City of Alexandria

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

Legislation Details

File #:	24-2042	**Name:**	
Type:	Land Use and Development (Planning Commission Items)	**Status:**	Agenda Ready
File created:	4/5/2024	**In control:**	City Council Public Hearing
On agenda:	4/13/2024	**Final action:**	

Title: Master Plan Amendment #2023-00007
Text Amendment #2023-00006
Rezoning #2023-00005
Coordinated Development District Concept Plan #2023-00004
Development Special Use Permit #2023-10007 - Condo Flats
Development Special Use Permit #2023-10013 - Hotel
Development Special Use Permit #2023-10014 - Townhouses/Stacked Townhouses
Development Site Plan #2023-00013 - Infrastructure and public streets
Development Site Plan #2023-00014 - Public park
Coordinated Sign Special Use Permit #2023-00100
Subdivision #2023-00006
Vacation #2023-00005
Vulcan Site Redevelopment - 701 S Van Dorn Street and 698 Burnside Place Initiation of and Public Hearing and consideration of requests for: (A) amendments to the Eisenhower West Small Area Plan chapter of the Master Plan to amend the building heights diagram to change the height limit for the southern portion of the property from Medium-High to Medium to allow for lower minimum building heights (B) a Text Amendment to the Zoning Ordinance to amend provisions of Section 5-602 to include hotel and townhouses as permitted uses within CDD#26 with a CDD Special Use Permit; (C) an amendment to the official zoning map to change the zoning district of 701 S Van Dorn Street and 698 Burnside Place from I/Industrial to CDD #26/Coordinated Development District #26; (D) a Coordinated Development District Concept Plan Conceptual Design Plan Amendment to include the project site in CDD #26; (E) a Development Special Use Permit with Site Plan to construct six multi-unit residential buildings with 208 total units with a Special Use Permit to reduce the off-street parking requirement; (F) a Development Special Use Permit with Site Plan and modifications to construct a 256-room hotel with ground floor retail; (G) a Development Special Use Permit with Site Plan to construct 31 townhouse and 88 stacked townhouse (multi-unit residential) units with a Special Use Permit to reduce the off-street parking requirement for the stacked townhouses; (H) a Development Site Plan to construct three new streets and associated infrastructure; (I) a Development Site Plan to construct a public park; (J) a Coordinated Sign Special Use Permit for the hotel signage; (K) a Subdivision to create the new internal blocks and dedicate right-of-way; and (L) to vacate a portion of the public right of way located at Courtney Ave and S Van Dorn Street, zoned: I/Industrial.
Applicants: City of Alexandria (Text Amendment); Lennar Corporation and Potomac Land Group II, LLC, represented by Kenneth Wire, attorney.
Planning Commission Action: Recommended Approval 7-0

Sponsors:

Indexes:

Code sections:

Attachments: 1. Vulcan Redevelopment Staff Report, 2. Vulcan Site Redevelopment Presentation, 3. 24-2042_After Item

Date	Ver.	Action By	Action	Result

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