



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of June 16, 2012

DATE: May 22, 2012

SUBJECT: #U-3223-09-1 Form Based Code Use Permit Amendment to modify Condition #1 to extend the term of approval for an additional three (3) years, effective July 12, 2012; located at 1100 S. Edgewood St. (Columbia Place) (RPC #32-005-006, -007, -013, -016, and -018).

Applicant:

Columbia Place, LLC
John W. Gosnell, Owner
8130 Boone Boulevard
Vienna, Virginia 22182

By:

John Longo, The Evergreene Companies, LLC
3684 Centerview Drive, Suite 120
Chantilly, Virginia 20151

C.M. RECOMMENDATION:

Approve the subject Form Based Code Use Permit Amendment for 1100 S. Edgewood St. (Columbia Place) to modify Condition #1, to extend the term of approval for an additional three (3) years, effective July 12, 2012.

ISSUES: This is a request for an amendment to the 1100 S. Edgewood St. (Columbia Place) Form Based Code Use Permit in order to extend the term of approval for an additional three (3) years, effective July 12, 2012. There are no known issues at this time.

SUMMARY: The proposed amendment for 1100 S. Edgewood St. (Columbia Place) would extend the original three (3) year term approved by the County Board set to expire on July 11, 2012, for an additional three (3) years. The applicant is requesting the extension because they have been working diligently to prepare the necessary documents for permit review; however, additional time is needed to obtain the necessary Footing to Grade Permit for the first building to

County Manager:

BMD/GA

County Attorney:

[Signature]

[Signature]

Staff: Jennifer Smith, DCPHD, Planning
Matt Mattauszek, DCPHD, Planning

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be constructed pursuant to the originally approved Conditions. This type of change to conditions is not an uncommon request and the County Board has extended the approval term for other projects. It is a necessary change in order for the applicant to maintain a County Board approved proposal while they continue to pursue their construction permits.

BACKGROUND: The Use Permit for the 1100 S. Edgewood St. (the Project) was approved under the Columbia Pike Form Based Code (FBC) in July 2009 for the construction of a 14 unit condominium building with approximately 3,000 square feet of ground floor retail, and eight (8) townhouse units. The subject property, bordered by Walter Reed Drive, a future segment of 11th Street South, and South Edgewood Street, is located within the “Columbia Pike Special Revitalization District” as shown on the General Land Use Plan (GLUP) and is, therefore, eligible for redevelopment using the (FBC).

DISCUSSION: As part of the approved conditions for this Project, the applicant agreed to a three (3) year period by the end of which a Footing to Grade Permit would be issued for this Project. The applicant has submitted site civil engineering plans for review and is currently addressing comments received from the Department of Environmental Services, but remains concerned that the approval term may expire before they can obtain necessary permits. As a result, the applicant is requesting an extension to the approval period which will otherwise expire on July 11, 2012 per Condition #1. The extension would allow the applicant more time to obtain the necessary permits and then proceed with construction. Through their review, staff continues to find this project compliant with the Form Based Code. Staff also considers it important to continue to work with small development projects within the Revitalization Districts as they contribute to the overall vision and urban form set forth in the FBC. If approved by the County Board, the proposed amendment to Condition #1 would allow the applicant to successfully meet their obligation and obtain the Footing to Grade Permit by July 12, 2015, the proposed new deadline for the Footing to Grade Permit.

CONCLUSION: Staff therefore recommends that the County Board amend the subject Form Based Code Use Permit to modify Condition #1 to extend the term of approval for an additional three (3) years, effective July 12, 2012. The use permit would then continue as approved subject to all previous conditions with Condition #1 amended as follows:

Condition #1:

1. The developer (as used in these conditions, the term “developer” shall mean the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and the revised plans dated May 11, 2009 and May 14, 2009 and reviewed and approved by the County Board and made a part of the public record on July 11, 2009, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the developer and accepted by the County Board or vice versa.

This Form Based Code Use Permit approval has been extended and will expire three (3) years from July 12, 2012 ~~after the date of County Board approval~~ if a footing to grade permit has not been issued for the first building to be constructed pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The owner agrees that this discretion shall include a review of this Use Permit for a Form Based Code project and its conditions for their compliance with then current County policies for land use, zoning and special exception uses.

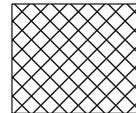
PREVIOUS COUNTY BOARD ACTIONS:

1955 (No month shown)	Designated as “One Family” on County Land Use Plan
August 1961	Designated as “Undetermined Uses” on the General Land Use Plan.
January 1964	Designated “General Business Commercial” on the General Land Use Plan.
April 1975	Designated “Low-Medium” (16-30 units per acre) on the General Land Use Plan
November 15, 1986	General Land Use Plan amended to include the Columbia Pike Special Revitalization District. Designated as “Service Commercial”.
December 17, 2002	Columbia Pike Special Revitalization District boundaries amended on the General Land Use Plan.
February 25, 2003	Columbia Pike Form Based Code (Section 20 of the Zoning Ordinance) adopted.
February 25, 3003	Approval of Rezoning Z-2496-03-1 from “R-5” One Family Dwelling Districts to “CP-FBC” Columbia Pike Form Based Code Districts
February 10, 2004	Columbia Pike Street Space Plan adopted and Form Based Code amended to include new Required Building lines.
July 11, 2009	Form Based Code Use Permit approved (U-3223-09-1)

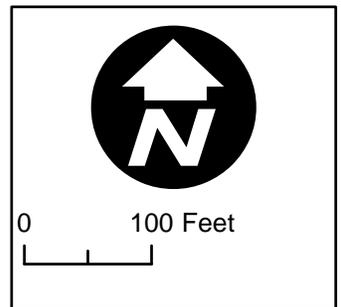


U-3223-09-1

1100 S. Edgewood Street
RPC #32-005-006, --007, -013, -016, -018



**Case
Location**



Department of Community Planning, Housing and Development

Map prepared by Arlington County
 GIS Mapping Center
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Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.

