



City of Alexandria

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

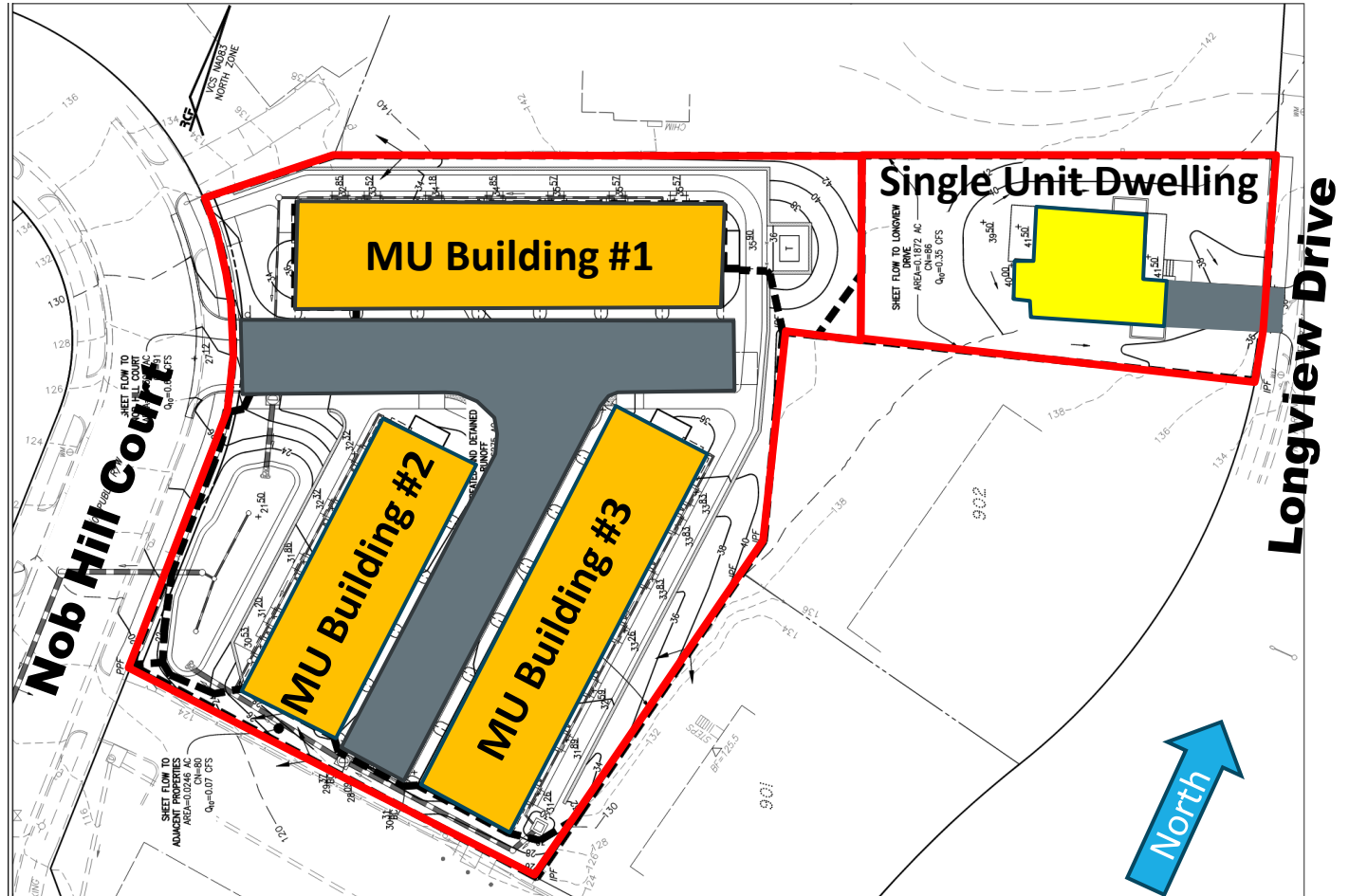


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DSUP2024-10010



Project Details

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



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DSUP2024-10010



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**





Staff recommends approval subject to conditions of:

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





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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