

## Request to Be Placed on the Agenda

To be placed on a Mount Vernon Council committee agenda, please provide the information below, as pertinent, and email this form and supporting documents to the chair of the appropriate committee. Visit the Council's Board of Directors web page ([www.mvcca.org/board.html](http://www.mvcca.org/board.html)) for the current contact information, including email addresses.

Committee: ☒ Transportation ☒ Planning & Zoning ☒ Environment & Recreation  
☐ Public Safety ☐ Consumer Affairs ☐ Health & Human Services  
☐ Education ☐ Budget & Finance (County) ☐ Affordable & Workforce Housing

- 1) The application number (RZ, SEA, PCA, etc.) [PCA/CDPA/FDPA 2000-MV-046](#)  
The name of the staff coordinator: [Wanda Suder](#)
- 2) The street address of the property, including city and ZIP code. If several parcels are being consolidated, send the address of a central parcel so the project can be located on a map:  
[5919 North Kings Highway, Alexandria, Virginia 22203](#)
- 3) The tax map reference number(s):  
[Tax Map Nos. 83-3 \(\(38\)\) C & 83-3 \(\(1\)\) 88G](#)
- 4) The name(s) of the presenters and their relationship (attorney, owner, designer, etc.):  
[Mark Coletta - Aventon Companies - Contract Purchaser](#)  
[Mark Viani, Esq. - Bean, Kinney & Korman, P.C. - Attorney/Agent](#)  
[Chris Huffer - SK&I - Project Architect](#)
- 5) The specific request of the application (for example rezoning from R-2 to PDH-5 with a net density of 4.7 DU/AC or fill 123 cubic yards in a floodplain or permit the use of gas station with mini-mart):  
[Amend proffers and conceptual/final development plan for RZ 2000-MV-046 to add 200 planned, but unbuilt, multifamily residential units to the property, for a total of 379 multifamily units or 94.9 units/acre.](#)
- 6) A one-paragraph summary of the project describing the scope of the project, why the project is desirable, the product proposed, product pricing, and anything else deemed important to understanding the project. *This paragraph will be the basis for the descriptive text in the agenda:*  
[This application seeks to implement the final phase of RZ 2000-MV-046, a multiphase rezoning of the southern areas around Huntington Metro that also produced both the Courts at Huntington \(421 multifamily units\) and Pavilions At Huntington \(48 townhouse units\) along North Kings Highway. The Property is the remaining residential parcel, currently vacant, which comprises about four acres and is located immediately to the east of the southern/upper \(closed\) parking lot. The Metro Police previously used the parking lot as a temporary station. RZ 2000-MV-046 permits up to 650 total residential units, consisting of up to 600 multifamily dwelling units and up to 65 attached dwelling units. With this Application, the Applicant desires to place the remaining 179 approved, but unbuilt, multifamily units at the Property. Further, given the existing Comprehensive Plan guidance permitting up to 850 units in this area, the Applicant also desires to place the remaining 200 planned, but unbuilt, multifamily units at the Property. The proposed multifamily building will be seven stories and contain up to 379 multifamily units. The building will be designed with brick as its primary material, which is complimented by hardi-plank, hardi-panel, nichiha, and metal panels throughout the structure. The proposed building design compliments the existing multifamily structures to the south of the Property, while being respective of nearby single-family uses. It also promotes a contemporary urban design adjacent to the Huntington Metro Station. The proposed development will implement the Comprehensive Plan's guidance for this area of the Mount Vernon District, develop a vacant site near a major Metro facility, and introduce new, high-quality multifamily development into the thriving Richmond Highway corridor.](#)
- 7) ☒ The Statement of Justification in electronic form is attached
- 8) ☐ The most current site plan or development plan (digital) is attached
- 9) ☐ A copy of the staff report is attached or  
Staff report link: [n/a - a staff report is not available at this time.](#)
- 10) ☒ A copy of the proffers statement is attached.
- 11) Planning Commission date: [April 29, 2020](#)  
Board of Supervisors date: [TBD, either 5/5 or 5/19/2020](#)

12) **Modifications Proffer\***    ☐ NO    ☐ YES    ☒ Will also explain/discuss at committee meeting

Do you agree to a development condition or proffer that if the application is approved by the Board of Supervisors or the Board of Zoning Appeals, from that day forward every request for a change will be sent by the developer to the Mount Vernon District Supervisor and the District Planning Commissioner, and that the Supervisor has a minimum of two weeks to inform you whether the change is not significant and can proceed according to normal County procedures, or the change is significant and will be reviewed by persons of the Supervisor's choosing. Plan changes that are covered by this proffer include:

- \* the size, quantity, height, orientation, or exterior appearance of a building or buildings
- \* the size, orientation, or characteristics of an open space, tree save area, or recreation area
- \* the size, capacity, or design of any stormwater management facility, any increase in the amount of impervious surface, any change in drainage, or any new or increased fill or encroachment into an RPA
- \* any increase in the area included within the limits of clearing and grading, the addition of or increase in height of any retaining wall, or more than a 5% increase in soil filling
- \* any change in the infrastructure including roadways, sidewalks, lighting, utility lines, buffering / screening, or landscaping.

\* The modifications proffer does not modify or replace any regulation or county dictated process for requesting a change to approved plans. The proffer is to provide opportunity for the community to learn of plan changes before they are submitted for County approval. The Planning Commissioner and the Supervisor do not grant approval of the change; rather, they only determine whether the requested change warrants review by the community. The majority of requested changes are considered "not significant" and the Supervisor will be able to respond in a day or two and not cause any delay in the development schedule.