



CITY OF ALEXANDRIA
Planning & Zoning

Development Process

Environmental Policy Commission | Feb. 10, 2025





Definitions

- ▶ **Development Site Plan (DSP)**
 - ▷ Examples: 3+ dwelling units, adding $\geq 3,000$ SF or $\geq \frac{1}{3}$ of existing GSF*
 - ▷ PC review only, *By-right decision*
- ▶ **Special Use Permit (SUP)**
 - ▷ Purpose: extra scrutiny of uses that may have negative effects
 - ▷ Examples: extra floor area, building height, parking increase, signage
 - ▷ PC recommendation and CC determination, *more discretion*
- ▶ **Development Special Use Permit (DSUP)**
 - ▷ DSP that also requires at least one SUP approval
 - ▷ PC recommendation and CC determination, *more discretion*



Planning Process

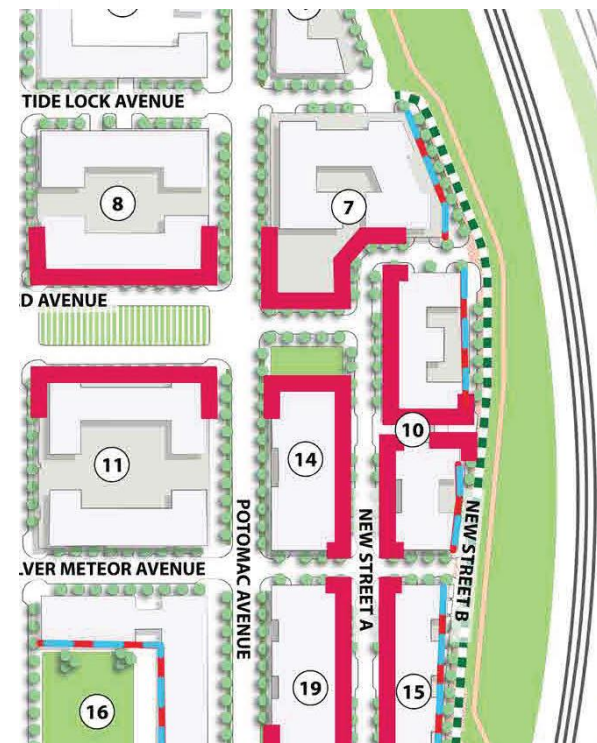
Master Plan

Vision
Objectives
Recommendations



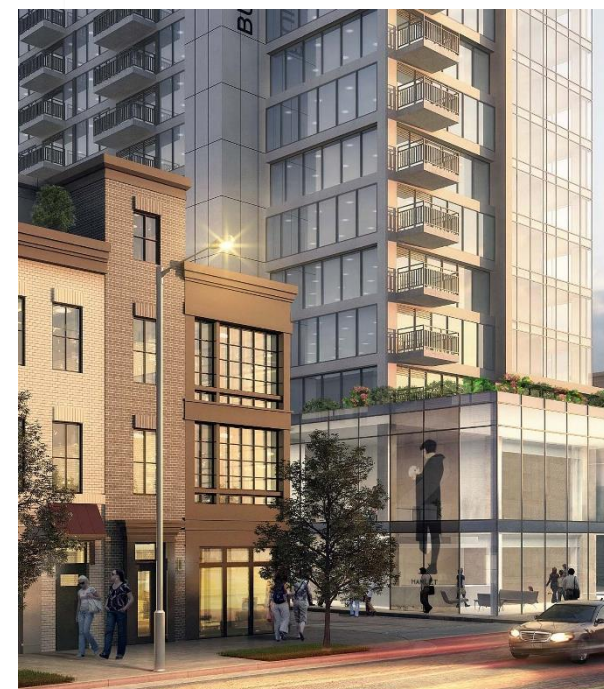
ZONING

Land uses
Open space
Framework streets
Design guidelines
Phasing



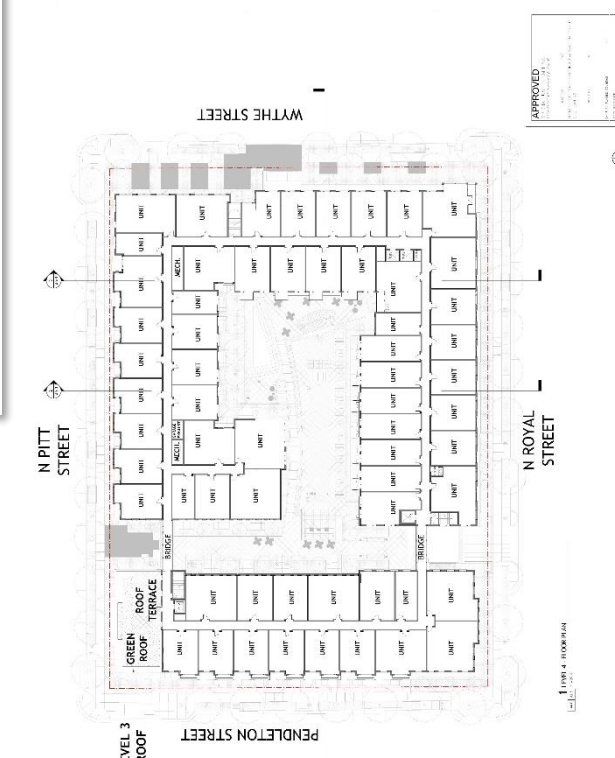
DSP/DSUP

Density, heights,
architecture,*
streetscape,
public facilities,
and infrastructure



PERMIT

Final site plan
Building permits
Construction



Development Process

* DSUP only

DSP = Development Site Plan | DSUP = Development Special Use Permit | SAP = Small Area Plan



Five Development Phases

PHASE 1: CONCEPT PLAN REVIEW

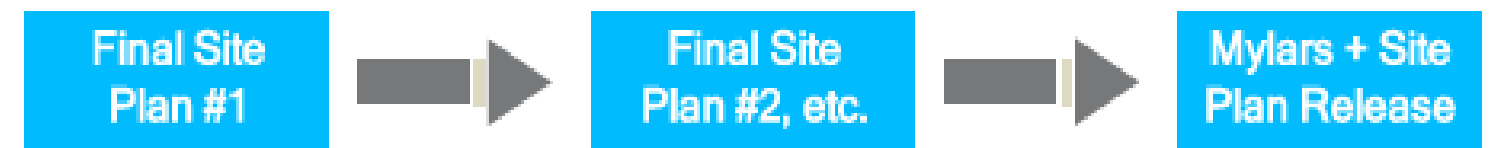


PHASE 2: PRELIMINARY REVIEW



PROJECT **APPROVED**

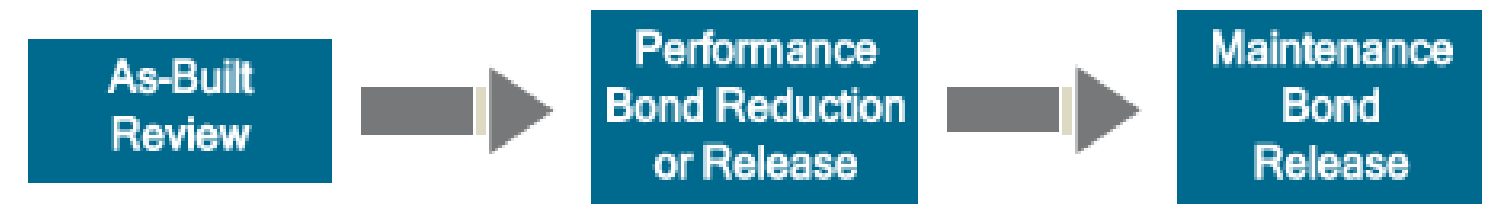
PHASE 3: FINAL SITE PLAN REVIEW



PHASE 4: PERMIT + CONSTRUCTION



PHASE 5: COMPLETION





1. Concept Plan

- ▶ **Purpose:** ensure project meets basic land use rules; fix major issues
- ▶ **2 Parts:**
 - ▷ Concept 1: set basic site plan (e.g., building footprint, parking)
 - ▷ Concept 2: detailed site plan, architecture, green building, etc.
- ▶ **Presentations at boards and community meetings***





2. Preliminary Plan

- ▶ Purpose: legal application; review to ensure "complete" for hearing(s)
- ▶ 2 Parts:
 - ▷ Completeness: review against Preliminary Checklist
 - ▷ Preliminary:* confirm minor issues fixed from completeness
- ▶ Staff report (incl. conditions)
- ▶ Public hearing(s)



Vulcan Condo Flats



3. Final Site Plan

- ▶ **Purpose:** review final engineered drawings & condition compliance
- ▶ **3+ parts:**
 - ▷ ESI review
 - ▷ Final Site Plan (1+ submissions)
 - ▷ Mylar*
- ▶ **Site plan release**
 - ▷ Performance and maintenance bonds provided

| | | |
|---|------------------------|-------------------|
| APPROVED | | |
| SPECIAL USE PERMIT NO. _____ | | |
| DEPARTMENT OF PLANNING & ZONING | | |
| _____ DIRECTOR | _____ DATE | |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES | | |
| SITE PLAN NO. _____ | | |
| _____ DIRECTOR | _____ DATE | |
| _____ CHAIRMAN, PLANNING COMMISSION | | |
| _____ DATE | | |
| DATE RECORDED _____ | | |
| _____ INSTRUMENT NO. | _____ DEED BOOK NO. | _____ PAGE NO. |

Site Plan Signature Block



4. Permit & Construction

- ▶ Building permit review
- ▶ Construction
 - ▷ Pre-construction meeting
 - ▷ Ongoing inspections
- ▶ Certificate of occupancy





5. Completion

- ▶ **As-Built Review**
 - ▷ Compare construction survey to site plan
 - ▷ Reduce or release performance bond
- ▶ **Maintenance Bond Release**
 - ▷ Two years after completion
 - ▷ Focused on landscaping



Alexan Florence



CITY OF ALEXANDRIA

Planning & Zoning

Questions?

More info: <https://www.alexandriava.gov/Development>

