



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting July 7, 2007**

**DATE:** June 14, 2007

**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 FAR with special provisions within the Columbia Pike Special Revitalization District.) and “Low-Medium” Residential (16-36 units/acre) to “Low” Office-Apartment-Hotel (Office Density up to 1.5 FAR, Apartment Density up to 72 units/acre and Hotel Density up to 110 units/acre) for the area bounded by Sheffield Court Apartments to the north, Pershing Drive to the south, Arlington Boulevard to the east and generally North Barton Street to the west.

**C. M. RECOMMENDATION:**

Authorize advertisement of public hearings on the aforementioned General Land Use Plan amendment to a date concurrent with public hearings for the associated site plan, rezoning and Unified Residential Development use permit applications.

**ISSUES:** None.

**SUMMARY:** The Request to Advertise is the first step in the General Land Use Plan (“GLUP”) amendment process. An applicant has submitted a site plan, rezoning and Unified Residential Development (“URD”) use permit proposal for the redevelopment of an existing commercial site located at the northwest corner of North Pershing Drive and Arlington Boulevard. Staff recommends that the County Board authorize the advertisement of the proposed GLUP amendment.

**BACKGROUND:** The GLUP is the primary policy guide for the future development of the County. Since its original adoption in 1961, the GLUP has been updated and periodically amended to more clearly reflect the intended future use for a particular area. The GLUP 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 GLUP amendment process. Authorizing the advertisement of an amendment would not imply that the County Board supports the proposed change.

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

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

Staff: Margaret Rhodes, DCPHD, Planning Division

PLA-4728

**DISCUSSION:** The applicant has submitted a rezoning and site plan proposal to redevelop the Lee Gardens Shopping Center located at the northwest corner of North Pershing Drive and Arlington Boulevard. The proposal calls for a new 192-unit rental apartment building with approximately 33,500 square feet of ground floor retail. The applicant has also filed a URD application to construct two single-family houses on three lots adjacent to the site and fronting on North Barton Street. The proposed site plan and the URD projects would share an access drive and are therefore expected to be processed simultaneously. The applicant is requesting neither a GLUP amendment nor a rezoning for the URD site, as it is currently shown as “Low” Residential (1-10 units/acre) on the GLUP and is zoned “R-5” (One-Family, Restricted Two-Family Dwelling Districts).

The site that is the subject of the site plan and rezoning proposal is currently designated “Service Commercial” and “Low-Medium” Residential on the GLUP and is zoned “C-1” (Local Commercial Districts). In order to pursue this project, the applicant is requesting a GLUP amendment from “Service Commercial” and “Low-Medium” Residential to “Low” Office-Apartment-Hotel and a rezoning from “C-1” to “C-O-1.5” (Commercial Office Building, Hotel and Apartment Districts).

**CONCLUSION:** Staff recommends that the County Board advertise the proposed General Land Use Plan amendment for public hearing on a date concurrent with public hearings for the associated site plan, rezoning and Unified Residential Development use permit applications.

PREVIOUS COUNTY BOARD ACTIONS:

- August 12, 1961                      The site is shown as “Neighborhood Shopping” Commercial and “High Medium (Multi-Family)” Residential (14-39 dwelling units per gross acre) on the GLUP.
- April 22, 1975                      The site is shown as “Service Commercial” (“Personal and business services. Generally one to three stories, maximum 1.0 FAR”) and “Low-Medium” Residential (16-30 units per acre) on the GLUP.
- June 6, 1987                      GLUP Legend Change: The site is shown as “Service Commercial” (“Personal and business services. Generally one to four stories. Maximum 1.5 FAR”) and “Low-Medium” Residential (16-36 units per acre) on the GLUP.
- April 27, 2004                      GLUP Legend Change: The site is shown as “Service Commercial” (“Personal and business services. Generally one to four stories. Maximum 1.5 FAR with special provisions within the Columbia Pike Special Revitalization District”) and “Low-Medium” Residential (16-36 units per acre) on the GLUP.