

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
MONDAY, DECEMBER 5, 2005

PRESENT: Michael Foster, Chair
Terry Savela, Vice Chair
Eric Dobson
Peter Fallon
Eugene Hubbard
Nancy Hunt
Carrie Johnson
Inta Malis
Charles Monfort
Jim Pebley
Ted Weihe

ABSENT: Lisa Chàvez

STAFF: Thomas Miller, Planning Commission Coordinator
Gizele Johnson, Planning Commission Clerk
James Brown, CPHD
Dave Robinson, DES
Ron Carlee, County Manager
Susan Bell, CPHD
Ken Aughenbaugh, CPHD

Chair Foster called the meeting to order at 7:04 p.m. Commissioner Foster made a motion to change the order of the agenda to hear Items 2 and 3 before Item 1 with the understanding that the Commission would continue to hear public speakers on these items if a speaker slip was submitted. The motion was seconded by Commissioner Savela. The Planning Commission voted 9-2 to support the motion. Commissioners Dobson, Fallon, Foster, Hubbard, Johnson, Malis, Monfort, Savela and Weihe supported the motion. Commissioners Hunt and Pebley opposed the motion.

The Planning Commission recognized former Commission member Theodore Saks for his 12 years of service on the Planning Commission.

3.A. GENERAL LAND USE PLAN AMENDMENT from “Public” (Parks (Local, regional, and federal). Schools (public). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.) to “Medium” Office-Apartment-Hotel (2.5 F.A.R. Office Density, up to 115 units/acre Apartment Density, up to 180 units/acre Hotel Density) for a property known as 1101 Lee Highway, generally located north of old un-built Lee Highway just east of the intersection with North Lynn Street.

- 3.B. REZONING Z-2521-05-1:** 1101 Lee Highway Associates LLC, from “S-3A” Special Districts to “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts; 1101 Lee Hwy (RPC #16-018-009)
- 3.C. SP #394 SITE PLAN:** 1101 Lee Highway Associates LLC, approx. 70 dwelling units; 1101 Lee Hwy (RPC #16-018-009)

Commissioner Johnson made a motion to recommend that that the County Board defer the site plan to the February 2006 County Board meeting and the corresponding Planning Commission meeting. Commissioner Hubbard seconded the motion.

The Planning Commission voted 11-0 to support the motion to defer. Commissioners Dobson, Fallon, Foster, Hubbard, Hunt, Johnson, Malis, Monfort, Pebley, Savela and Weihe supported the motion.

- 2. AMENDMENTS TO THE GENERAL LAND USE PLAN** and associated rezoning and site plan application requests for the proposed Fire Station #3 in Cherrydale to be generally located at Old Dominion Drive, Lee Highway, and 21st Road North. The proposed GLUP amendments are as follows:
 - A. Change the land use designation for the areas north and south of the existing 21st Road North from “Low” Residential (1-10 units per acre) to “Government and Community Facilities“ (County, state and federal administration and service facilities--police, fire, property yard, etc.; hospitals, nursing homes, and institutional housing; utilities, military reservations, airports, etc.); extend the “Government and Community Facilities” designation to a portion of the existing 21st Road North right-of-way; and, add a stipple pattern to the proposed “Government and Community Facilities” designation.
 - B. Change the land use designation for the area located at the northwest corner of the existing 21st Road North and Lee Highway intersection from “Low” Residential (1-10 units per acre) to “Service Commercial” (Personal and business services; generally one to four stories; maximum 1.5 F.A.R.), and extend the “Service Commercial” designation to a portion of the existing 21st Road North right-of-way.
 - C. Change the land use designation for the area south along the existing 21st Road North from “Low” Residential (1-10 units per acre) to “Public” (Parks--local, regional, and federal; schools –public; parkways, major unpaved rights-of-way; libraries and cultural facilities), and add a stipple pattern to the proposed “Public” designation.
 - D. **REZONING Z-2523-05-1** from “C-1” Local Commercial Districts, “C-2” Service Commercial – Community Business Districts, and “R-5” One Family Dwelling District to “C-O-1.0” Commercial Office Building, Hotel, and Apartment Districts and/or “S-3A” Special Districts; 4045 Lee Hwy, 4101 Lee

Hwy, 4113 N. 21st Rd. (RPC #06-011-001, 06-011-005, 06-011-006, 06-011-007, 06-011-041, 06-012-001, 06-012-018).

- E. **SP # 396 SITE PLAN:** Arlington County, contract owner, fire station, parking structure; 4045 Lee Hwy, 4101 Lee Hwy, 4113 N. 21st Rd. (RPC #06-011-001, 06-011-005, 06-011-006, 06-011-007, 06-011-041, 06-012-001, 06-012-017, 06-012-018).
- F. **AMENDMENT TO THE COMPREHENSIVE PLAN – THE MASTER TRANSPORTATION PLAN – Part 1,**--to realign and relocate 21st Road North at and north of its intersection with Lee Highway (4100 block).

Commissioner Dobson made a motion to recommend that the County Board adopt the attached resolutions on the GLUP amendments and rezoning, and to approve the site plan for the fire station with these additional conditions:

Recommend approval of the site plan with the following additional conditions:

- **We endorse the issues raised in the Environment and Energy Conservation Commission’s letter**
- **That Condition #51 be amended to include language related to the salvage of materials from two houses to be demolished.**
- **That Condition #18 be amended so that sidewalks and streetscape design are consistent with the Cherrydale Revitalization Plan and flexibility is given to the County Manager on the treatment of sidewalk surfaces.**
- **That the applicant explores an aesthetically pleasing roof that will also be LEED eligible.**
- **That the LEED certified Silver level be pursued and added to Condition #41.**
- **That two community liaisons individually representing the Cherrydale Citizens’ Association and the Barrington II Home Owners Association be recognized.**
- **That the Cherrydale logo be removed from the back wall of the parking lot and that the wall be artistically improved with brick or other treatments to minimize the bulk/scale of the wall.**
- **That the conditions address completion of full off-site sidewalks including the frontages along Koons Toyota, and that improvements include adding street trees on Old Lee Highway and relocation of the two parking lot lights on the front portion of the Koons property.**
- **That construction phasing is coordinated with the NC projects on 21st Street and the Stafford Street and that consideration is given to adding the NC sidewalk project from 21st Street to Lee Highway.**

The motion was seconded by Commission Fallon.

Commissioner Savela proposed an amendment to the motion to include moving the street lights on Lee Highway along Koons' site that would otherwise be in the middle of the sidewalk. This was accepted unanimously.

The Planning Commission voted 11-0 to support the motion. Commissioners Dobson, Fallon, Foster, Hubbard, Hunt, Johnson, Malis, Monfort, Pebley, Savela and Weihe supported the motion.

Commissioner Dobson made a motion to recommend the approval of the Master Transportation Plan Amendment. Commissioner Fallon seconded the motion. The Planning Commission voted 11-0 to support the motion. Commissioners Dobson, Fallon, Foster, Hubbard, Hunt, Johnson, Malis, Monfort, Pebley, Savela and Weihe supported the motion.

1.A. ADOPTION OF ORDINANCE TO AMEND, REENACT, AND RECODIFY
Section 12. "RA14-26" Apartment Dwelling Districts, Subsection B.3.; Section 13. "RA8-18" Apartment Dwelling Districts, Subsection B.3; Section 15. "RA6-15" Apartment Dwelling Districts, Subsection B.3.; Section 25B. "C-O Rosslyn" Commercial Office Building, Retail, Hotel, and Multiple-Family Dwelling Districts, Subsection E, and Section 36. Administration and Procedures, Subsection H. of Zoning Ordinance regarding provision of affordable housing in site plan projects in order to further creation and preservation of affordable housing; to facilitate creation of convenient, attractive and harmonious community; to encourage economic development; and for other reasons required by public necessity, convenience and general welfare and good zoning practice.

1.B. GP-305-05-1 GENERAL LAND USE PLAN AMENDMENTS

- A. Change Legend for "High-Medium" Residential designation to reflect that up to 3.24 F.A.R. (Floor Area Ratio) Residential may be achieved through site plan process under certain circumstances.
- B. Change Legend for "High" Residential designation to reflect that up to 4.8 F.A.R. Residential or up to 3.8 F.A.R. Hotel may be achieved through site plan process under certain circumstances.
- C. Change Legend for "Service Commercial" designation to delete maximum 1.5 F.A.R. reference, as this designation could achieve different F.A.R. maximums under certain circumstances.
- D. Change Legend for "Low" Office-Apartment-Hotel designation to reflect that up to 1.5 F.A.R Office may be achieved through site plan process under certain circumstances.
- E. Change Legend for "Medium" Office-Apartment-Hotel designation to reflect that up to 2.5 F.A.R. Office may be achieved through site plan process under certain circumstances.

- F. Change “High” Office-Apartment-Hotel designation to reflect that up to 3.8 F.A.R. Office, up to 4.8 F.A.R. Apartment and up to 3.8 F.A.R. Hotel may be achieved through site plan process under certain circumstances.
- G. Change “Medium Density Mixed-Use” designation to reflect that up to 3.0 F.A.R. may be achieved through site plan process under certain circumstances.
- H. Change “High-Medium Residential Mixed-Use” designation to reflect that up to 3.24 F.A.R. including associated office and retail activities, may be achieved through site plan process under certain circumstances.
- I. Change “Coordinated Mixed-Use Development District” designation to reflect that up to 6.0 F.A.R. with office not more than 3.0 F.A.R. may be achieved through site plan process under certain circumstances.
- J. Add explanatory note to GLUP Legend to reflect that land use designations encompass range of possible uses and development densities that may be achieved through site plan process when found to be consistent with County’s vision and adopted goals, plans and policies.
- K. Amend “Note 19” on GLUP to reflect that affordable housing provisions for site plan projects will now be addressed in amendments to Section 36.H of Zoning Ordinance.
- L. Amend following sections of GLUP booklet: Purpose and Scope of the General Land Use Plan (Page 1), and Implementation – Special Exception Processes – Site Plan Process (Page 16) to incorporate language clarifying that land use designations encompass range of possible uses and development densities that may be achieved through site plan process when found to be consistent with County’s vision and adopted goals, plans and policies.

Commissioner Johnson made a motion that the Planning Commission recommend the County Board adopt the Zoning Ordinance amendments set forth in the staff report as Item A, and Item C, the General Land Use Plan Amendments. Commissioner Hubbard seconded the motion.

The Planning Commission voted 10-1 to support the motion. Commissioners Dobson, Fallon, Foster, Hubbard, Hunt, Johnson, Malis, Monfort, Savela, and Weihe supported the motion. Commissioner Pebley opposed the motion.

This being her last meeting, Commission Johnson shared some insights and thoughts regarding planning in Arlington. Commissioner Johnson served on the Planning Commission since 1986.

The meeting was adjourned at 11:30 p.m.

Chair, Michael Foster

Coordinator, Thomas Miller