



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 26, 2009**

DATE: September 16, 2009

SUBJECT: SP #387 SITE PLAN AMENDMENT to amend condition #11 regarding timing of construction activity, amend condition #17 regarding timing of improvements, and amend any associated conditions necessary for implementation of improvements alternative to those outlined in condition #17 at The Alexan at South Glebe located at 2400 S. 24th Rd. (RPC #32-024-003).

Applicant:

Glebe Road Residential, LLC

By:

Kara M.W. Bowyer
Walsh, Colucci, Lubeley, Emrich, & Walsh, PC
2200 Clarendon Blvd., 13th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Defer the site plan amendment request to the October 24, 2009 County Board meeting.

ISSUES: This is a site plan amendment request for The Alexan at South Glebe project and the applicant is requesting a deferral to allow additional time to work with Virginia Department of Transportation (VDOT).

DISCUSSION: Condition #17 of the approved site plan requires, among other improvements, the construction of a left turn lane at the intersection of South Glebe Road and 24th Road South. The applicant continues to pursue design approval from VDOT on the turn lane, and requests an additional month to obtain final plan approval from VDOT. In addition, the applicant is requesting amendments to any other associated conditions necessary for implementation of the left turn lane or alternative improvements to those outlined in Condition #17, should the turn lane design not get approved by VDOT. Lastly, the applicant is requesting a temporary extension of construction hours in order to complete turn lane construction at night, as VDOT has indicated they will not permit construction in Glebe Road during the day. This request is similar to that approved by the County Board on April 28, 2009 which allows dry utility construction to take place at night. A deferral will allow the applicant to continue discussions with VDOT and also submit a noise exemption request to Inspection Services. Therefore, staff recommends deferral of consideration of the site plan amendment request to the October 24, 2009 County Board meeting.

County Manager: _____

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5338