spaces are available for the use? **Not Applicable**

- C. Where are off-street loading facilities located? **Not Applicable**

- D. During what hours of the day do you expect loading/unloading operations to occur?

Not Applicable

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Not Applicable

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

- 1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant is requesting a technical parking reduction all the two (2) parking spaces in the each unit's garage to be compact parking spaces.

- 2. Provide a statement of justification for the proposed parking reduction.**

The use of compact parking spaces is consistent with the parking requirements of residential dwellings.

- 3. Why is it not feasible to provide the required parking?**

The use of compact parking spaces is consistent with City policy for parking spaces for residential parking spaces. The parking area in the garage does not accommodate a full size parking space.

- 4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**



Yes.

☐ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.