



## ARLINGTON COUNTY, VIRGINIA

<p style="text-align: center;"><b>County Board Agenda Item Meeting of September 8, 2007</b></p>
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**DATE:** August 29, 2007

**SUBJECT:** SP #386 SITE PLAN amendment approx. 120 dwelling units, ground floor retail, community black box theater, plaza, funeral home, with modification of use regulations for density and exclusion of community facility space and below grade storage; 3901 N. Fairfax Dr. (RPC #14-030-012, -013, -014).

**Applicant:**

Renaissance Centro Arlington, LLC.

**By:**

Art Walsh  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

**C.M. RECOMMENDATION:**

Defer the site plan amendment request to the October 13, 2007 County Board meeting.

**DISCUSSION:** A new owner has proposed a major amendment to a site plan approved in 2004 on the Arlington Funeral Home site. The proposal includes, as in the approved project, a 12-story residential building with ground floor retail, a black box theater, and a public plaza. Consistent with the approved site plan, the applicant has requested additional density for provision of the theater. The proposal also includes a request for 3,518 square feet of bonus density in the funeral home for affordable housing. This proposal would replace the on-site affordable housing of the approved site plan, which was achieved through bonus density. The applicant has redesigned the site plan to replace the existing funeral home building and integrated it with the overall project, and to meet additional County goals.

Staff reviewed revised plans submitted on August 24, 2007. These plans included a number of changes, including some recommended by staff. However, staff still has a number of concerns

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Colleen J. Connor, and Lisa Maher, Planning Division, DCPHD  
Adam Denton, Planning Division, DPW  
Betts Abel, Housing Division, DCPHD

PLA-4755

with the proposal. The project's lack of taper toward 10<sup>th</sup> Street North, a garage entrance on 10<sup>th</sup> Street North, along with a lack of pedestrian entrances or activity on 10<sup>th</sup> Street North, are significant inconsistencies with the recommendations in the *Virginia Square Sector Plan*.

The applicant requests additional time to make changes to the application and requests a deferral to the October 13, 2007 County Board meeting. Therefore, staff recommends deferral of the site plan amendment request to the October 13, 2007 County Board meeting

PREVIOUS COUNTY BOARD ACTIONS:

- July 9, 1983 Approved use permit (U-2380-83-2) for a cremation unit within a funeral home with a review in one year.
- September 8, 1984 Continued use permit for a cremation unit within a funeral home with a review in three years.
- September 12, 1987 Continued use permit for a cremation unit within a funeral home with no further review.
- May 7, 1994 Approved use permit amendment for construction of a two-story garage and storage building, subject to all previous conditions, new conditions, and review in one year following issuance of a Certificate of Occupancy.
- April 26, 2003 Approved General Land Use Plan amendment from “High-Medium Residential Mixed-Use” to “Medium” Office-Apartment-Hotel.
- November 15, 2003 Deferred rezoning to “C-O-2.5” and site plan for approximately 140 dwelling units, community facility, public plaza, and retention of existing commercial use.
- December 6, 2003 Denied site plan for approximately 140 dwelling units, community facility, public plaza, and retention of existing commercial use, and accepted withdrawal of rezoning to “C-O-2.5”
- July 10, 2004 Approved Z-2516-04-1 rezoning from “C-2” Service Commercial – Community Business Districts to “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts for premises known as 3901 N. Fairfax Dr ; and approved site plan for approximately 135 dwelling units, ground floor retail, community black box theater, plaza, existing funeral home, with modification of use regulations for density, setbacks, exclusion of community facility space and below grade storage from calculation of GFA.