City of Alexandria

Westridge Towns
126 Longview Drive 2921 Nob Hill Court

REZ2025-00001 & DSUP2024-10010

City Council Public Hearing

May 17, 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

City Council Action:

- 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
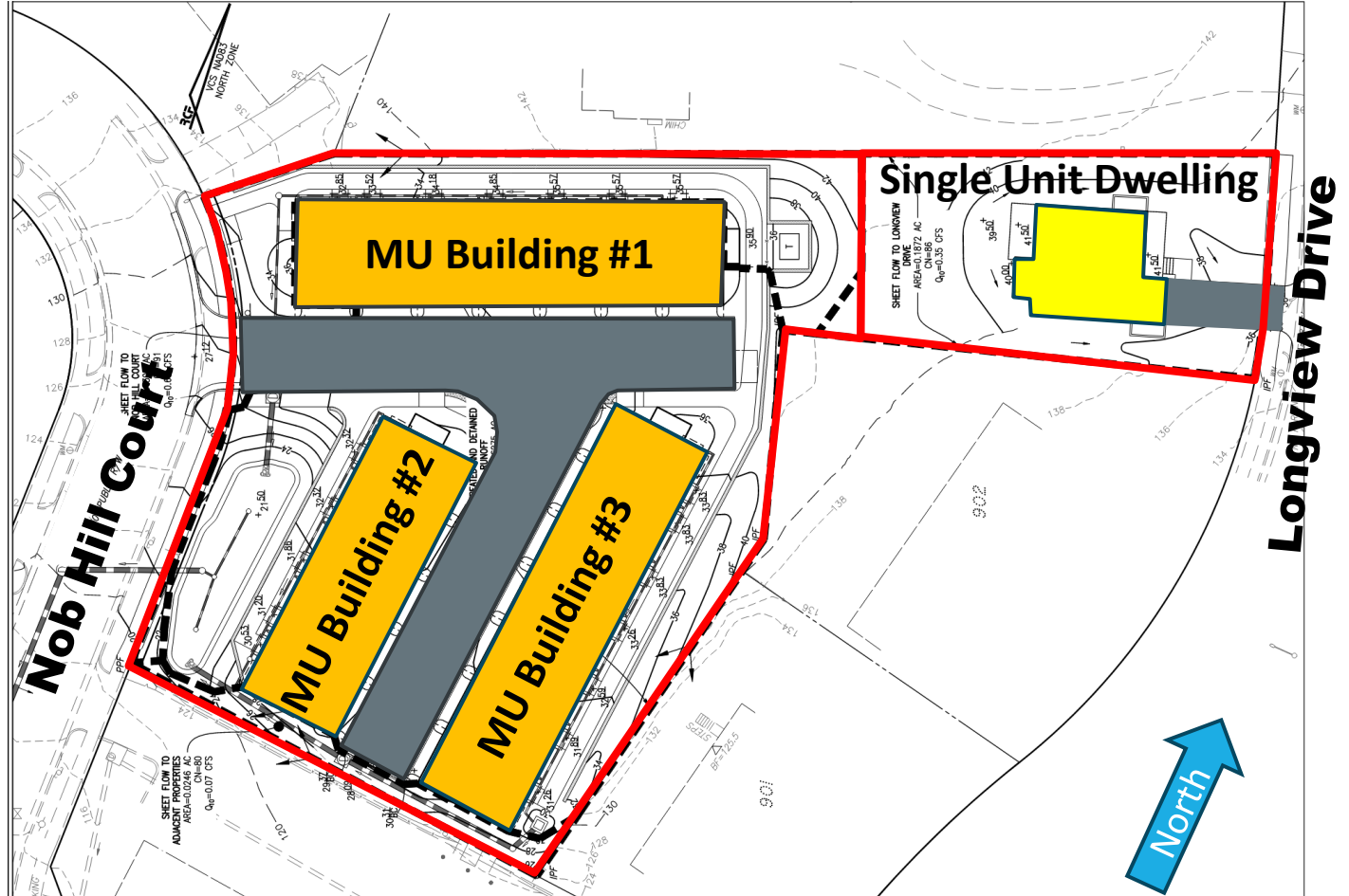
- Modifications and SUPs requested

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Project Location

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

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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

- Reconsidered at 5/6 Planning Commission hearing

- Staff and Planning Commission recommend **approval** of the Rezoning & DSUP requests

Appendix

Appendix

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