



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of November 17, 2012

DATE: October 31, 2012

SUBJECTS:

- A. Z-2563-12-1 Rezoning from "CM" Limited Industrial Districts to "C-O-Crystal City" Commercial Office Building, Retail, Hotel, Multiple-Family Dwelling Districts; located at 1720 S. Eads Street (RPC# 35-011-001).
- B. SP#424 SITE PLAN to construct an approximately 210,918 sq ft residential building and modification of zoning ordinance requirements to include bonus density for LEED Silver, density exclusion for vertical shafts, reduced parking ratio, streetscape, building height, and other modifications as may be necessary to achieve the proposed development plan; located at 1720 S. Eads Street (RPC# 35-011-001).
- C. Enactment of an Ordinance to Permit the Encroachment of a Portion of a Below Grade Electrical Vault into Two Adjacent Easements for Public Street and Utilities Purposes on the West Side of South Eads Street, North of the Intersection of South Eads Street and 18th Street South, and on the Eastern Side of a Parcel Known as 1720 South Eads Street (RPC# 35-011-001), with Conditions.

Applicant:

South Eads LLC
1751 Pinnacle Drive, Suite 700
McLean, Virginia 22102

By:

David Tarter
Lawson, Tarter & Charvet, P.C.
6045 Wilson Boulevard, Suite 100
Arlington, Virginia 22205

County Manager:

BMD/GA

County Attorney:

[Signature]

[Signature]

Staff: Samia Byrd, CPHD, Planning Division
Anthony Fusarelli, CPHD, Planning Division
Melanie Jesick, DES, Transportation Division
Linda Collier, DES, Real Estate Division

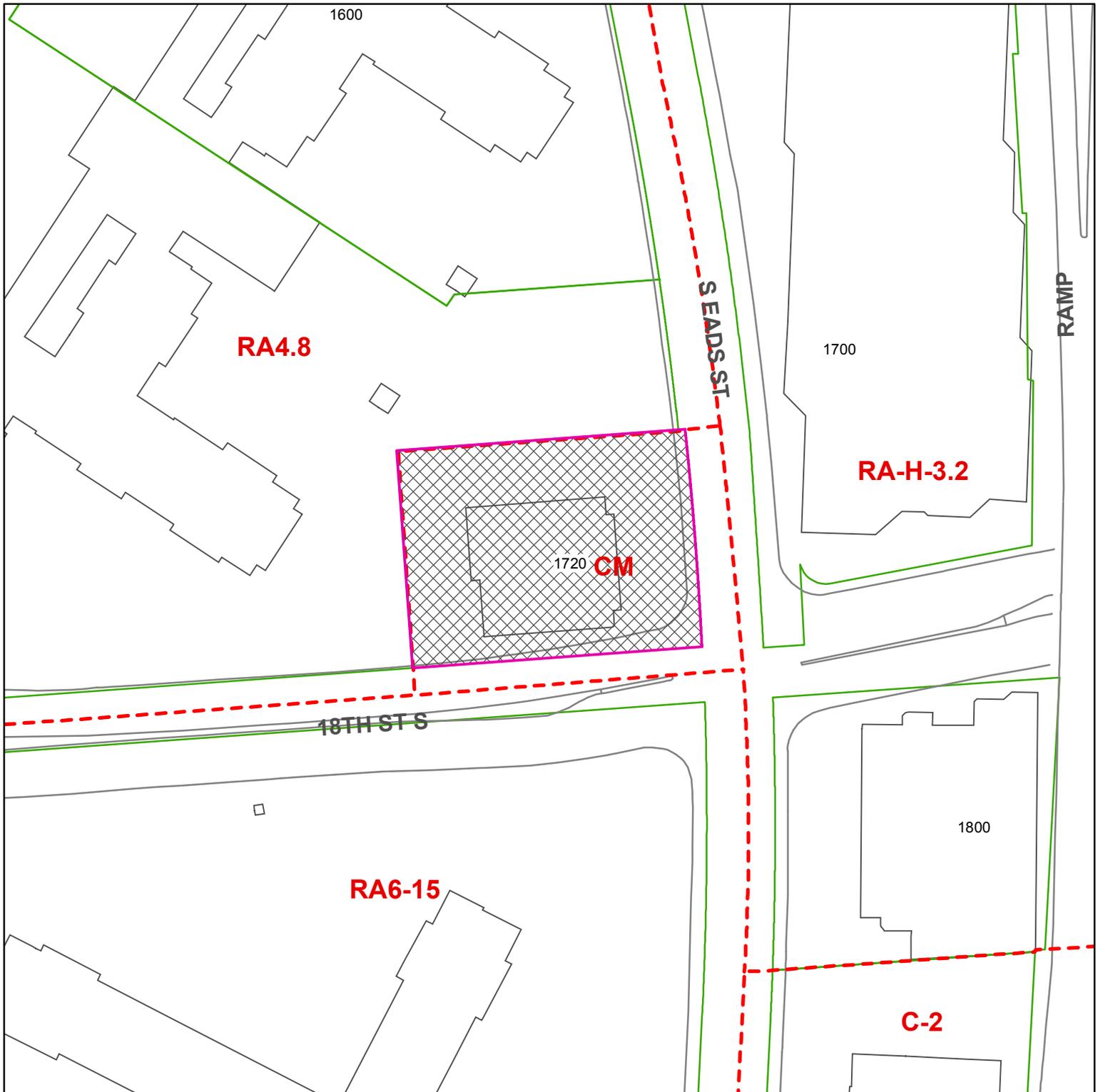
3.

C.M. RECOMMENDATION:

Defer the subject rezoning, site plan, and encroachment requests to the December 8, 2012 County Board meeting.

ISSUES: This is a request to rezone 1720 S. Eads Street, the former Crystal City Post Office site, from “CM” to “C-O-Crystal City” and allow by site plan, construction of an 11-story building with 203 residential units, including an encroachment for an electrical vault. Proposed conditions and benefits considered by staff to mitigate the impacts of the proposed additional density continue to be evaluated by the applicant.

DISCUSSION: A site plan and accompanying rezoning are requested in order to allow for the redevelopment of the former post office site in Crystal City. It is proposed that the site would be redeveloped with an 11-story residential building at the corner of S. Eads Street and 18th Street. The site is located on the west side of Jefferson Davis Highway and development is guided by the [Crystal City Sector Plan](#) as adopted by the County Board. The applicant proposes a building with additional density above the base permitted density indicated for the site on the [General Land Use Plan](#) map, which under [Section 25.E of the Zoning Ordinance](#), the County Board may approve with a site plan should they find such incremental density furthers the goals, policies, and recommendations in the Crystal City Sector Plan and other plans and policies established for the area by the County Board, provided that such density or bonuses can be accommodated within the other building form parameters established. The applicant requests a deferral to allow additional time to further evaluate the proposed benefits and conditions considered by staff to ameliorate the impacts of the proposed development on the community for the requested additional density. Therefore staff recommends, and the applicant agrees, that the County Board defer the subject rezoning, site plan, and encroachment requests to the December 8, 2012 meeting.



Z-2563-12-1

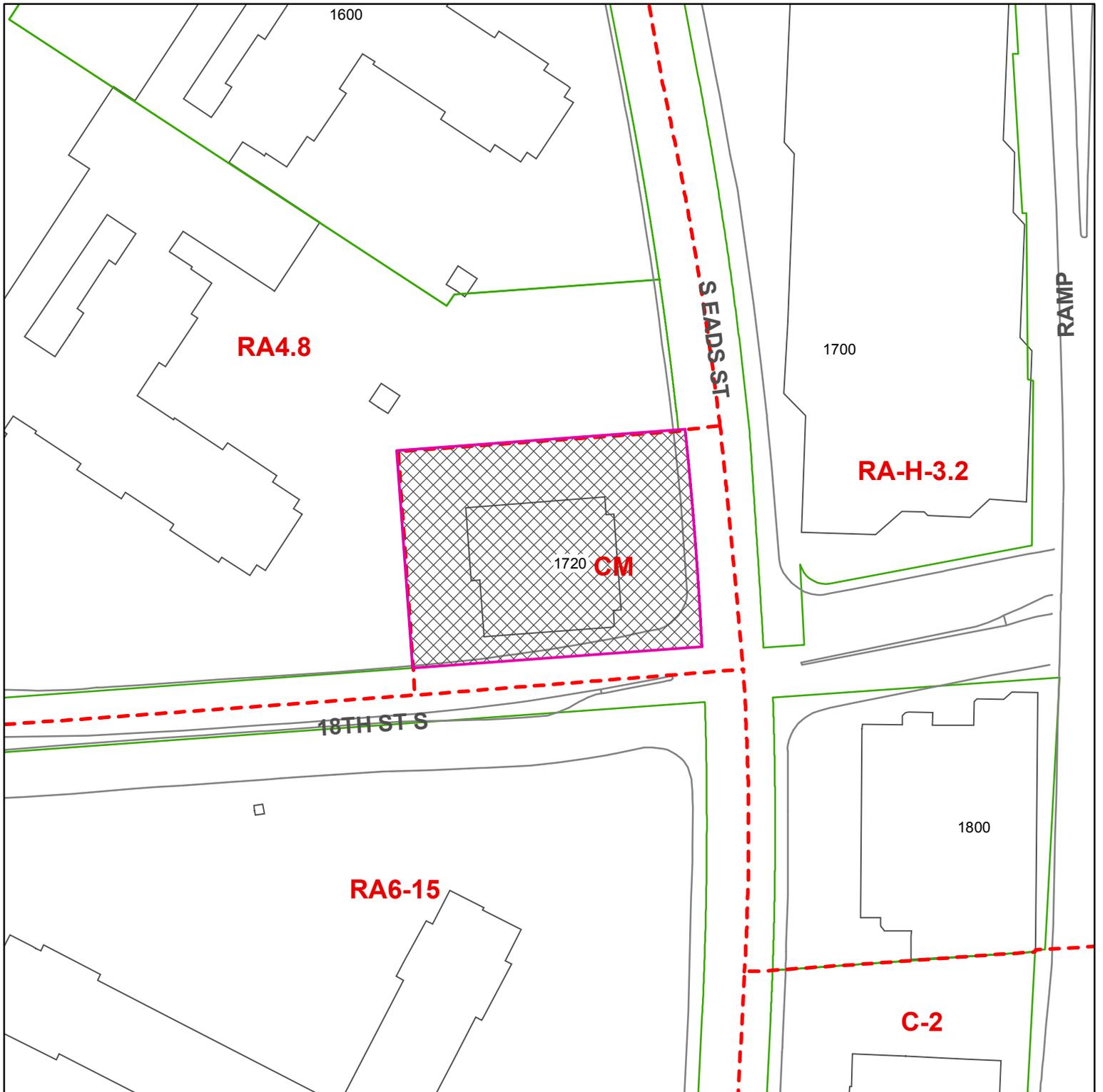
1720 S. Eads St.

RPC # 35-011-001



 Case Location(s)
 Scale: 1:1,200

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



SP# 424

1720 S. Eads St.

RPC# 35-011-001



 Case Location(s)
 Scale: 1:1,200

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