

Westridge Towns

126 Longview Drive 2921 Nob Hill Court

REZ2025-00001 & DSUP2024-10010

Planning Commission Public Hearing

April 1, 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:

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



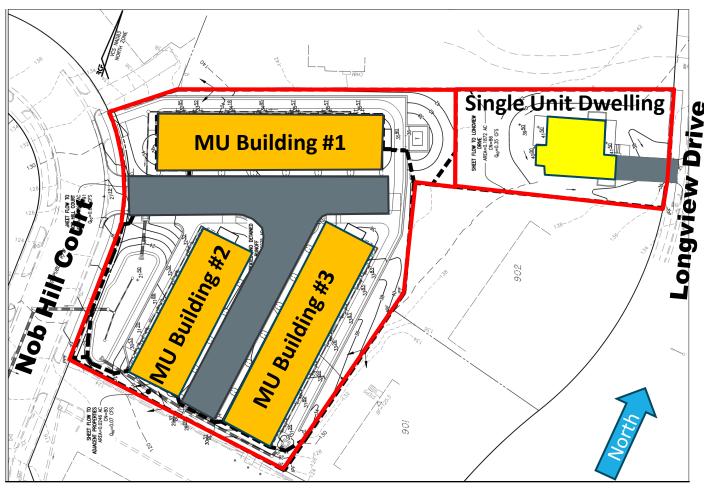
Project Location





Project Details

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





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)





RONT STRIP ELEVATION (UNIT *8 - *12)



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



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





Staff recommends approval subject to conditions of:

- 1. Rezoning #2025-00001
- 2. DSUP #2024-10010





Appendix



RIGHT-SIDE ELEVATION (UNIT \$1)

FRONT STRIP ELEVATION (UNIT #1 - #7)



Appendix



