



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of April 22, 2006**

**DATE:** April 3, 2006

**SUBJECT:** Adoption of proposed amendments to Section 20 (Appendix A) “CP-FBC,” Columbia Pike – Form Based Code Districts of the Zoning Ordinance to modify Section III (C) - Regulating Plans for properties located in the Town Center to show Required Building Lines that provide appropriate street space from face-of-building to face-of-building.

**C. M. RECOMMENDATION:**

Defer consideration of the proposed amendments to Section 20 of the Arlington County Zoning Ordinance to modify the Form Based Code Regulating Plan to the May 8, 2006 and May 20, 2006 meetings of the Planning Commission and the County Board, respectively.

**ISSUE:** Staff needs additional time to respond to questions and concerns that have been raised by the community.

**SUMMARY:** Based on accurate engineering survey data, staff is recommending modifications to street widths and Required Building Lines (RBLs) in order to facilitate development using the Form Based Code. Staff is undertaking additional study to refine the recommended changes to the Form Based Code Regulating Plan.

**DISCUSSION:** The Regulating Plan of the Form Based Code locates the RBLs (where new buildings must be built) and other building envelope characteristics along existing and proposed new streets in the Columbia Pike Special Revitalization District. The Code defines the “street” as the space between the RBLs, which includes the travel lanes (cartway), parking areas, landscaping and street furniture areas, and pedestrian pathways and sidewalks. As proposed Form Based Code developments have been brought to staff, questions have arisen as to the appropriateness of the RBL locations and the street widths shown on the Regulating Plan. To address such questions and make the location of the RBLs clear to property owners and developers, staff initiated a review of all of the streets shown in the Regulating Plan.

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Richard Hartman, DES, Division of Transportation  
Richard Tucker, CPHD, Planning

PLA-4291

Originally, the Regulating Plan and its RBLs were based on the County's GIS data. However, in order to achieve more precise locations for the RBLs along the Pike, an engineering survey was conducted and completed in July 2005. The street space dimensions along Columbia Pike itself, which had been recommended by the Columbia Pike Street Space Planning Task Force and adopted by the County Board in February 2004, were reconciled with the survey data. As a next step, staff then reviewed all of the side streets shown on the Regulating Plan in the Town Center area, which is located between South Courthouse Road and South Monroe Street. These streets included the arterial streets, such as Walter Reed Drive and Glebe Road, and the existing and proposed local streets.

At this time, staff has determined that certain streets and RBL dimensions shown on the Regulating Plan within the Town Center area need further adjustment to address site-specific conditions. For the arterial streets, these site-specific conditions include providing adequate street and sidewalk width to accommodate future traffic and pedestrian activity. For the other local streets, the site-specific conditions include locating RBLs that permit new development within existing property lines, and allow for proper alignment of streets.

After formulating proposed changes, staff scheduled a community meeting and attended a meeting of the Zoning Ordinance Committee (ZOCo) of the Planning Commission to get community input. In response to the comments and concerns that were raised, staff is initiating additional study with the goal of bringing forward revised recommendations in the May timeframe. Follow up meetings with the community and ZOCo are anticipated prior to final review by the Planning Commission and the County Board.

**CONCLUSION:** Staff recommends that the County Board defer consideration of the proposed amendments to the May 8, 2006 meeting of the Planning Commission and the May 20, 2006 meeting of the County Board.

**Recommended for Deferral**

**ORDINANCE TO AMEND, REENACT, AND RECODIFY ZONING PROVISIONS OF THE ARLINGTON COUNTY ZONING ORDINANCE, SECTION 20. “CP-FBC” COLUMBIA PIKE FORM BASED CODE DISTRICTS [APPENDIX A.], TO MODIFY REQUIRED BUILDING LINES AS SHOWN IN SECTION III. (C) – REGULATING PLANS (ATTACHMENT 7) IN ACCORDANCE WITH ATTACHMENT 8 THROUGH 21.**

BE IT ORDAINED, by the County Board of Arlington County, that Section 20., “CP-FBC” Columbia Pike Form Based Code District [Appendix A.] of the Zoning Ordinance is amended, reenacted, and re-codified as follows to define permitted uses in the “CP-FBC” District; to preserve and promote mixed-use retail and other commercial activity within commercial districts; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice; as well as to facilitate the creation of a convenient, attractive and harmonious community; to protect against destruction of or encroachment upon historic areas; and to encourage economic development activities that provide desirable employment and enlarge the tax base.

\* \* \*

1. Replace the Columbia Pike Regulating Plan for the Town Center with revised version that is Attachment 7A hereto.