



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of March 13, 2010

REVISED REPORT

DATE: March 4¹⁵, 2010

SUBJECT: Request to Advertise a General Land Use Plan Amendment from “Service Commercial” (Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R. with special provisions within the Columbia Pike Special Revitalization District.) 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 1900 Wilson Boulevard, generally located on the western part of the block in the area bounded by Wilson Boulevard, the proposed North Troy Street extension, Clarendon Boulevard, and North Rhodes Street.

REVISION EXPLANATION: The revised report includes further justification for why staff is recommending advertisement for public hearings on this General Land Use Plan (GLUP) amendment in the context of the “Policy Statement Regarding Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” adopted by the County Board in 2008. The policy statement stipulates “that a proposed GLUP amendment for any site not identified in a County Board adopted planning study as appropriate for such a GLUP amendment will not be considered until such a planning study or analysis has been completed and presented to the County Board.” In this case, however, a planning study is not required because this site has been studied as part of the Rosslyn to Courthouse Urban Design Study adopted by the County Board on March 15, 2003 and the requested GLUP designation would allow development consistent with the recommended vision for the site.

C. M. RECOMMENDATION:

Adopt the attached resolution to authorize advertisement for public hearings on the subject General Land Use Plan Amendment from “Service 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: 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. No issues have been identified at this time.

County Manager: BMD/GA

County Attorney: SAH

Staff: Matt Mattauszek. DCPHD

PLA-5532 Revised Report

23.

SUMMARY: The applicant has submitted a site plan proposal for the development of an apartment building with ground floor retail on the western part of the block bounded by Wilson Boulevard, the proposed North Troy Street extension, Clarendon Boulevard, and North Pierce Street, 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, which would be similar to the adopted plan for this area and the designations on adjacent properties.

DISCUSSION: The applicant has submitted a site plan application to build a 5-story apartment building fronting along Wilson Boulevard and Clarendon Boulevard. The proposed building would include 176 units, approximately 12,500 square feet of retail space (located entirely on the first floor), and approximately 226 underground parking spaces. The total site area is approximately 71,558 square feet, or 1.64 acres. The area where the new building is being proposed currently contains two commercial office buildings and small parking areas associated with each building.

The site is currently designated as “Service Commercial” (Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R. with special provisions within the Columbia Pike Special Revitalization District.) on the General Land Use Plan and zoned a combination of “C-2” Service Commercial-Community Business Districts and “RA8-18” Apartment Dwelling Districts. 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 subject site is also located within the study area for the Rosslyn to Courthouse Urban Design 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 General Land Use Plan is the primary policy guide for the future development of the County. Since its original adoption in 1961, the General Land Use Plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. The General Land Use 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.

In 2008, the County Board adopted a “Policy Statement Regarding Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” adopted in 2008 (see Attachment A). The aforementioned policy statement stipulates “that a proposed GLUP amendment for any site not identified in a County Board adopted planning study as appropriate for such a GLUP amendment will not be considered until such a planning study or analysis has been completed and presented to the County Board.” In this case, however, a planning study is not required because this site has been studied as part of the Rosslyn to Courthouse Urban Design Study adopted by the County Board on March 15, 2003. Although the Rosslyn to

Request to Advertise
General Land Use Plan Amendment for 1900 Wilson Blvd.

Courthouse Urban Design Study did not propose specific densities, it was intended to provide a framework for future development. As such, the requested GLUP designation generally would allow for uses and form of development that could be consistent with the plan's recommended vision for the subject site. The Rosslyn to Courthouse Urban Design Study has also been used to guide development projects on three (3) other sites similarly situated between Wilson and Clarendon Boulevards where the County Board approved the same GLUP designation of "Medium" Office-Apartment-Hotel. Nevertheless, the proposed GLUP designation will be further evaluated concurrently with the site plan application.

This report 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 site plan proposal, based on which a final recommendation would be developed and presented to the County Board at the public hearing.

CONCLUSION: It is recommended that the County Board adopt the attached resolution to authorize 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:

August 12, 1961	The site is shown as “Neighborhood Shopping” on the General Land Use Plan.
April 22, 1975	The site is shown as “Service Commercial” (Personal and business services. Generally one to three stories. Maximum 1.0 FAR) on the General Land Use Plan.
June 30, 1990	General Land Use Plan Legend Change: The site is shown as “Service Commercial” (Personal and business services. Generally one to four stories. Maximum 1.5 FAR) on the General Land Use Plan.

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS ON DATES CONCURRENT WITH FUTURE PUBLIC HEARINGS BY THE PLANNING COMMISSION AND COUNTY BOARD FOR THE ASSOCIATED SITE PLAN AND REZONING APPLICATIONS TO CONSIDER AMENDING THE GENERAL LAND USE PLAN FROM “SERVICE COMMERCIAL” (PERSONAL AND BUSINESS SERVICES. GENERALLY ONE TO FOUR STORIES. MAXIMUM 1.5 F.A.R. WITH SPECIAL PROVISIONS WITHIN THE COLUMBIA PIKE SPECIAL REVITALIZATION DISTRICT.) 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 1900 WILSON BOULEVARD, GENERALLY LOCATED ON THE WESTERN PART OF THE BLOCK IN THE AREA BOUNDED BY WILSON BOULEVARD, THE PROPOSED NORTH TROY STREET EXTENSION, CLARENDON BOULEVARD, AND NORTH RHODES STREET.

Whereas, ZOM 1900 Wilson, L.P. has submitted application for rezoning and special exception site plan; and

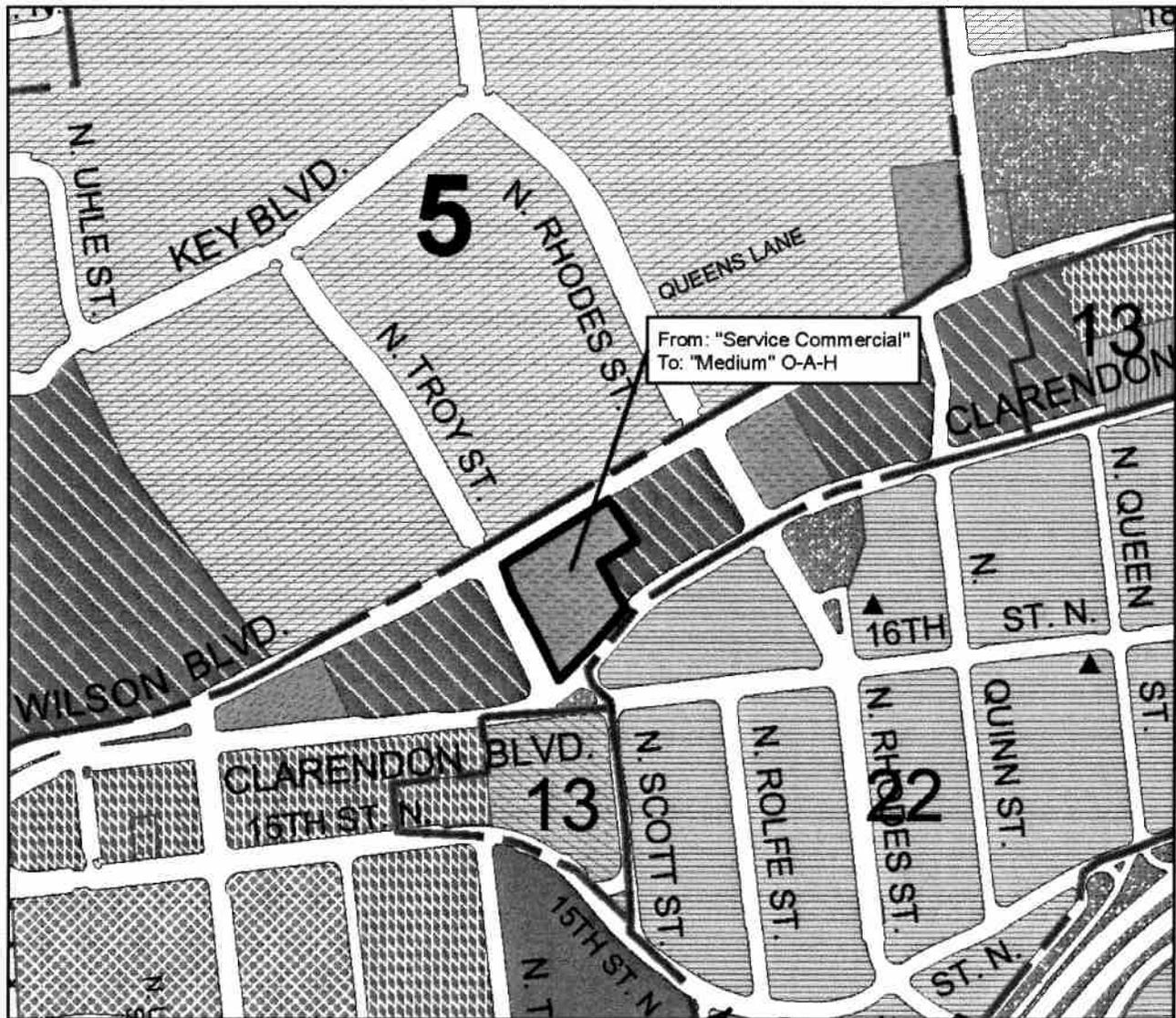
Whereas, proposed development under the rezoning and special exception site plan is not consistent with the current designation on the General Land Use Plan; and

Whereas, the County Board of the Arlington County desires to consider this project; and

Whereas, the subject site has been studied as part of the Rosslyn to Courthouse Urban Design Study, and therefore no additional planning study is required pursuant to the County Board “Policy Statement Regarding Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” adopted by the County Board in June of 2008.

Therefore, the County Board of Arlington hereby resolves that the following item shall be advertised for public hearings on dates concurrent with future public hearings by the Planning Commission and County Board for the associated site plan and rezoning applications to amend the General Land Use Plan from “Service Commercial” (Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R. with special provisions within the Columbia Pike Special Revitalization District.) 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 1900 Wilson Boulevard, generally located on the western part of the block in the area bounded by Wilson Boulevard, the proposed North Troy Street extension, Clarendon Boulevard, and North Rhodes Street (see attached map).

Request to Advertise
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**Request to Advertise:
General Land Use Plan Amendment**

<p>Legend</p> <p>Land Use Category</p> <p>Residential</p> <p>Low-Medium: 16-36 Units/Acre</p> <p>Medium: 37-72 Units/Acre</p> <p>High-Medium: 3.24 F.A.R.</p> <p>High: 4.8 F.A.R. Res. 3.8 F.A.R. Hotel</p>		<p>Commercial and Industrial</p> <p>Service Commercial</p> <p>General Commercial</p> <p>Office-Apartment-Hotel</p> <p>Low</p> <p>Medium</p> <p>High</p>	<p>Mixed Use</p> <p>Medium MU</p> <p>High-Medium</p>	<p>GOVERNMENT OWNED</p> <p>Background Shading will Vary</p> <p>Public and Semi-Public</p> <p>Public</p> <p>Government and Community Facilities</p> <p>Open Space</p>	<p>0 300 Feet</p>
<p>Notes:</p> <p>5. This area was designated a "Coordinated Mixed-Use Development District" on 12/2/77.</p> <p>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; North Troy Street Residential on 2/7/04; Rosslyn Ridge on 7/10/04; and Rosslyn Commons on 6/17/08.</p> <p>22. This area was designated the "Fort Myer Heights North Special District" on 4/16/2006.</p>					<p>ARLINGTON VIRGINIA</p> <p>Map prepared by Arlington County GIS Mapping Center This is not a legal document. Map © 2009 Arlington County, VA Printed: April 2009</p>

Request to Advertise
General Land Use Plan Amendment for 1900 Wilson Blvd.

Attachment A

County Board Policy Statement

Regarding

Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts

1. Arlington County has a longstanding tradition of carefully planning for growth and development in the County as set forth in various planning policies and documents including in particular the comprehensive plan, the general land use plan (GLUP), and associated documents such as sector plans, area plans, and other planning studies.
2. These planning policies and documents establish a framework for land use decision making and provide predictability to landowners, developers, and the community about the nature and scope of future growth and development on sites throughout the County.
3. While these planning policies and documents fall within the exclusive legislative authority of the County Board, landowners are free to request changes to them, particularly amendments to the GLUP, to accommodate development of their property. However, the County Board is not required to grant such requests, and is particularly unlikely to do so when the property has not been the subject of planning studies conducted outside the context of a specific development application with an opportunity to objectively assess the implications of the proposed changes and whether they comport with the County's long term planning principles and goals.
4. Amending the GLUP without fully identifying the range of issues associated with the proposed change, understanding whether it comports with the County's long term planning goals and principles, and obtaining full input from the Board's advisory commissions and the community, disservices, and may result in decisions contrary to, the County's planning principles and policies.
5. In light of the foregoing, the County Board expresses its intent, and directs the County Manager accordingly, that a proposed GLUP amendment for any site not identified in a County Board adopted planning study as appropriate for such a GLUP amendment will not be considered until such a planning study or analysis has been completed and presented to the County Board.

Request to Advertise
General Land Use Plan Amendment for 1900 Wilson Blvd.