



City of Alexandria

# Westridge Towns

126 Longview Drive 2921 Nob Hill Court

**REZ2025-00001 & DSUP2024-10010**

**Planning Commission Public Hearing**

May 6, 2025



# Agenda



1. Summary
2. Project Location
3. Project Details
4. Key Findings & Insights
5. Community
6. Recommendation



# Summary

## Request:

- Rezoning and Development Special Use Permit to construct 19 townhouse style units and one single unit dwelling

## Planning Commission Action:

- Vote to rescind previous approval recommendations
- Recommend approval of the Rezoning and DSUP

## Key Points:

- Rezoning of a portion of the site from R-8 to RA
- One on-site for sale affordable unit at 70% - 100% AMI
- Modifications and SUPs requested



# Project Location



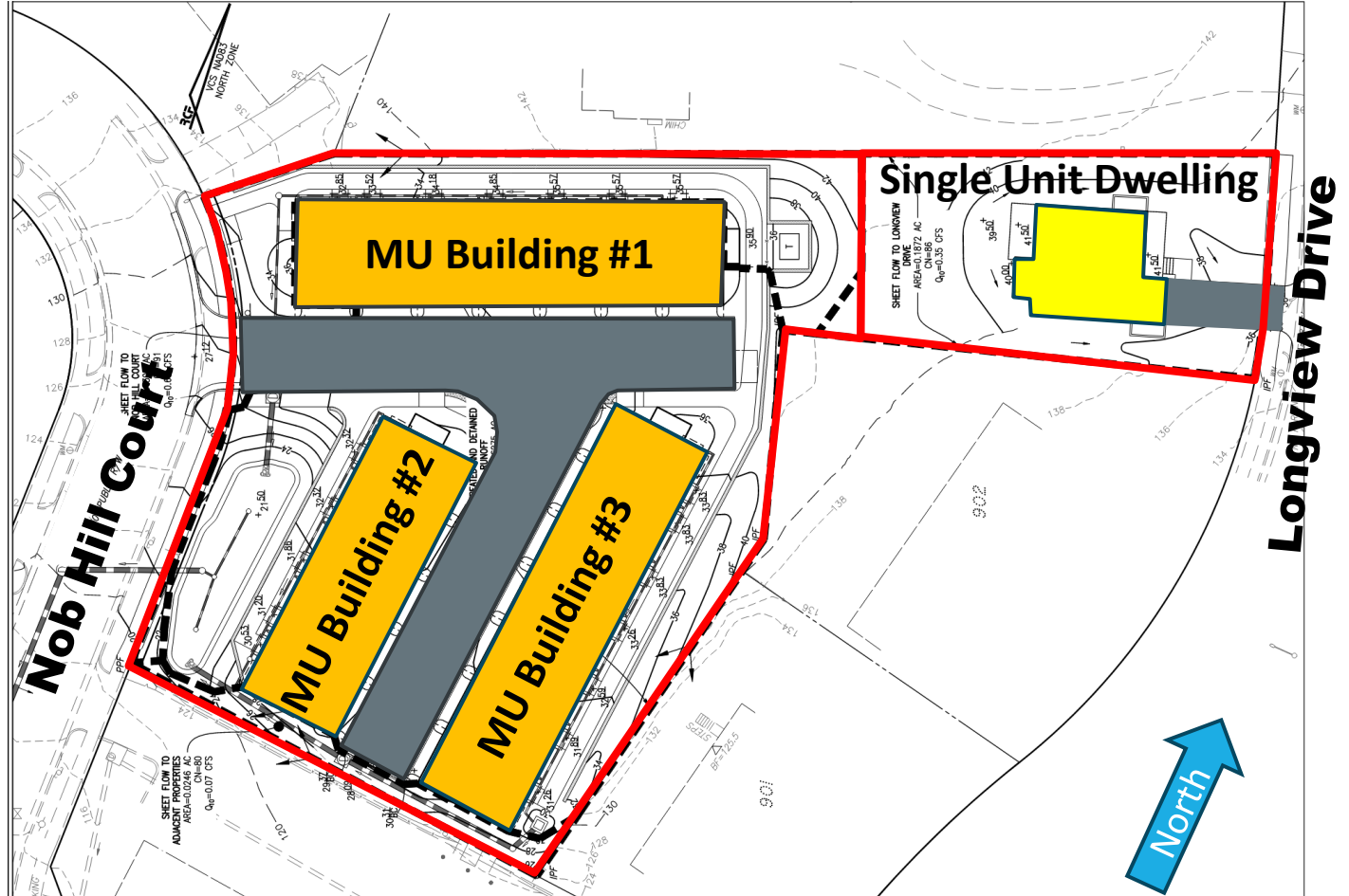
Westridge Towns  
DSUP2024-10010





# Project Details

- 19 townhouse style units and one single unit dwelling
- Vehicular access from Nob Hill Court and Longview Drive



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# Project Details

- 35' and 24' building height, 36,000 NSF
- 12,000 sf of private open space (35%)
- Setback modifications
- SUPs for compact size spaces and for bonus density (Section 7-700)



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# Key Findings & Insights:

## Highlights:

- Stormwater Management: BMPs will exceed required phosphorous load reductions by 14%
- Schools: Student generation of three students
- Traffic: Proposal did not trigger a traffic study

## Benefits:

- One on-site for sale affordable unit (70-100% AMI)
- Contributions to City Housing Trust Fund and Public Art
- Consistent with 2019 Green Building Policy



# Community

- **Longview Hill Citizens Association**
  - ▶ June 27, 2024
  - ▶ October 23, 2024
- **Alexandria Housing Affordability Advisory Committee (AHAAC)**
- **Federation of Civic Associations**







- Originally heard at 4/1 Planning Commission hearing
- Noticing matter
- Deferred from 4/26 City Council meeting for reconsideration
- **Staff recommendation**
  - Vote to rescind previous approval recommendations
  - Recommend approval of the Rezoning & DSUP requests





# Appendix



UNIT #7  
ELEVATION #3

UNIT #6  
ELEVATION #1

UNIT #5  
ELEVATION #2

UNIT #4  
ELEVATION #1

UNIT #3  
ELEVATION #2

UNIT #2  
ELEVATION #1

UNIT #1  
ELEVATION #3

FRONT STRIP ELEVATION (UNIT #1 - #7)



RIGHT-SIDE ELEVATION (UNIT #1)



# Appendix



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

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