



# City of Alexandria

City Council Chambers at  
Del Pepper Community  
Resource Center  
4850 Mark Center Drive  
Alexandria, VA 22311

## Legislation Text

---

**File #:** 23-0369, **Version:** 1

---

Master Plan Amendment #2021-00013

Rezoning #2021-00009

Development Special Use Permit #2022-10013

Transportation Management Plan Special Use Permit #2022-00080

2712 Duke Street - Witter Place

Public Hearing and consideration of requests for: (A) a Master Plan Amendment to the Taylor Run/Duke Street chapter of the Master Plan to change the land use designation from CG-Commercial General to RH-Residential High and to increase the maximum building height from 35 to 60 feet; (B) a Rezoning of the property from CG/Commercial general zone to RMF/Residential Multi-family zone; (C) a Development Special Use Permit with Site Plan to construct a 94-unit multi-family affordable housing building with partially below grade parking, including a Special Use Permit request to increase the Floor Area Ratio to 2.253 in the RMF Zone per Section 13-1406(B) of the Zoning Ordinance and modifications to the landscape guidelines; and (D) a Special Use Permit for a Tier 1 Transportation Management Plan; zoned: CG/Commercial General.

Applicant: Community Housing Partners Corporation, represented by Robert Brant, attorney.