

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 1, 2020

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: INFORMATION FOR DOCKET ITEM #6 – Master Plan Amendment #2020-00003, CDD Concept Plan #2020-00003 and Zoning Text Amendment #2020-00006 - Oakville Triangle

This memorandum is provided to clarify the intent of CDD Condition # 128 regarding infrastructure and adding medical care facilities to the CDD Zoning table as discussed in the staff report. The proposed edits are highlighted in yellow.

Revised Condition #128, to read as follows:

Public and/or Private utilities that service the building(s) or other improvements, shall not be placed under any BMP structure (pervious pavement, rain gardens, tree wells, etc.). Utilities shall have a minimum of ten (10) feet horizontally on each side of the BMP for clearance **to the extent feasible**. Additional clearance may be required between utilities and BMP's for future maintenance requirements which shall be approved by the respected utility provided and for City owned utilities by the Director of Transportation and Environmental Services.

Revision to add Medical Care Facilities to the CDD Zoning Table

CDD Number	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum Development	Maximum Height	Uses
24	Oakville Triangle and Route 1 Corridor	The CSL, I and R2-5 zone regulations shall apply to the properties as generally depicted within Figure 23 of the approved	The development controls for each block including gross Floor area (GFA), the size of public open spaces, ground level open spaces, the land uses, and the	Heights and height transitions shall be as depicted in the approved Oakville Triangle and Route 1 Corridor Vision Plan and	1) Mixed-use development to include <u>amusement enterprises;</u> <u>child care home;</u> <u>day care center;</u> <u>health and athletic club;</u> <u>health professional office;</u> <u>home professional office;</u> <u>park and</u>

		<p>Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</p>	<p>ground floor uses shall comply with the Oakville Triangle and Route 1 Vision Plan and Urban Design Standards and Guidelines.</p> <p>All streets, blocks, sidewalks, building forms, building volumes, building heights, land uses, screening of parking, retail design, signage, open space and associated elements shall comply with the Oakville-Route 1 Route 1 Vision Plan and Urban Design Standards.</p> <p>Any variation from the standards shall require approval by the City Council as part of the DSUP or associated approval application(s)</p>	<p>Urban Design Standards and Guidelines, <u>as may be amended</u>.</p>	<p><u>community recreation buildings; outdoor dining; valet parking; hotel, restaurant, business and professional office, residential multifamily dwelling; townhouse dwelling; home for the elderly; nursing home;; parks and open spaces; private school (commercial); private school (academic); personal service public schools; special utility.</u></p> <p>2) Retail <u>shopping establishment and personal service; light assembly, service and crafts; and maker uses as defined in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u></p> <p>3) Community Facilities as defined in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</p> <p>4) <u>Other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented uses are allowed.</u></p> <p>5) Medical care facilities</p>
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