



ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

2100 CLARENDON BOULEVARD, SUITE 700
ARLINGTON, VIRGINIA 22201
(703) 228-3525 • FAX (703) 228-3543



STEVE SOCKWELL
CHAIR

BRIAN HARNER
VICE CHAIR

FREIDA WRAY
COORDINATOR

GIZELE C. JOHNSON
CLERK

April 12, 2012

Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, Virginia 22201

- SUBJECT:** 2. A. **Z-2553-11-1** Penrose Columbia Pike, LLC for a Rezoning from the "R-5" zoning district to the "CP-FBC" Columbia Pike Form Based Code District. Property is approximately 20,767 sq. ft.; located at 3506 Columbia Pike; and is identified as a portion of RPC# 26-001-019.
- B. **U-3334-12-1** Penrose Columbia Pike, LLC; use permit under the Form Based Code for approximately 247 multi-family dwelling units, 12 stacked flats, 44 townhouses, and approximately 15,079 sq. ft. of retail, and a comprehensive sign plan in the "C-O", "C-2", "C-3", and "CP-FBC" zoning districts; and modification of use regulations for location of alley and location of building entrances, and signs. Property is located at 3400, 3506, and 3514 Columbia Pike and 1100 and 1110 S. Glebe Rd; and is identified as RPC# 26-001-018, -019, -020, -071, and -072. Applicable Policies include General Land Use Plan (GLUP) "Columbia Pike Special Revitalization District", "Columbia Pike Special Revitalization District Form Based Code", and Section 20 of the Arlington County Zoning Ordinance (ACZO).

- RECOMMENDATIONS:** 2. A & B. **Defer the proposed rezoning from the "R-5" zoning district to the "CP-FBC" Columbia Pike Form Based Code District, and the proposed use permit under the Form Based Code for approximately 247 multi-family dwelling units, 12 stacked flats, 44 townhouses, and approximately 15,079 sq. ft. of retail, and a comprehensive sign plan, to the May 7, 2012 Planning Commission and the May 19, 2012 County Board meetings.**

Dear County Board Members:

P.C. #20

The Planning Commission heard this item at its April 9, 2012 meeting. Freida Wray, CPHD Planning staff, provided a brief explanation of the staff recommendation to defer the proposed rezoning and use permit requests. Jennifer Smith, CPHD Planning staff, was also present.

Public Speakers

Jim Hurysz, a resident of Fairlington, asked that the proposed use permit be denied. He commented that it suffers from the same major planning deficiencies as Shirlington, including lack of sufficient affordable housing and traffic mitigation measures.

Planning Commission Discussion

Commissioner Cole asked for clarification of the project's components, and if the Commission reviewed the multi-family component. Ms. Smith responded that the proposal includes multi-family residential with ground floor retail in the north block and townhouse development in the south block, and no office use is proposed. She also commented that the Form Based Code (FBC) Use Permit Review Committee discussed the proposed alley modifications at a meeting held in 2011.

Commissioner Fallon asked if there were any FBC ordinance changes, to which Ms. Smith responded no. Commissioner Fallon asked if the Columbia Pike Working Group reviewed the proposal, and Ms. Smith responded yes, in January 2012.

Commissioner Iacomini asked if the drawings currently posted online will be changed. Ms. Smith responded that there have been a few adjustments to the project since the posting in January. The revised drawings, as well as all future FBC projects, will be posted on the Columbia Pike website.

Planning Commission Motion

Commissioner Harner moved that the Planning Commission recommend the County Board defer the proposed rezoning from "R-5" to the "CP-FBC" Columbia Pike Form Based Code District, and the proposed use permit under the FBC for approximately 247 multi-family dwelling units, 12 stacked flats, 44 townhouses, and approximately 15,079 sq. ft. of retail, and a comprehensive sign plan, to the May 7, 2012 Planning Commission and the May 19, 2012 County Board meetings.

Commissioner Fallon seconded the motion. The Planning Commission voted 12-0 to support the motion. Commissioners Ciotti, Cole, Fallon, Harner, Iacomini, Klein, Kumm, Malis, Monfort, Savela, Serie, and Sockwell supported the motion.

Respectfully Submitted,
Arlington County Planning Commission



Stephen Sockwell
Planning Commission Chair