



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of September 17, 2011

**DATE:** September 2, 2011

**SUBJECT:** ZOA-11-02 Proposed amendments to the Arlington County Zoning Ordinance, Section 19. "C-1" Local Commercial Districts, Section 26. "C-2" Service Commercial – Community Business Districts, and Section 27A. "C-R" Commercial Redevelopment Districts, to provide that uses otherwise permitted in those zoning districts, but that have a gross floor area of 50,000 square feet or more on any level or that propose to provide 200 or more parking spaces, are prohibited except after approval by the County Board of a Special Exception Use Permit.

**C.M. RECOMMENDATION:**

Defer consideration of an ordinance to amend, reenact, and recodify the Arlington County Zoning Ordinance, Sections 19, 26, and 27A to the October 3, 2011 and October 15, 2011 meetings of the Planning Commission and County Board, respectively.

**ISSUE:** The proposed Zoning Ordinance amendment is intended to allow large format retail establishments only through Use Permit approval by the County Board. Staff is developing a revised approach in response to issues raised through the review process. Deferring this matter to the October 15, 2011 County Board meeting will allow additional time for review of the new approach.

**DISCUSSION:** At the July 16, 2011 County Board meeting, a proposed Zoning Ordinance amendment was advertised for County Board consideration at their September 17, 2011 meeting. During the community review process that followed the advertisement, staff has received input from by the Zoning Committee (ZOCO) of the Planning Commission, and from business and development related groups. In response to the input that has been received, staff is exploring a revised approach that will narrow the scope of the proposed Zoning Ordinance amendment to focus specifically on large format retail operations. It is not anticipated that the revised approach will necessitate a re-advertisement by the County Board. During the month of September, staff will schedule follow-up meetings with ZOCO and the business and development groups to review the elements of the revised approach, with the goal of presenting final staff recommendations at the October Planning Commission and County Board meetings.

County Manager:

*BMD/GA*

County Attorney:

*[Signature]*

Staff: Richard Tucker, Planning Division, DCPHD

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