



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 8, 2006**

DATE: June 27, 2006

SUBJECT: U-3110-04-1 USE PERMIT (CARRY-OVER) request for a Unified Commercial Mixed-Use Development (two live/work units); 2219 S. Shirlington Road. (RPC #31-025-049)

Applicant:

Alisina Nezam
672 North Glebe Road
Arlington, Virginia

C.M. RECOMMENDATION:

Defer consideration of the request for Unified Commercial/Mixed-Use Development containing two live/work units to the November 14, 2006 County Board meeting.

SUMMARY: The applicant has requested a further deferral of the project in order to investigate the potential sale of the property and other development options.

BACKGROUND: On November 11, 2003, the County Board adopted a zoning ordinance amendment permitting mixed-use development as a Special Exception use within "C-2" Service Commercial – Community Business Districts called Unified Commercial/Mixed-Use. The intent of this amendment was to provide for flexible, site-specific solutions within existing commercial areas that would contribute to the area's revitalization. On July 10, 2004, the County Board adopted the *Nauck Village Center Action Plan* as the planning vision for the Shirlington Road corridor within the Nauck neighborhood. As part of the adoption of this plan, the County Board also adopted additional changes to the Special Exception provisions for "C-2" Service Commercial Districts that are applicable only within the Nauck Village Center Special Revitalization District.

The proposed project site is located within the Nauck Village Center Special Revitalization District and is currently zoned "C-2" Service Commercial. The applicant has submitted an application for a Use Permit under the provisions of Section 31.A17 (c) of the Zoning Ordinance.

County Manager: _____

County Attorney: _____

Staff: James Brown, DCPHD, Planning Division
Dave Robinson, DES

PLA-4387

Proposed Development: The applicant proposes to construct a 3½ story structure on a vacant lot of 4,750 square feet. The development would contain approximately 2,038 square feet of commercial floor area located along Shirlington Road and be accessible (by pedestrians) at grade. Additionally, the project would contain two residential units.

The applicant has had a preliminary meeting with the Nauck Revitalization Organization (NRO). Several issues were raised following that meeting. Issues raised were related to parking, loading and overall site design. The applicant is investigating the potential of developing the site in conjunction with adjacent property. This could be accomplished via a land sale or joint development. The additional time allowed by this deferral will give the applicant adequate time to fully investigate development options. Coordination will then take place with the Nauck Revitalization Organization and the Nauck Civic Association.

DISCUSSION: The applicant requires additional time to investigate development options and to coordinate development with the Nauck Revitalization Organization and Nauck Civic Association. The additional time will also allow the applicant to address issues raised by the community and staff. Therefore, staff recommends that consideration of the request for a Unified Commercial/Mixed-Use Development be deferred to the November 14, 2006 County Board meeting.

PREVIOUS COUNTY BOARD ACTIONS:

April 16, 2005	The County Board deferred consideration to the June 18, 2005 meeting.
June 18, 2005	The County Board deferred consideration to the September 17, 2005 meeting.
September 17, 2005	The County Board deferred consideration to the November 15, 2005 meeting.
November 15, 2005	The County Board deferred consideration to the March 14, 2006 meeting.
March 14, 2006	The County Board deferred consideration to the July 8, 2006 meeting.