

Legislation Details (With Text)

File #:	24-1528 Name:			
Туре:	Written Report	Status:	Agenda Ready	
File created:	10/23/2023	In control:	City Council Legislative Meeting	
On agenda:	11/28/2023	Final action:		
Title:	following sentence when remain zoned for reside zoned residential should Master Plan chapters: "F that limits overall buildin "Ensure race and social Resolution 2974 includir neighborhoods and chai 107, to add a statement and/or zoned for mediur Consideration of a Text following measures from Single-family Zones: am housing units permitted; amend Article VIII to red developed with small sc occupancy limits per uni delete "roominghouse" of uses and limitations on I Residential Multifamily 2 uses. (4) Historic Develo open space requirement lot size requirements for compliance only with oth bulk, and open space re allow townhouses; ame OCH, CRMU-L, CRMU- noncomplying provisions development rights to si zone. (C) Consideration require, as City Policy, t Small Area Plan be prov and as a condition in Co	at #2023-00007 icy Amendments using For All Initiatives using For All Initiatives rever it occurs, from "Ai ntial use at no higher the d remain zoned for resid References to low dense in the generation of the second requity is 'incorporated ing, but not limited to, al racter"; and (3) amend is upporting use of the f m or higher density dev Amendment to the Zor in the Zoning for Housin hend the R-20, R-12, R- g amend lot and yard re duce minimum parking to allow the same num definition and regulation locations of vehicular e Zone: allow neighborho opment Patterns: in all ts for multi-unit uses, and de her supplemental yard a equirements for single-un nd lot requirements in t M, CRMU-H, CRMU-X s in the RA, RB, and R ingle-unit, two-unit, and of proposed amendme hat 1/3 of the density re- vided as committed affor pordinated Development a ratio for the propose	ers of the Alexandria Master Plan to: (1) amend the reas of the City currently zoned residential should han their current density" to "Areas of the City currently dential use;" (2) incorporate the following notes in all sity will continue to refer to development configuration age compatible with the existing neighborhood" and and centered in all planning' per City Council's Il references to preserving and protecting the Housing Master Plan, Zoning Tools Section, Page Residential multifamily/RMF zone in areas planned relopment and other potentially suitable locations. (B) hing Ordinance to amend all Articles to implement the g Initiative: (1) Expanding Housing Opportunities in -8, R-5, and R-2-5 zones to increase the number of equirements in the R-2-5 zone for two-unit dwellings; requirements, and amend Article XII to exempt lots from site plan requirements; amend the limitation on mber of occupants allowed by the building code; and ns. (2) Industrial Zone: add standards for ground floor intrances and parking and loading spaces. (3) od-serving commercial uses as permitted and special zones that allow multi-unit dwellings, amend yard and elete maximum dwelling units per acre and minimum elete zone transition setback requirement and require and setback regulations. (5) Townhouses: amend yard and setback regulations. (5) Townhouses: amend yard init, two-unit, and townhouse dwellings in all zones tha he CL, CC, CSL, CG, CD-X, OC, OCM-50, OCM-100, , and W-1 zones for two-unit dwellings; delete M zones; and create new provisions that allow RM I townhouse dwellings on certain lots outside of the RM ents to update the 2020-2021 Housing Policy (1) to equested above what is recommended in the underlyin ordable housing under Zoning Ordinance Section 7-700 tt District Special Use Permits and (2) to require as City s in existing buildings that Section 7-700 is applied to d residential use.	

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- Approval of Master Plan Amendment #2023-00005: 7-0 Vote Approval of 2020-2021 Housing Policy Amendments: 7-0 Vote ?
- Approval of Staff Recommendations for 7 Proposals: 7-0 Vote ?
- Bonus Height Recommendation to Table -

Date	Ver.	Action By	Action	Result		
Attachments:	1. 24-1528_Staff Report, 2. 24-1528_Additional Materials, 3. 24-1528_council comments, 4. 24- 1528_after item, 5. 24-15828_after item 311 calls					
Code sections:						
Indexes:						
Sponsors:						
	?	• • • • •	Text Amendment #2023-00007: 7-0 Vote			
	? Reco	? Endorsement of Staff's Expanding Housing Opportunities within Single-family Zones Recommendation: 6-1 Vote				
	?	Endorsement of Sta	aff's Townhouse Zones Recommendation:			
	? 5-2 V		mily Definition Recommendation under the	e Single-Family Zone Proposal:		
	Proposal: 5-2 Vote					
	- ?		idential Recommendation to Approve Irking Recommendations for the Townhous	se Zone and Single-family Zone		
	-	Transit Oriented De	evelopment Recommendation to Approve			
	-		alysis Recommendation to Approve opment District Recommendation to Appro	ve		
	-		nit Analysis Recommendation to Approve			
	-	Historic Developme	ent Patterns Recommendation to Approve			

Master Plan Amendment #2023-00005

Zoning Text Amendment #2023-00007

2020-2021 Housing Policy Amendments

Zoning For Housing/Housing For All Initiatives

(A) Consideration of amendments to all chapters of the Alexandria Master Plan to: (1) amend the following sentence wherever it occurs, from "Areas of the City currently zoned residential should remain zoned for residential use at no higher than their current density" to "Areas of the City currently zoned residential should remain zoned for residential use;" (2) incorporate the following notes in all Master Plan chapters: "References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood" and "Ensure race and social equity is 'incorporated and centered in all planning' per City Council's Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character"; and (3) amend the Housing Master Plan, Zoning Tools Section, Page 107, to add a statement supporting use of the Residential multifamily/RMF zone in areas planned and/or zoned for medium or higher density development and other potentially suitable locations. (B) Consideration of a Text Amendment to the Zoning Ordinance to amend all Articles to implement the following measures from the Zoning for Housing Initiative: (1) Expanding Housing Opportunities in Single-family Zones: amend the R-20, R-12, R-8, R-5, and R-2-5 zones to increase the number of housing units permitted; amend lot and yard requirements in the R-2-5 zone for two-unit dwellings; amend Article VIII to reduce minimum parking requirements, and amend Article XII to exempt lots developed with small scale multi-unit dwellings from site plan requirements; amend the limitation on occupancy limits per unit to allow the same number of occupants allowed by the building code; and delete "roominghouse" definition and regulations. (2) Industrial Zone: add standards for ground floor uses and limitations on locations of vehicular entrances and parking and loading spaces. (3) Residential Multifamily Zone: allow neighborhood-serving commercial uses as permitted and special uses. (4) Historic Development Patterns: in all zones that allow multi-unit dwellings, amend yard and open space requirements for multi-unit uses, delete maximum dwelling units per acre and minimum lot size requirements for multi-unit uses, and delete zone transition setback requirement and require compliance only with other supplemental yard and setback regulations. (5) Townhouses: amend yard, bulk, and open space requirements for single-unit, two-unit, and townhouse dwellings in all zones that allow townhouses;

amend lot requirements in the CL, CC, CSL, CG, CD-X, OC, OCM-50, OCM-100, OCH, CRMU-L, CRMU-M, CRMU-H, CRMU-X, and W-1 zones for two-unit dwellings; delete noncomplying provisions in the RA, RB, and RM zones; and create new provisions that allow RM development rights to single-unit, two-unit, and townhouse dwellings on certain lots outside of the RM zone. (C) Consideration of proposed amendments to update the 2020-2021 Housing Policy (1) to require, as City Policy, that 1/3 of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing under Zoning Ordinance Section 7-700 and as a condition in Coordinated Development District Special Use Permits and (2) to require as City Policy for commercial to residential conversions in existing buildings that Section 7-700 is applied to allow additional floor area ratio for the proposed residential use. Applicant: City of Alexandria, VA

- Approval of Master Plan Amendment #2023-00005: 7-0 Vote
- Approval of 2020-2021 Housing Policy Amendments: 7-0 Vote
- Approval of Staff Recommendations for 7 Proposals: 7-0 Vote
 - Bonus Height Recommendation to Table
 - Historic Development Patterns Recommendation to Approve
 - Residential Multi-Unit Analysis Recommendation to Approve
 - Industrial Zone Analysis Recommendation to Approve
 - Coordinated Development District Recommendation to Approve
 - Transit Oriented Development Recommendation to Approve
 - Commercial to Residential Recommendation to Approve
- Endorsement of Parking Recommendations for the Townhouse Zone and Single-family Zone Proposal: 5-2 Vote
- Endorsement of Family Definition Recommendation under the Single-Family Zone Proposal: 5-2 Vote
- Endorsement of Staff's Townhouse Zones Recommendation: 7-0 Vote
- Endorsement of Staff's Expanding Housing Opportunities within Single-family Zones Recommendation: 6-1 Vote
- Approval of Zoning Text Amendment #2023-00007: 7-0 Vote