



City of Alexandria

# **Article XIII Amendments Bay Act Resiliency Provisions Zoning Text Amendment #2025-00007**

**Planning Commission Meeting**

September 4, 2025



# Agenda



1. Summary
2. Background
3. Additional Context
4. Key Takeaways
5. Outreach
6. Discussion and Recommendation



# Summary

## Request

- Approval of text amendments to revise Sections of Article XIII to align with State-mandated Chesapeake Bay Preservation Act resiliency provisions.

## Planning Commission Action

- Recommend approval to adopt proposed amendments to Article XIII to incorporate these requirements.

## Key Elements of the Discussion

- Brings local zoning ordinance into compliance with 2020–2021 State law changes.
- Integrates analysis of 30-year storm surge, flooding, and sea level rise modeling into Resource Protection Area (RPA) review.
- Adds definitions, resiliency assessment requirements, and clarifies adaptation measure requirements, if applicable.



# Background Information

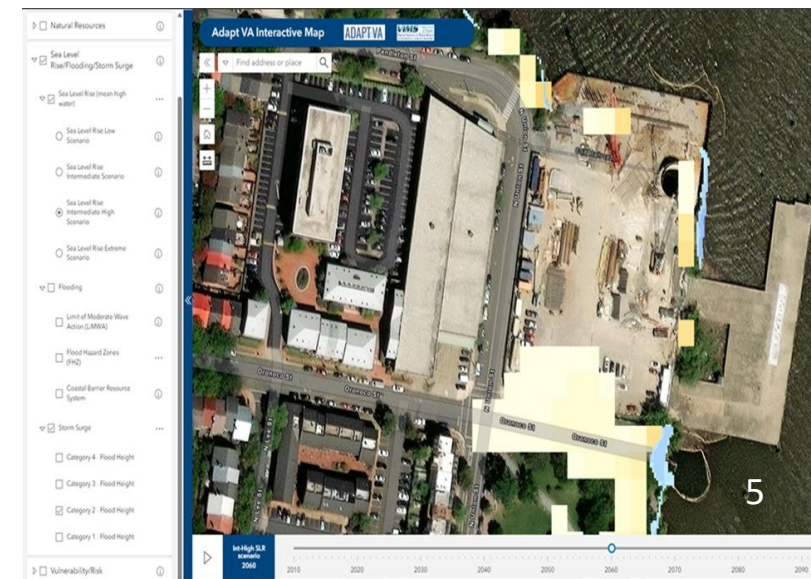
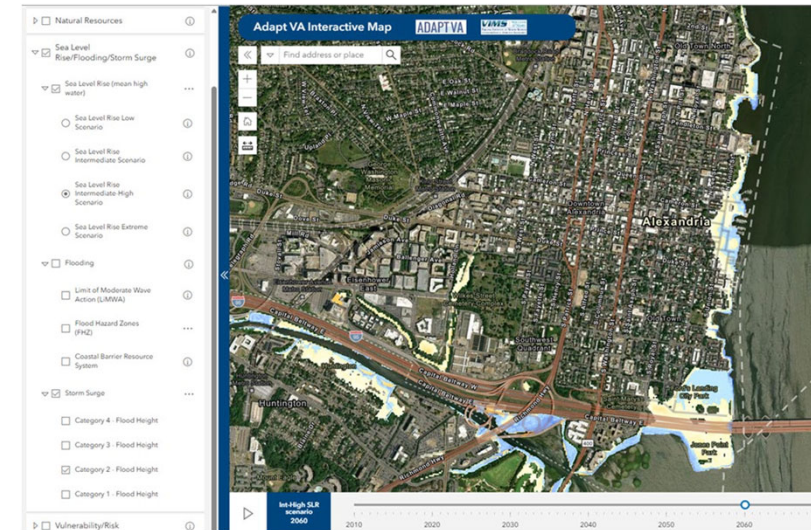
- **State law now requires changes to address climate adaptation for development and redevelopment in an RPA.**
- **Developer must use state-approved models for sea level rise and storm surges to assess vulnerability of future risk on a 30-year time horizon.**
- **If assessed as vulnerable, adaptation measures may be required in the RPA.**



# Additional Context

- **Sec. 13-103 *Definitions*.** Adaptation Measures, Mature Trees, Nature-based solution, Storm Surge.
- **Sec. 13-107 *Development, redevelopment, and uses permitted in RPA*.** New section with adaptation measures now allowed in the RPA.
- **Sec. 13-117 *Water quality impact assessment*.** Must include resiliency assessment and adaptation measures, if applicable, in the Water Quality Impact Assessment (WQIA).

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# Key Takeaways

- **Required by the State**
- **Staff reviews and approves**
- **New projects must comply**



# Outreach

- **Met with NAIOP (developer and consultant reps) on the following: 4/16/2025, 5/21/2025, 6/18/2025, & 7/16/2025.**
- **Future planned NAIOP meetings: 9/17/2025 & 10/15/2025.**
- **Meetings focused on assessment requirements, example of model usage, and example of compliant adaptation measures.**





# **Staff recommends adoption of Zoning Text Amendment #2025-00007**

