



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of April 21, 2012

DATE: April 13, 2012

SUBJECTS: A. Z-2533-11-1 REZONING from "R-5" One-Family, Restricted Two-Family Dwelling Districts to "CP-FBC" Columbia Pike Form Based Code Districts; for property located at 3506 Columbia Pike (RPC# 26-001-019)

B. U-3334-12-1 USE PERMIT for the development of 247 multi-family dwelling units, 12 stacked flats, 44 townhouses and 15,079 square feet of retail; approval of a comprehensive sign plan; and modification of use regulations for alley location, location of building entrances and signs; located at 3400, 3506, and 3514 Columbia Pike and 1100 and 1110 S. Glebe Road (RPC# 26-001-018, -019, -020, -071, and -072).

Applicant:

Cars-DBI, LLC /by: Penrose Property Company, LLC

By:

M. Catharine Puskar
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Defer the subject request for a rezoning and use permit to the May 7, 2012 Planning Commission and May 19, 2012, County Board meetings.

County Manager:	<i>BMD/GA</i>
County Attorney:	<i>[Signature]</i>
Staff:	Jason Beske, DCPHD, Planning Division Jennifer Smith, DCPHD, Planning Division Dolores Kinney, DES, Development Services
PLA-6156	20.

ISSUES: The applicant is proposing a form based code development that will include modification requests for an alley location, building entryways, and signs. No issues have been identified.

DISCUSSION: This is a request for a rezoning and use permit for a Columbia Pike Form Based Code development. The applicant is working through several final details regarding the phasing of construction and parking garage design. The applicant needs additional time to provide construction details and is, therefore, requesting a deferral to the May 7, 2012 Planning Commission and May 19, 2012, County Board meetings.



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Kara M. W. Bowyer, AICP
Land Use Planner
(703) 528-4700 Ext. 5431
kbowyer@arl.thelandlawyers.com

April 5, 2012

Via E-Mail and Hand Delivery

Jason Beske
Principal Planner
Arlington County
Department of Community Planning, Housing and Development
Suite 700
2100 Clarendon Boulevard
Arlington, VA 22201

Re: Deferral Request of Rezoning and Form Based Code Applications
(#Z-2553-11-1 and #U-3334-12-1)
Applicant: Penrose Columbia Pike, LLC

Dear Jason:

On behalf of the Applicant, we hereby request a deferral of the above-referenced rezoning and Form Based Code use permit applications for the Rosenthal property to the May 2012 Planning Commission and County Board.

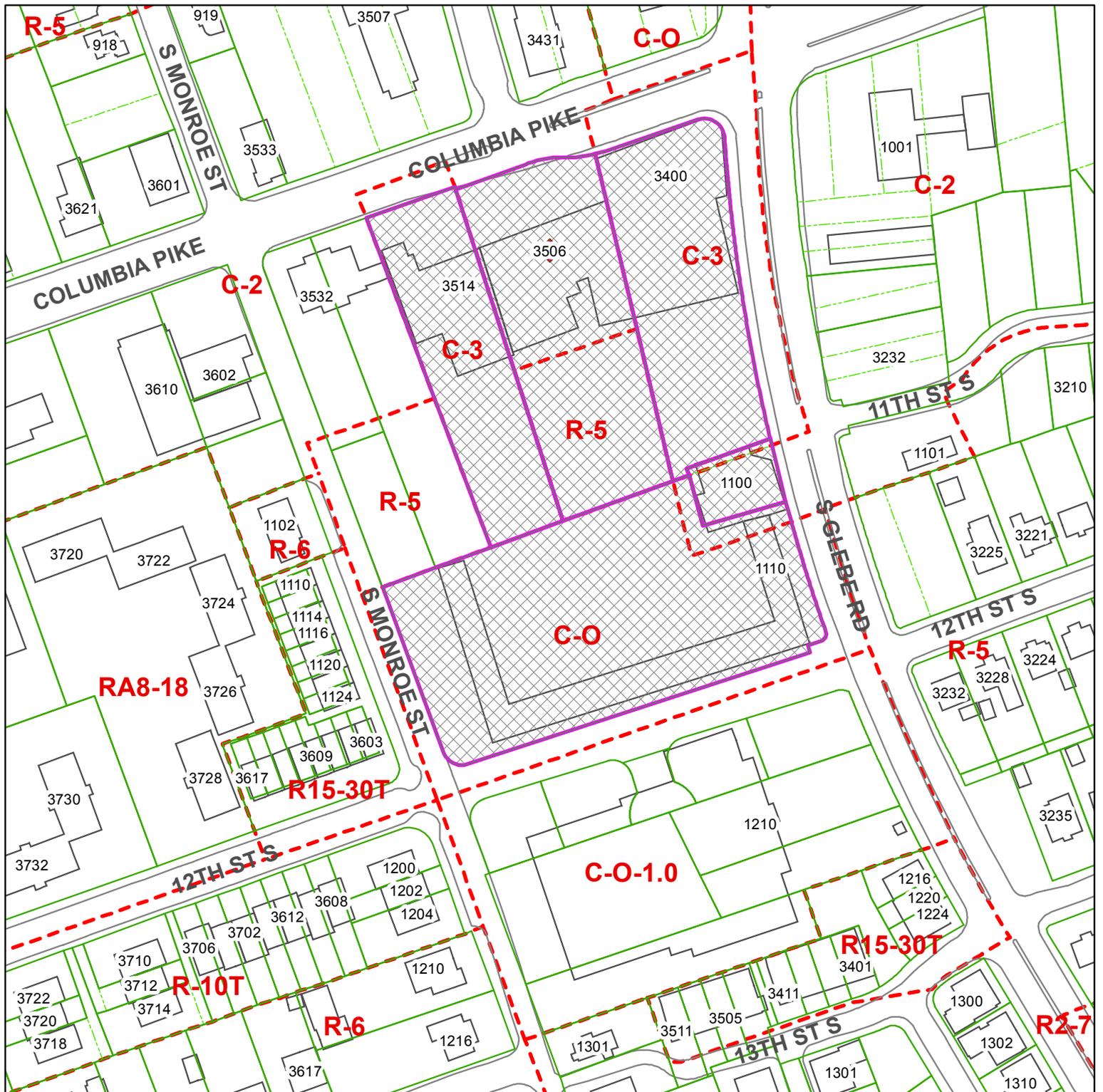
If you have any questions or need any additional information, please do not hesitate to let me know.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Kara M. W. Bowyer, AICP
Land Use Planner

cc: Mark Gregg
Ole Kollevol
Tim McDonald
Michael Gregg
M. Catharine Puskar



U-3334-12-1

3400, 3506, and 3514 Columbia Pike and 1100 and 1110 S. Glebe Rd

RPC# 26-001-018, -019, -020, -071, and -072



 Case Location(s)
 Scale: 1:1,679

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.