

AGENDA
ARLINGTON COUNTY PLANNING COMMISSION
#1 Courthouse Plaza, Suite 700
2100 Clarendon Boulevard
Arlington, Virginia 22201
(703) 228-3525 FAX (703) 228-3543
ROOM 307 - #1 COURTHOUSE PLAZA
PLANNING COMMISSION – DECEMBER 5, 2005
COUNTY BOARD – DECEMBER 10, 2005

**THE FOLLOWING ITEMS WILL BE HEARD ON MONDAY,
DECEMBER 5, 2005 BEGINNING AT 7:00 P.M. IN THE COUNTY BOARD
ROOM.**

- 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.

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).
- 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)

<p>CARRIE JOHNSON WILL REPRESENT THE PLANNING COMMISSION AT THE COUNTY BOARD MEETING OF DECEMBER 10, 2005.</p>
