



ARLINGTON COUNTY, VIRGINIA

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

DATE: November 20, 2006

- SUBJECTS:**
- A. GP-304-05-1 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 unbuilt Lee Highway just east of the intersection with North Lynn Street.
 - B. Z-2521-05-1 REZONING from “S-3A” Special Districts to “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts; 1101 Lee Hwy (RPC #16-018-009).
 - C. SP #394 SITE PLAN (CARRY-OVER) for approximately 70 dwelling units (RPC #16-018-009).

Applicant:

1101 Lee Highway
c/o The Holladay Corporation
3400 Idaho Avenue, NW, Suite 500
Washington, DC 20016

By:

Timothy Sampson, Attorney
Walsh, Colucci, Lubeley, Emrich & Walsh
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATIONS:

Defer the following items to the January 27, 2007 County Board meeting:

- A. General Land Use Plan Amendment from “Public” (Parks (*Local, regional, and federal*). Schools (*public*). Parkways, major unpaved rights-of-way. Libraries and

County Manager: _____

County Attorney: _____

Staff: Freida Wray, DCPHD
David L. Robinson, DPW

PLA-4559

cultural facilities.) to “Medium” Office-Apartment-Hotel.

B. Proposed rezoning from “S-3A” Special Districts to “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts.

C. Proposed site plan for a 70-unit residential building.

DISCUSSION: In response to the County Board’s action at its recessed meeting on July 13, 2004, the applicant has proposed a GLUP amendment, rezoning and site plan that proposes a project that may be more consistent with plans and policies of the County. The site plan proposes a 9-story (110 feet), 70-unit residential development. The applicant has agreed to another one-month deferral to allow additional time to discuss with staff alternatives to the proposed development. Therefore, it is recommended that the GLUP amendment, rezoning and site plan requests be deferred to the January 27, 2007 County Board meeting.

PREVIOUS COUNTY BOARD ACTIONS:

November 18, 1961	Authorized advertising on the County Board's Own Motion a rezoning from "M-2" to "RA7-16" (Z-1574-61-1), to be heard by the County Board on December 16, 1961.
December 16, 1961	Deferred rezoning to the County Board meeting on October 4, 1962.
October 4, 1962	Deferred rezoning to the County Board meeting on February 7, 1963.
February 7, 1963	Deferred rezoning to the County Board meeting on February 8, 1964.
February 8, 1964	Denied rezoning to "RA7-16." Authorized advertising of rezoning to "S-3A" to be heard by the County Board on April 4, 1964.
April 4, 1964	Approved rezoning to "S-3A."
October 13, 2001	Authorized advertising of a General Land Use Plan Amendment to "Medium" Office-Apartment-Hotel to be heard by the County Board on November 17, 2001.
November 17, 2001	Deferred GLUP Amendment to the County Board meeting on January 26, 2002.
January 26, 2002	Deferred GLUP Amendment to the County Board meeting on March 9, 2002.
March 9, 2002	Deferred GLUP Amendment to the County Board meeting on April 20, 2002.
April 20, 2002	Deferred GLUP Amendment to the County Board meeting on July 20, 2002.
July 20, 2002	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on October 19, 2002.

October 19, 2002	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on December 7, 2002.
December 7, 2002	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on February 8, 2003.
February 8, 2003	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on April 26, 2003.
April 26, 2003	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on July 19, 2003.
July 19, 2003	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on December 6, 2003.
December 6, 2003	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on March 13, 2004.
March 13, 2004	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on May 15, 2004.
May 15, 2004	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on July 10, 2004.
July 13, 2004	Denied GLUP Amendment from Public to “Low” Office-Apartment-Hotel. Denied rezoning from “S-3A” to “C-O-1.5”. Denied site plan for a 10-story, 43-unit residential building.
December 10, 2005	Deferred GLUP Amendment from Public to “Medium” Office-Apartment-Hotel, rezoning from “S-3A” to “C-O-2.5”, and site plan request for a 9-story, 70-unit residential building, to the County Board meeting on February 25, 2006.

February 25, 2006	Deferred GLUP Amendment from Public to “Medium” Office-Apartment-Hotel, rezoning from “S-3A” to “C-O-2.5”, and site plan request for a 9-story, 70-unit residential building, to the County Board meeting on March 14, 2006.
March 14, 2006	Deferred GLUP Amendment from Public to “Medium” Office-Apartment-Hotel, rezoning from “S-3A” to “C-O-2.5”, and site plan request for a 9-story, 70-unit residential building, to the County Board meeting on April 22, 2006.
April 22, 2006	Deferred GLUP Amendment from Public to “Medium” Office-Apartment-Hotel, rezoning from “S-3A” to “C-O-2.5”, and site plan request for a 9-story, 70-unit residential building, to the County Board meeting on June 10, 2006.
June 10, 2006	Deferred GLUP amendment from Public to “Medium” Office-Apartment-Hotel, rezoning from “S-3A” to “C-O-2.5”, and site plan request for a 9-story, 70-unit residential building, to the County Board meeting on September 16, 2006.
September 16, 2006	Deferred GLUP amendment from Public to “Medium” Office-Apartment-Hotel, rezoning from “S-3A” to “C-O-2.5”, and site plan request for a 9-story, 70-unit residential building, to the County Board meeting on October 14, 2006.
October 14, 2006	Deferred GLUP amendment from Public to “Medium” Office-Apartment-Hotel, rezoning from “S-3A” to “C-O-2.5”, and site plan request for a 9-story, 70-unit residential building, to the County Board meeting on November 14, 2006.
November 14, 2006	Deferred GLUP amendment from Public to “Medium” Office-Apartment-Hotel, rezoning from “S-3A” to “C-O-2.5”, and site plan request for a 9-story, 70-unit residential building, to the County Board meeting on December 9, 2006.