

# Edgewood Towns

6336 Stevenson Avenue

REZ#2022-00007, DSP#2022-00004, SUB#2022-00004

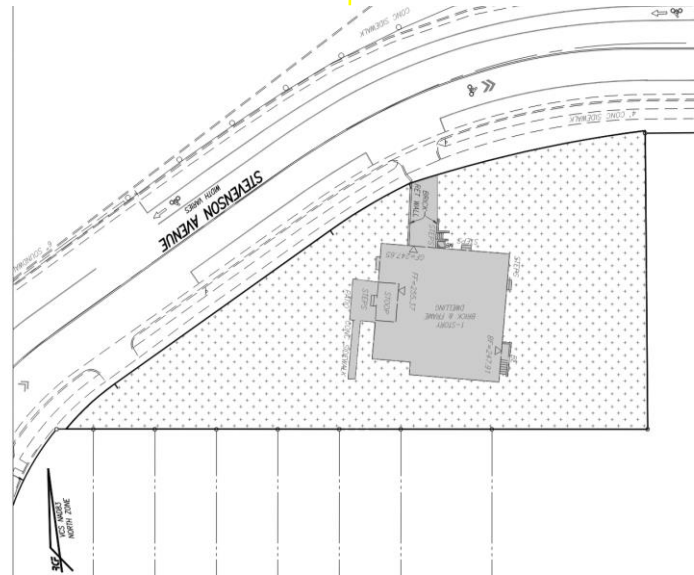
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City Council  
January 21, 2023

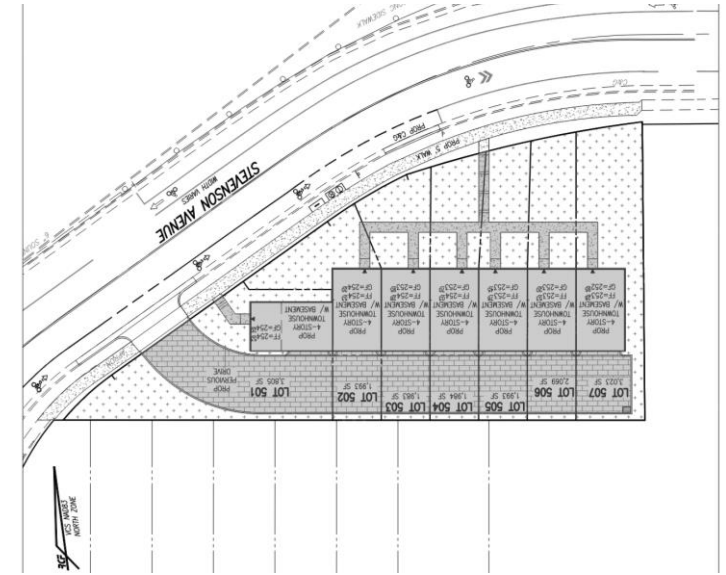


# Project Description

- 7 market-rate townhouse units with garages on fee-simple lots
- Rear driveway access
- Location near transit, parks, and amenities
- Sidewalks, street trees, on-street bike lane



Existing



Proposed



# Land Use Requests

## **Rezoning** w/proffers

- RB/Townhouse to RC/High Density Apt zone
- Proffer: FAR 0.48 to 0.91 (per lot)

## **Development Site Plan** w/modifications

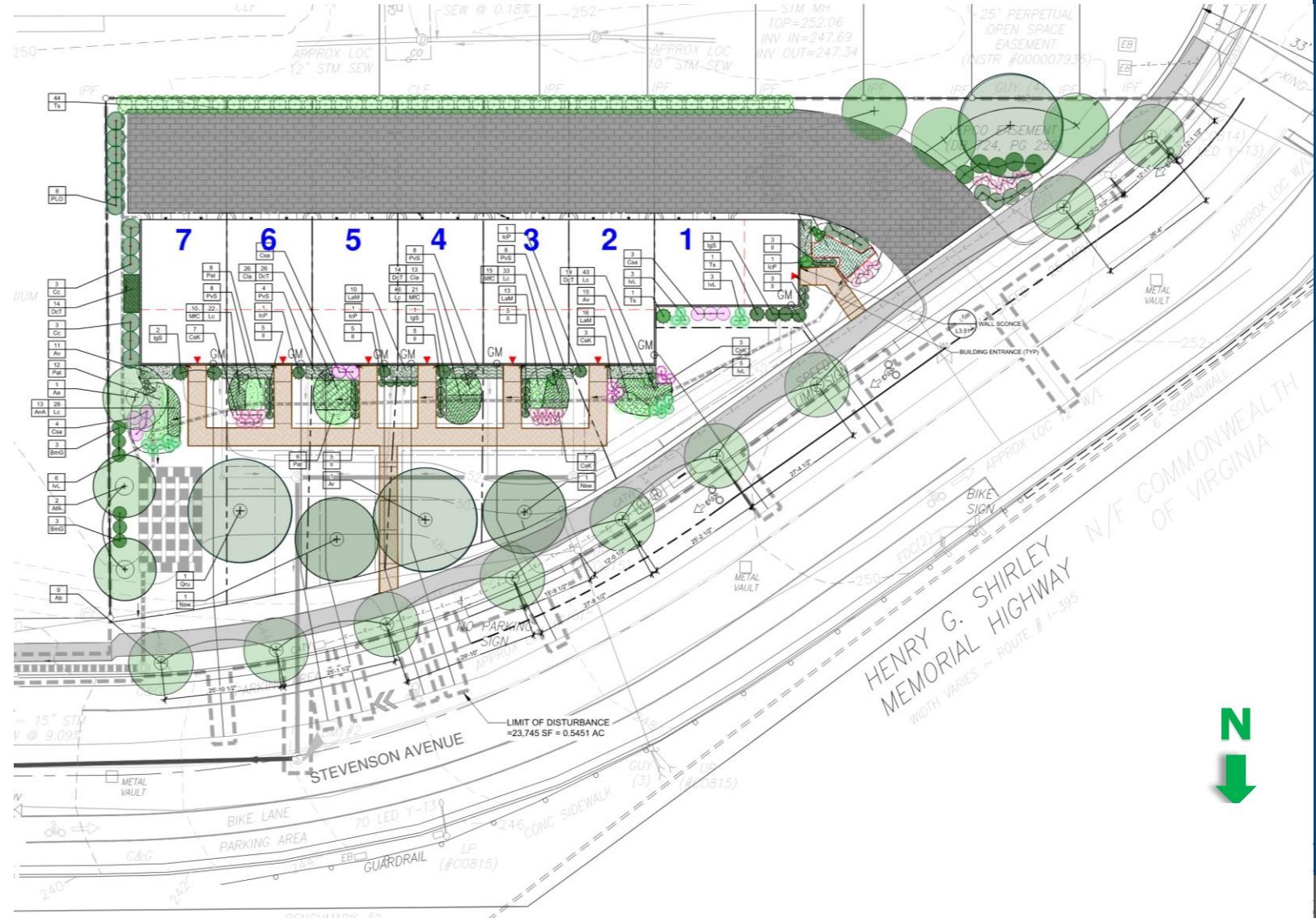
- Modifications: Rear Yard (6), Side Yard (2)
- Driveway >50% rear yard
- Parking space size reduction

## **Subdivision**

- 7 lots compliant with RC zone

# Site Design/Landscape

- Common driveway
- Houses facing street
- Street trees
- Widened sidewalk
- On-street bike lane
- Improved site lines
- 46% tree canopy
- 36% open space





# Benefits, Community, Recommendation

## Benefits

- Redevelopment of long-vacant site  $\frac{3}{4}$  mi. from Landmark Mall site
- Enhanced streetscape, including new widened, tree-lined sidewalk
- Housing Trust Fund Contribution (\$45,327)
- Storm water reduction, 42% phosphorus reduction
- Compliance with the City of Alexandria's Green Building Policy

## Community

- Presentation to Eisenhower West/Landmark Van Dorn Implementation Group
- Email, phone, in-person meetings: West End Coalition, Sentinel Condominium Unit Owners Association, Stevenson Towns Homeowners Association

## Recommendation

- Staff and Planning Commission recommend **approval** of the rezoning subject to the conditions in the staff reports

# Revised Conditions

## 10(i)

- i. Work with Staff during the Final Site Plan process to finalize building design details and colors. (P&Z)

## 91(a)

91. Submit all Homeowner's Association covenants for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the association covenants. The language shall establish and state that these conditions cannot be changed except by an amendment to this DSP approved by City Council.

- a. The principal use of the garage parking shall be for passenger vehicles parking only garaged at the address; storage which interferes with the use of a parking space for a motor vehicle is not permitted.

## 91(c)

- c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.