



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of December 9, 2006**

DATE: November 15, 2006

SUBJECT: Request to Advertise a General Land Use Plan Amendment from “General Commercial” (Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories) to “Medium” Office-Apartment-Hotel (up to 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 2000 Wilson Boulevard, generally located on the eastern part of the block in the area bounded by Wilson Boulevard, the proposed North Troy Street extension, Clarendon Boulevard, and North Courthouse Road.

C. M. RECOMMENDATION:

Authorize the advertisement of public hearings on the subject General Land Use Plan amendment from “General Commercial” to “Medium” Office-Apartment-Hotel, for dates concurrent with future public hearings by the Planning Commission and County Board for the associated site plan and rezoning applications.

ISSUES: None.

SUMMARY: The Request to Advertise is the first step in the General Land Use Plan amendment process. The applicant has submitted a site plan proposal for the development of a residential building with ground floor retail located on the eastern part of the block in the area bounded by Wilson Boulevard, the proposed North Troy Street extension, Clarendon Boulevard, and North Courthouse Road at a density which exceeds the maximum allowed under the existing zoning classification and General Land Use Plan designation. Therefore, a General Land Use Plan amendment to “Medium” Office-Apartment-Hotel would be needed to consider the proposal.

DISCUSSION: The applicant has submitted a site plan application to build a six story 141 unit residential building with 33,554 square feet of ground floor retail. The total site area is approximately 73,562 square feet. The area where the new building is being proposed currently contains a two-story building (Dr. Dremo’s), and a one-story structure with a drive-through window (Taco Bell).

County Manager: _____

County Attorney: _____

Staff: Colleen Connor, DCPHD, Planning Division

PLA-4585

The site is currently designated as “General Commercial” (Shopper goods and other major mixed commercial uses, including offices, and generally, a maximum of seven stories) on the County’s General Land Use Plan and zoned “C-2” Service Commercial-Community Business District. The applicant is requesting to amend the General Land Use Plan to “Medium” Office-Apartment-Hotel (up to 2.5 F.A.R. Office Density, up to 115 units/acre Apartment Density, up to 180 units/acre Hotel Density) and to change the zoning to “C-O-2.5” Commercial Office Building, Hotel, and Apartment District, which would be consistent with the requested General Land Use Plan designation.

The General Land Use Plan is the primary policy guide for the future development of the County. Since its original adoption in 1961, the Plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. The Plan may be amended either as part of a long-term planning process for a designated area or as a result of an individual request for a specific change.

The Request to Advertise is the first step in the General Land Use Plan amendment process. Authorizing the advertisement of an amendment does not imply that the County Board supports the proposed change. If the County Board authorizes the advertisement, public hearing dates for the General Land Use Plan amendment by the Planning Commission and the County Board will be scheduled for a date concurrent with the future public hearing dates for the associated rezoning and site plan applications. Letters are sent to civic association and Neighborhood Conservation Advisory Committee representatives notifying them of the proposed amendment. Staff also initiates an analysis of land use and zoning issues related to the proposed site plan proposal, based on which a final recommendation would be developed and presented to the County Board at the public hearing.

On September 17, 2005, the County Board denied a GLUP Amendment from "General Commercial" to “Medium” Office-Apartment-Hotel, a rezoning from “C-2” to “C-O-2.5”, and a site plan for a 165-unit residential and 32,468 square feet commercial/retail building. The application was denied primarily because of the proposed project’s incompatibility with the “Rosslyn to Courthouse Urban Design Study” (“Study”), adopted by the County Board on March 15, 2003. The Study provides a framework for future development in this area and guidance on architecture, streetscape, public plazas, open space parks, and parking. The new application has incorporated changes regarding height and tapering of the buildings as recommended in the “Study”.

CONCLUSION: Therefore, it is recommended that the County Board authorize the advertisement of the proposed General Land Use Plan amendment for public hearings on dates concurrent with future public hearings by the Planning Commission and County Board for the associated rezoning and site plan applications.

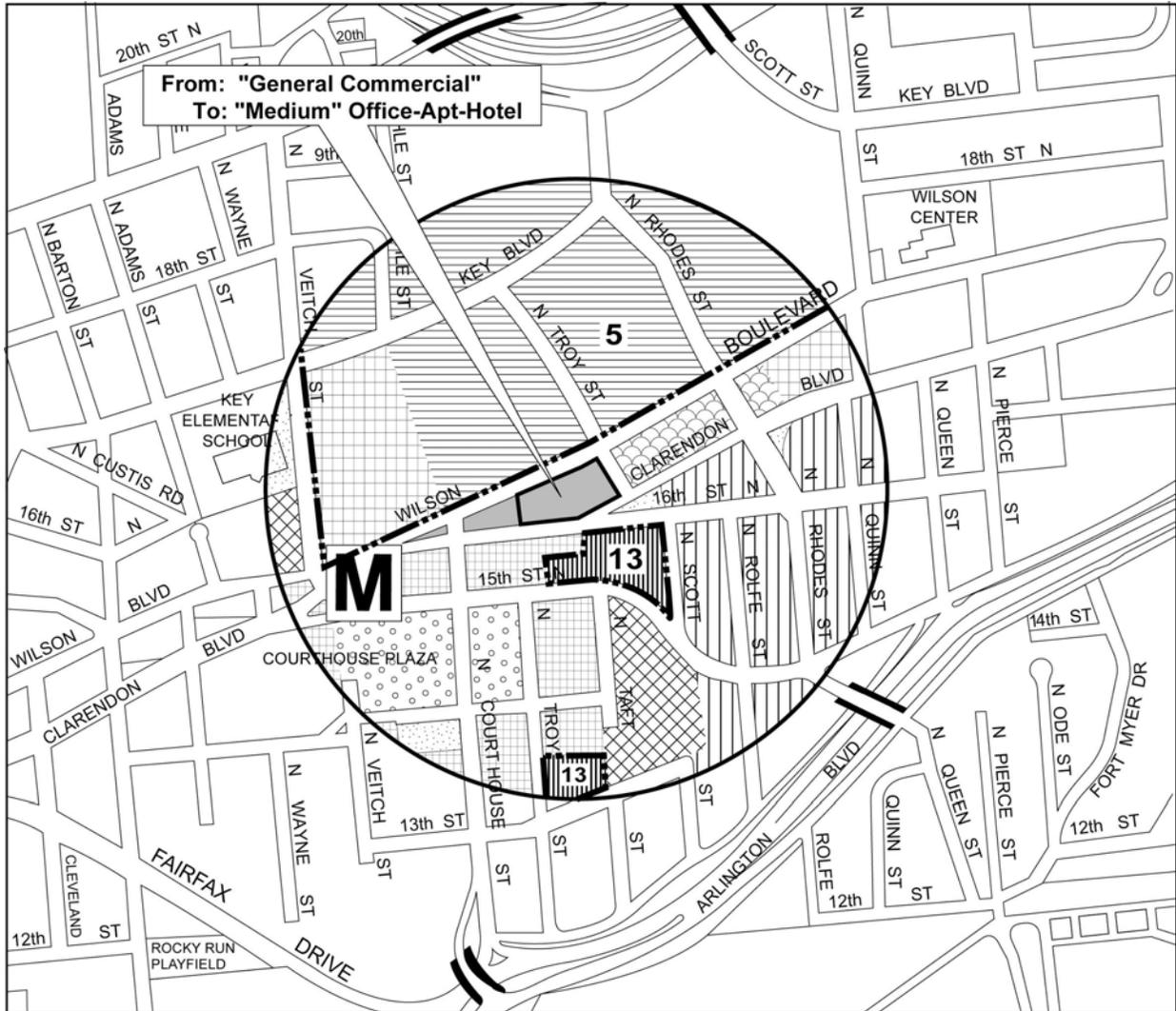
PREVIOUS COUNTY BOARD ACTIONS:

May 7, 2005

Authorized advertising on the County Board's Own Motion a General Land Use Amendment to "Medium" Office-Apartment-Hotel to be heard by the County Board on September 17, 2005.

September 17, 2005

Denied a GLUP Amendment from General Commercial" to "Medium" Office-Apartment-Hotel for a property known as 2000 Wilson Boulevard, generally located on the eastern part of the block bounded by Wilson Boulevard, N. Rhodes Street, Clarendon Boulevard, and N. Courthouse Road, a rezoning from "C-2" to "C-O-2.5", and a site plan for a 165-unit residential and 32,468 sf commercial/retail building.



**Request To Advertise
General Land Use Plan Amendment**



SCALE
1"=600'

Residential

- LOW MEDIUM __ 16-36 Units per acre
- MEDIUM _____ 37-72 Units per acre
- HIGH _____ 4.8 F.A.R. Residential
3.8 F.A.R. Hotel

- PUBLIC
- GOVERNMENT AND COMMUNITY FACILITIES
- HIGH-MEDIUM
RESIDENTIAL MIXED-USE

- SERVICE COMMERCIAL
- GENERAL COMMERCIAL

OFFICE-APARTMENT-HOTEL

- | | Office Density | Apartment Density | Hotel Density |
|--------|------------------|---------------------------|---------------------------|
| MEDIUM | 2.5 F.A.R. allow | __ up to 115 units/acre | __ up to 180 units/acre |
| HIGH | 3.8 F.A.R. allow | __ up to 4.8 F.A.R. allow | __ up to 3.8 F.A.R. allow |

Note: 13. These areas were designated a "Special Affordable Housing Protection District": Pollard Gardens/Clarendon Courts on 11/17/90; Twin Oaks on 5/24/00; The Odyssey on 11/20/01; Ballston Center on 1/26/02; WRIT Rosslyn Center on 7/20/02; North Monroe Street Residential on 10/18/03; and North Troy Street Residential on February 7, 2004 (if approved by the County Board).
5. This area was designated a "Coordinated Preservation and Development District" on 4/23/77.

Department of Community Planning, Housing and Development • Planning Division