



## ARLINGTON COUNTY, VIRGINIA

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

**DATE:** June 20, 2006

**SUBJECT:** SP # 376 MINOR SITE PLAN AMENDMENT REQUEST, to modify the minimum setback ranging from 3.5 feet to 5 feet from the property line to the building face for Lots 14, 15, and 16 for 4013 and 4029 Columbia Pike (RPC #23-033-029, -032, -034, -078, -098).

**Applicant:**

Centex Homes  
14121 Park Long Court, Suite 201  
Chantilly, Virginia 20151

**By:**

M. Catharine Puskar  
Walsh, Colucci, Lubeley, Emrich & Terpak  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Approve the Minor Site Plan Amendment to modify the minimum setback from the property line to the building face, as shown on the attached exhibit entitled "Proposed Revised Setbacks" and dated April 20, 2006, to 3.5 feet at Lot 14 increasing to 5 feet at Lot 16, from the 5 foot minimum setback approved for Site Plan #376 in May 2003.

**ISSUES:** None.

**SUMMARY:** On May 17, 2003, the County Board approved a General Land Use Plan ("GLUP") Amendment, rezoning and site plan (SP #376) for 22 townhouses on property located at 4013 and 4029 Columbia Pike. The approved 4.1 plans reflect a minimum 5-foot setback from the property line to the building face of the townhouses for Lots 14, 15 and 16 along Columbia Pike. The applicant has now finalized its construction drawings and discovered that, due to an irregular jog in the property line along Columbia Pike, the minimum setback on Lots 14, 15 and 16 would need to be slightly reduced from the 5 feet reflected on the approved 4.1

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

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

Staff: Margaret Rhodes and Richard Tucker, CPHD, Planning Division

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plans to allow the project to go forward as approved. Therefore, the applicant requests a Minor Site Plan Amendment to reduce the setback on Lots 14, 15, and 16 to a minimum of 3.5 feet on Lot 14, increasing to the required 5 feet on Lot 16, as reflected in the attached exhibit and the table below. As the setback dimension is to the property line only, this modification would have no impact on the dimensions of the approved, adjacent streetscape. The proposed modification furthermore complies with the spirit of the *Columbia Pike Initiative – A Revitalization Plan* and the intent of Site Plan #376.

**BACKGROUND:** On May 17, 2003, the County Board approved a GLUP amendment, rezoning and site plan (SP #376) for 22 townhouses on property located at 4013 and 4029 Columbia Pike.

Site: The 71,109 square foot (1.63 acre) site comprises the southern portion of the block bounded by Columbia Pike, South Quincy Street and South Randolph Street. The northern boundary of the site abuts single-family residences.

Zoning: The site is zoned “R15-30T,” Residential Townhouse Dwelling Districts.

Land Use: The site is designated on the GLUP as “Low” Residential (11-15 units per acre).

Neighborhood: Alcova Heights Civic Association.

**DISCUSSION:** In finalizing its construction drawings, the applicant has found that, due to an irregular jog in the property line along Columbia Pike, the minimum setback on Lots 14, 15 and 16 has been slightly reduced from the 5 feet reflected on the approved 4.1 plans. Therefore, the applicant requests a Minor Site Plan Amendment for a reduction in the setback on the aforementioned Lots, as shown on the attached exhibit, to a minimum of 3.5 feet on Lot 14 and increasing to the required 5 feet on Lot 16. As shown in the attached exhibit and in the table below, the proposed changes in the minimum setback from the property line to the building face for Lots 14, 15 and 16 will have no effect on the dimensions of the approved streetscape. The applicant has met the required setbacks to the street centerline and this minor reduction in the previously approved setback to the property line is no greater than 1.5 feet. This modification will neither impact the development of the townhouses approved for this site nor affect the surrounding neighborhood. The proposed change is consistent with the community and the County’s vision for the area as expressed in the *Columbia Pike Initiative – A Revitalization Plan*. Therefore, it is recommended that a Minor Site Plan Amendment be approved by the County Board to allow the modification of the setback that is needed to implement this project.

Lot	Approved Setback	Proposed Setback
14	5.0' Minimum	3.5' Minimum
15	5.0' Minimum	4.2' Minimum
16	5.0' Minimum	4.7' Minimum

Community Review: Staff has contacted the Alcova Heights Civic Association about this matter and the community has expressed no concerns.

**CONCLUSION:** Staff recommends that the County Board approve the Minor Site Plan Amendment to modify the minimum setback from the property line to the building face, as shown on the attached exhibit entitled “Proposed Revised Setbacks” and dated April 20, 2006, of 3.5 feet at Lot 14 increasing to 5 feet at Lot 16. This modification would not have a deleterious impact on the surrounding neighborhood.

PREVIOUS COUNTY BOARD ACTIONS:

- 1961 This site was shown on the 1961 General Land Use Plan as “Low” Residential (0-8 units per acre). This designation remained unchanged on the 1964 and 1966 versions of the General Land Use Plan.
- 1975 In 1975, the General Land Use Plan category “Low” Residential (0-8 units per acre) was changed to “Low” Residential (1-10 units per acre). The designation of this site was updated accordingly. The site has retained the “Low” Residential (1-10 units per acre) classification since 1975.
- May 17, 2003 Approved General Land Use Plan Amendment (GP-290-03-01) from “Low” Residential (1-10 units per acre) to “Low” Residential (11-15 units per acre). Approved rezoning request (Z-2500-03-01) for a change from “R-6” One-Family Dwelling District to “R15-30T” Residential Townhouse Dwelling District. Approved Site Plan #376 to permit the development of 22 townhouses on the site.
- March 27, 2004 Approved Site Plan Amendment for Site Plan #376 to amend Condition #26 to permit the installation of new utility poles and/or retention of existing utility poles associated with the undergrounding of utilities and to amend Condition #5 to permit the Utility Undergrounding Fund contribution to be used for relocating utilities associated with the Site Plan.