



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of March 10, 2012

SUPPLEMENTAL REPORT – ADDITIONAL INFORMATION

DATE: March 8, 2012

SUBJECT: SP# 19 SITE PLAN AMENDMENT to revise allowable retail uses and authorize the subdivision of retail space; located at 1881 N. Nash St. (RPC# 16-002-001).

DISCUSSION: The subject report is a proposal for a Site Plan Amendment to allow the expansion of retail uses at Turnberry Tower, located at 1881 N. Nash Street in Rosslyn. This supplemental report and attachment provides clarity regarding the types of retail uses the applicant would like to allow in the 4,400 square-foot previously approved for Entertainment and Main Street retail uses at the site. The proposal would expand the retail allowance beyond Entertainment and Main Street retail uses to include Consumer and Business Services uses as specified in the *Rosslyn-Ballston Corridor: Retail Action Plan*. The following links are the entirety of the *Retail Action Plan* on the Arlington County website.

Part 1: Cover, Table of Contents, Executive Summary, Introduction and County Overview
(This sections lists the allowable uses within each retail category)

<http://www.arlingtonva.us/departments/CPHD/planning/docs/pdf/file71309.pdf>

Part 2: Guiding Principles for Retail

<http://www.arlingtonva.us/departments/CPHD/planning/docs/pdf/file71310.pdf>

Part 3: Urban Design Principles and Guidelines

<http://www.arlingtonva.us/departments/CPHD/planning/docs/pdf/file71311.pdf>

Part 4: Appendix

<http://www.arlingtonva.us/departments/CPHD/planning/docs/pdf/file71312.pdf>

The attachment to this report lists the Consumer and Business Services retail uses that are proposed. It also specifies those uses that the applicant is opting out of per the proposed retail Condition language, which staff supports.

County Manager:

BMD/GA

Staff: Jason Beske, DCPHD, Planning Division

1.

Rosslyn-Ballston Corridor: Retail Action Plan

Consumer and Business Services:

Animal hospital or veterinary clinic *
Automobile rental (retail functions only – no auto servicing)
Bank or other financial institution *
Barbership or beauty salon
Blueprinting or photostatting
Business college operated as a commercial enterprise
Catering establishment
Cellular telephone outlets
Dance studio
Employment agencies
Film processing kiosk or film exchange
Health club
Insurance sales
Locksmith
Mailing service, including bulk mailing
Medical or dental offices, clinics or laboratories
Music conservatory or music instruction
Photocopy studio
Printing, lithographing or publishing
Private postal service
Repair shop (small appliance, television, radio)
Real estate brokers
Shoe repair
Tailor or dressmaker
Tax service
Trade or commercial school
Upholstery shop
Wedding chapel

* Uses excluded from the retail at 1881 Nash Street (Turnberry Tower) per the proposed Site Plan Amendment condition #64:

Animal hospital or veterinary clinic
Bank or other financial institution
Bird store, pet shop or taxidermist **
Meat or fish market **

** These uses are part of the Entertainment and Main Street category of the *Retail Action Plan* and are also proposed to be excluded from the retail space per proposed condition.