



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of April 24, 2010

**DATE:** April 13, 2010

**SUBJECT:** Request to Advertise “On the County Board’s Own Motion” public hearings for consideration of Site Plan #414, a site plan for a medical or dental office, with modifications of use regulations for setbacks, parking, and signs on premises known as 6011 Wilson Blvd. (RPC# 12-024-013).

#### **C. M. RECOMMENDATION:**

Adopt the attached resolution authorizing advertisement of public hearings by the Planning Commission on May 10, 2010 and by the County Board on May 22, 2010 to consider a site plan for SP #414, a site plan for a medical or dental office, with modifications of use regulations for setbacks, parking, and signs on premises known as 6011 Wilson Blvd. (RPC# 12-024-013).

**ISSUES:** This request is to authorize advertisement of a site plan, SP #414. County Board authorization is needed to advertise public hearings so that the site plan could be heard in less than the otherwise minimum 120-day review cycle, as the scope of the issues are limited.

**SUMMARY:** A site plan has been filed for 6011 Wilson Blvd. This is a site plan in which the developer is proposing to use an existing, vacant building as a medical or dental office. The Zoning Ordinance specifies that this type of use is permitted on a transitional site in the “R-6” zoning district only by site plan, so long as the structure has an appearance of a single-family residence<sup>1</sup>. Since the scope of the remaining outstanding issues is limited, this site plan does not require the 120-day minimum review cycle stated in Administrative Regulation 4.1, and staff requests the County Board to advertise public hearings for this site plan at an earlier date. Therefore, staff recommends the County Board adopt the attached resolution authorizing advertisement of public hearings by the Planning Commission on May 10, 2010 and the County Board on May 22, 2010 to consider a site plan for SP #414 with modifications of use regulations for setbacks, parking, and signs on premises known as 6011 Wilson Blvd. (RPC# 12-024-013).

<sup>1</sup> Zoning Ordinance Section 9.A.2.b states that the following is permitted on a transitional site in “R-6” Districts: With Site Plan approval as specified in Section 36, offices of doctors, physicians, dentists or psychologists, and medical or dental clinics, provided that the basis for judging the merits of any given site plan shall be the degree to which the structure has the appearance of, and complies with the bulk and placement requirements of, a single family residence.

County Manager: BMD/GA

County Attorney: CWML SAM

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5554

32.

**BACKGROUND:** The site contains an existing one (1) story, approximately 1,000 square feet building and four (4) parking spaces, adjacent to the Dominion Hills Shopping Center, which is currently under the same ownership as the subject property. The applicant is proposing to use the existing building as a medical or dental office, and is proposing improvements to the building which reflect a residential appearance, a requirement of the Zoning Ordinance. Improvements consist of new asphalt roof shingles and new columns and shutters, among other things.

**DISCUSSION:** The applicant is proposing the following modifications of use regulations:

- Modification of setback from Wilson Boulevard: The applicant is requesting a modification of the required 25 foot setback from Wilson Blvd. to permit the existing structure to remain in its existing location, approximately 17.3 feet from Wilson Blvd.
- Modification of Parking Requirements: The applicant is proposing to provide four (4) of the required seven (7) parking spaces on the adjacent Dominion Hills Shopping Centre property. Three (3) of the required parking spaces are able to be provided on site.
- Modification of sign regulations: A business tenant sign is proposed for the building.

One (1) Site Plan Review Committee (SPRC) meeting was needed for the site plan, which was held on March 22, 2010. Issues discussed were LEED commitments, transportation improvements, the proposed sign and landscaping on site. The proposal is generally supported by the Dominion Hills Civic Association. The SPRC concluded the project is ready to be heard by the Planning Commission. A request to advertise on the County Board's own motion is necessary in order for the site plan to be heard on a shorter review period.

**CONCLUSION:** Since the scope of the remaining outstanding issues is limited, this site plan does not require the 120-day minimum review cycle stated in Administrative Regulation 4.1, and staff requests the County Board to advertise public hearings for this site plan at an earlier date. Therefore, staff recommends the County Board adopt the attached resolution authorizing advertisement "On the County Board's Own Motion," of public hearings by the Planning Commission on May 10, 2010 and the County Board on May 22, 2010 to consider a site plan for SP #414, a site plan for a medical or dental office with modifications of use regulations for setbacks, parking, and signs on premises known as 6011 Wilson Blvd. (RPC# 12-024-013).

**RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS AT THE MAY 10, 2010 PLANNING COMMISSION MEETING AND THE MAY 22, 2010 COUNTY BOARD MEETING:**

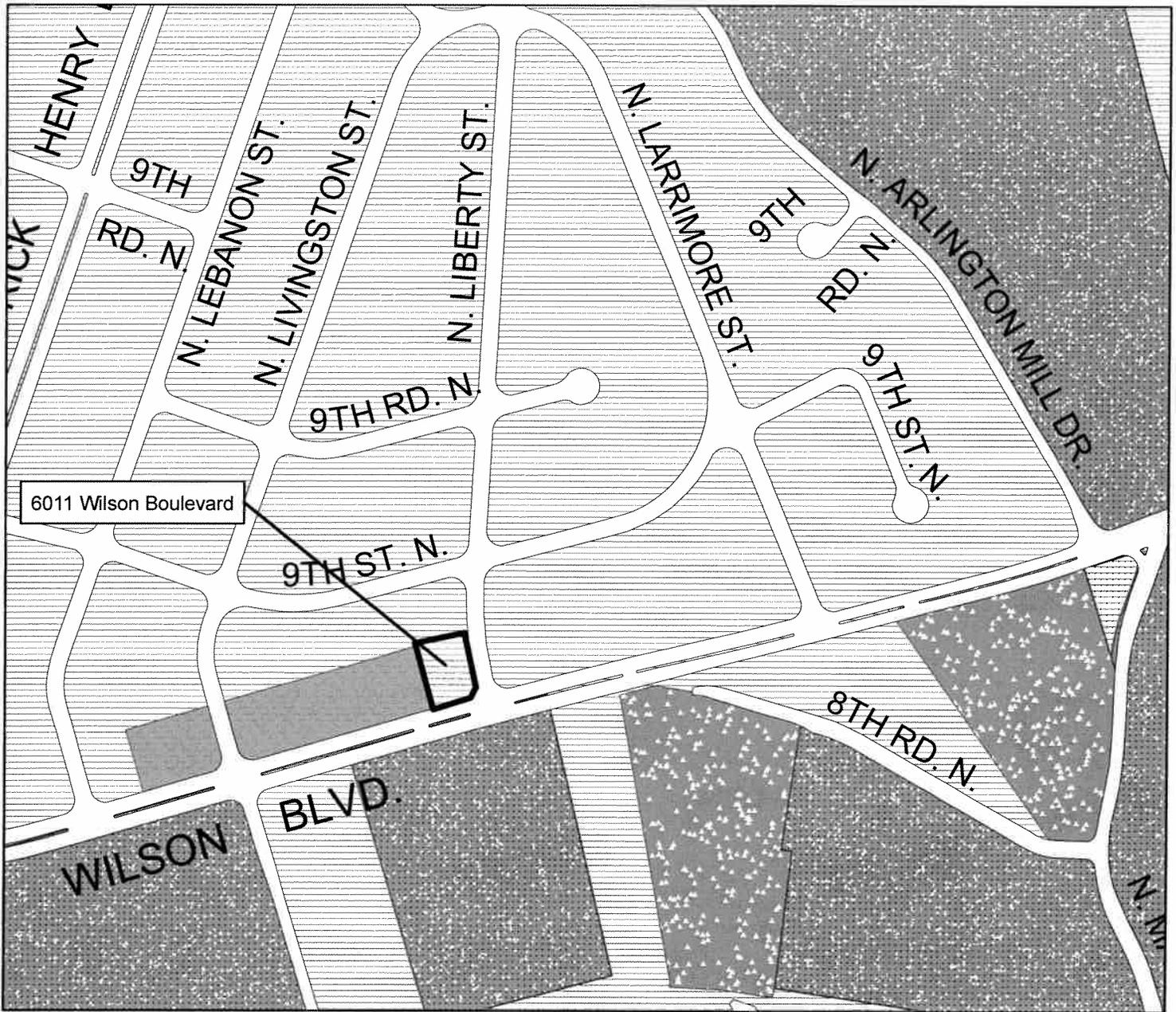
*Whereas, an application for a site plan pursuant to Arlington County Zoning Ordinance Section 9.A.2.b. has been filed by Dominion Hills Centre, L.L.C; and*

*Whereas, because little new construction will be needed, and there are limited issues associated with this use on this site; and*

*Whereas, because the scope of the remaining outstanding issues is limited, this site plan does not require the 120-day minimum review cycle stated in Administrative Regulation 4.1.*

*Therefore, The County Board of Arlington County hereby resolves that public hearings should be advertised on the County Board's own motion to be heard at the May 10, 2010 Planning Commission meeting and the May 22, 2010 County Board meeting to consider the following:*

*A site plan for SP #414 for a medical or dental office with modifications of use regulations for setbacks, parking, and signs on premises known as 6011 Wilson Blvd. (RPC# 12-024-013).*



**Request to Advertise:  
6011 Wilson Boulevard Site Plan #414**

<p><b>Legend</b></p> <p><b>Land Use Category</b></p> <p><b>Residential</b></p> <p> Low: 1-10 Units/Acre</p> <p><b>Commercial and Industrial</b></p> <p> Service Commercial</p>		<p><b>GOVERNMENT OWNED</b></p> <p> Background Shading will Vary</p> <p><b>Public and Semi-Public</b></p> <p> Public</p> <p> Semi-Public</p>		<p>0 300 Feet</p>
<p><b>ARLINGTON</b> 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>				