



Legislation Details (With Text)

File #:	22-0340	Name:	
Type:	Land Use and Development (Planning Commission Items)	Status:	Agenda Ready
File created:	10/4/2021	In control:	Planning Commission
On agenda:	12/7/2021	Final action:	
Title:	<p>Master Plan Amendment #2021-00001 Rezoning #2021-00002 Development Special Use Permit #2021-10013 (Stacked Townhouses) Development Special Use Permit #2021-10014 (Multifamily Buildings) Development Site Plan #2021-00004 (Public Streets) Transportation Management Plan Special Use Permit #2021-00025 (Stacked Townhouses) Transportation Management Plan Special Use Permit #2021-00108 (Multifamily Buildings) Special Use Permit #2021-00059 (Coordinated Sign Plan) 5901, 5951, and 5999 Stevenson Avenue and 2 South Whiting Street - Landmark Overlook Public Hearing and consideration of requests for: (A) an amendment to the Landmark-Van Dorn Small Area Plan Chapter of the Alexandria Master Plan to change the recommended primary use above the first floor from office to residential-with some office and to change the following recommendations for Block B of the Plan: increase the maximum square footage of residential uses, decrease the minimum square footage of office uses, and decrease the minimum square footage of retail uses; (B) an amendment to the official zoning map to change the zoning designation for the properties from CRMU-M/Commercial Residential Mixed Use - Medium zone and OCM(50) / Office Commercial Medium (50) zone to CRMU-H/Commercial Residential Mixed Use - High zone; (C) a Development Special Use Permit to construct new stacked townhouse units (multifamily residential) with a modification, a request to treat the project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c), and Special Use Permits for a parking reduction, and to increase the proposed floor area ratio (FAR) to 2.03; (D) a Development Special Use Permit to construct two new multifamily residential buildings with modifications, a request to treat the project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c), and a Special Use Permit request to increase the proposed floor area ratio (FAR) to 2.03; (E) a Development Site Plan to construct two new public streets with a request to treat the project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c); (F) a Special Use Permit for a Transportation Management Plan (Tier 1) for the stacked townhouse units (multifamily residential); (G) a Special Use Permit for a Transportation Management Plan (Tier 3) for the two multifamily residential buildings; and (H) a Special Use Permit for a Coordinated Sign Plan; zoned CRMU-M/Commercial Residential Mixed Use - Medium and OCM (50)/Office Commercial Medium (50). Applicant: West End Development Associates, LLC, represented by Kenneth Wire, attorney</p>		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Landmark Overlook Staff Report, 2. Landmark Overlook Site Plan, 3. Landmark Overlook Presentation

Date	Ver.	Action By	Action	Result
12/7/2021	1	Planning Commission		

Master Plan Amendment #2021-00001

Rezoning #2021-00002

Development Special Use Permit #2021-10013 (Stacked Townhouses)

Development Special Use Permit #2021-10014 (Multifamily Buildings)

Development Site Plan #2021-00004 (Public Streets)

Transportation Management Plan Special Use Permit #2021-00025 (Stacked Townhouses)

Transportation Management Plan Special Use Permit #2021-00108 (Multifamily Buildings)

Special Use Permit #2021-00059 (Coordinated Sign Plan)

5901, 5951, and 5999 Stevenson Avenue and 2 South Whiting Street - Landmark Overlook

Public Hearing and consideration of requests for: (A) an amendment to the Landmark-Van Dorn Small Area Plan Chapter of the Alexandria Master Plan to change the recommended primary use above the first floor from office to residential-with some office and to change the following recommendations for Block B of the Plan: increase the maximum square footage of residential uses, decrease the minimum square footage of office uses, and decrease the minimum square footage of retail uses; (B) an amendment to the official zoning map to change the zoning designation for the properties from CRMU-M/Commercial Residential Mixed Use - Medium zone and OCM(50) / Office Commercial Medium (50) zone to CRMU-H/Commercial Residential Mixed Use - High zone; (C) a Development Special Use Permit to construct new stacked townhouse units (multifamily residential) with a modification, a request to treat the project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c), and Special Use Permits for a parking reduction, and to increase the proposed floor area ratio (FAR) to 2.03; (D) a Development Special Use Permit to construct two new multifamily residential buildings with modifications, a request to treat the project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c), and a Special Use Permit request to increase the proposed floor area ratio (FAR) to 2.03; (E) a Development Site Plan to construct two new public streets with a request to treat the project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c); (F) a Special Use Permit for a Transportation Management Plan (Tier 1) for the stacked townhouse units (multifamily residential); (G) a Special Use Permit for a Transportation Management Plan (Tier 3) for the two multifamily residential buildings; and (H) a Special Use Permit for a Coordinated Sign Plan; zoned CRMU-M/Commercial Residential Mixed Use - Medium and OCM(50)/Office Commercial Medium (50).

Applicant: West End Development Associates, LLC, represented by Kenneth Wire, attorney