



CITY OF ALEXANDRIA
Planning & Zoning

CDD#21 Amendment

CDD2023-0003

Environmental Policy Commission | Feb. 10, 2025





Agenda

1	Summary
2	Alex West Small Area Plan
3	CDD#21 Details
4	Discussion



Summary

- ▶ **Request:** amend CDD#21 to align conditions with Alex West SAP and update the Adams Neighborhood concept plans*
- ▶ **Background:**
 - ▷ Beauregard SAP adopted in June 2012
 - ▷ Area rezoned to CDD#21 in April 2013
 - The Blake built and Upland Park townhouses approved
 - ▷ Alex West SAP adopted in Dec. 2024
 - ▷ CDD#21 Amendment scheduled for March 2025 public hearings

* DSUP in Adams Neighborhood anticipated for April 2025, future DSUPs will update concept plans for other SAP neighborhoods

CDD = Coordinated Development District | DSUP = Development Special Use Permit |

SAP = Small Area Plan



Alex West Small Area Plan

- ▶ **Sustainable & Healthy Communities Recommendations:**
 - ▷ Development will provide on-site tree canopy consistent with applicable City policies at the time development is submitted for review (#49)
 - ▷ Development will comply with the City's Green Building Policy at the time development is submitted for review (#50)
 - ▷ Development by large property owners will explore opportunities for the implementation of district-wide sustainability measures and approaches (#51)



Location



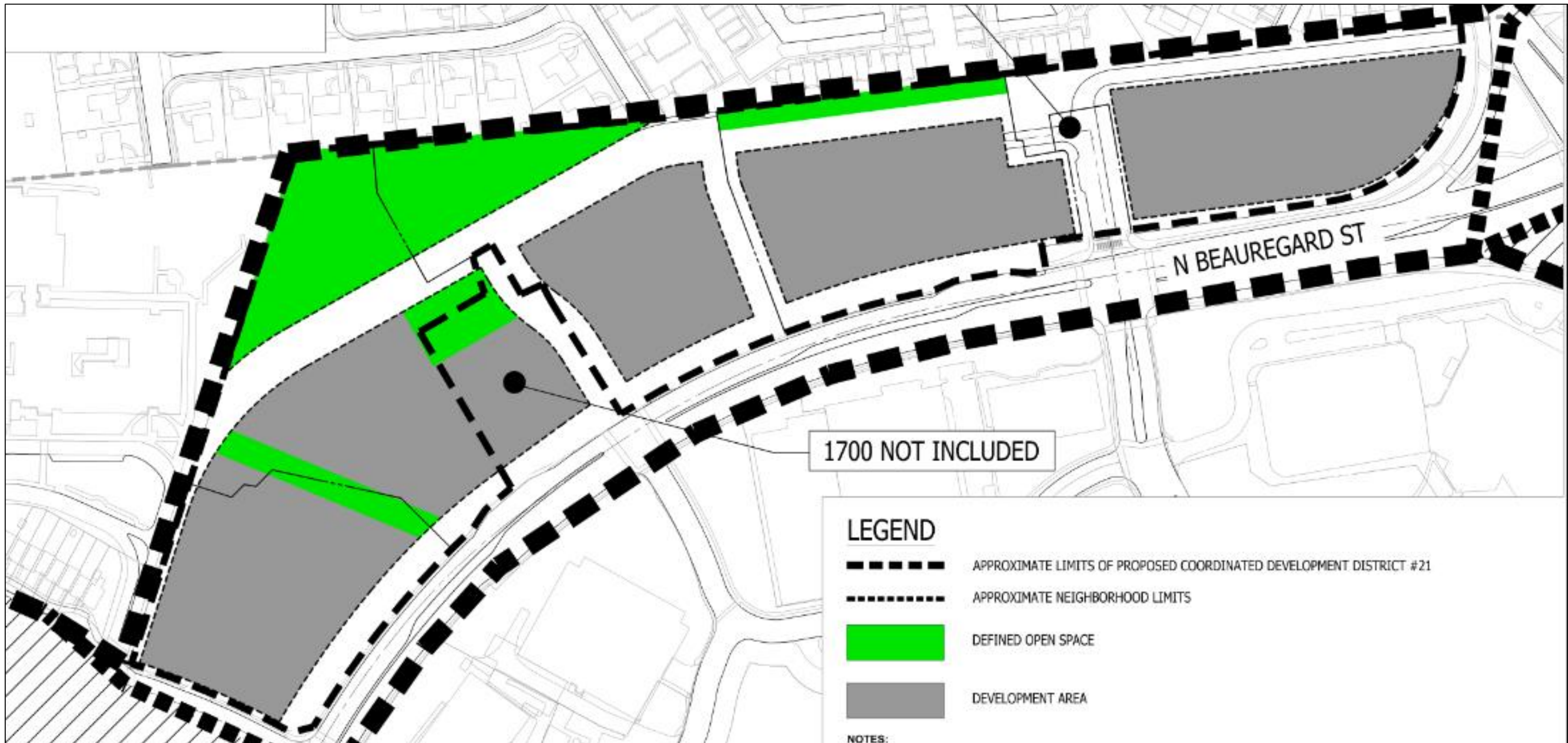


CDD#21 Neighborhoods





Adams Neighborhood





CITY OF ALEXANDRIA
Planning & Zoning

Discussion

