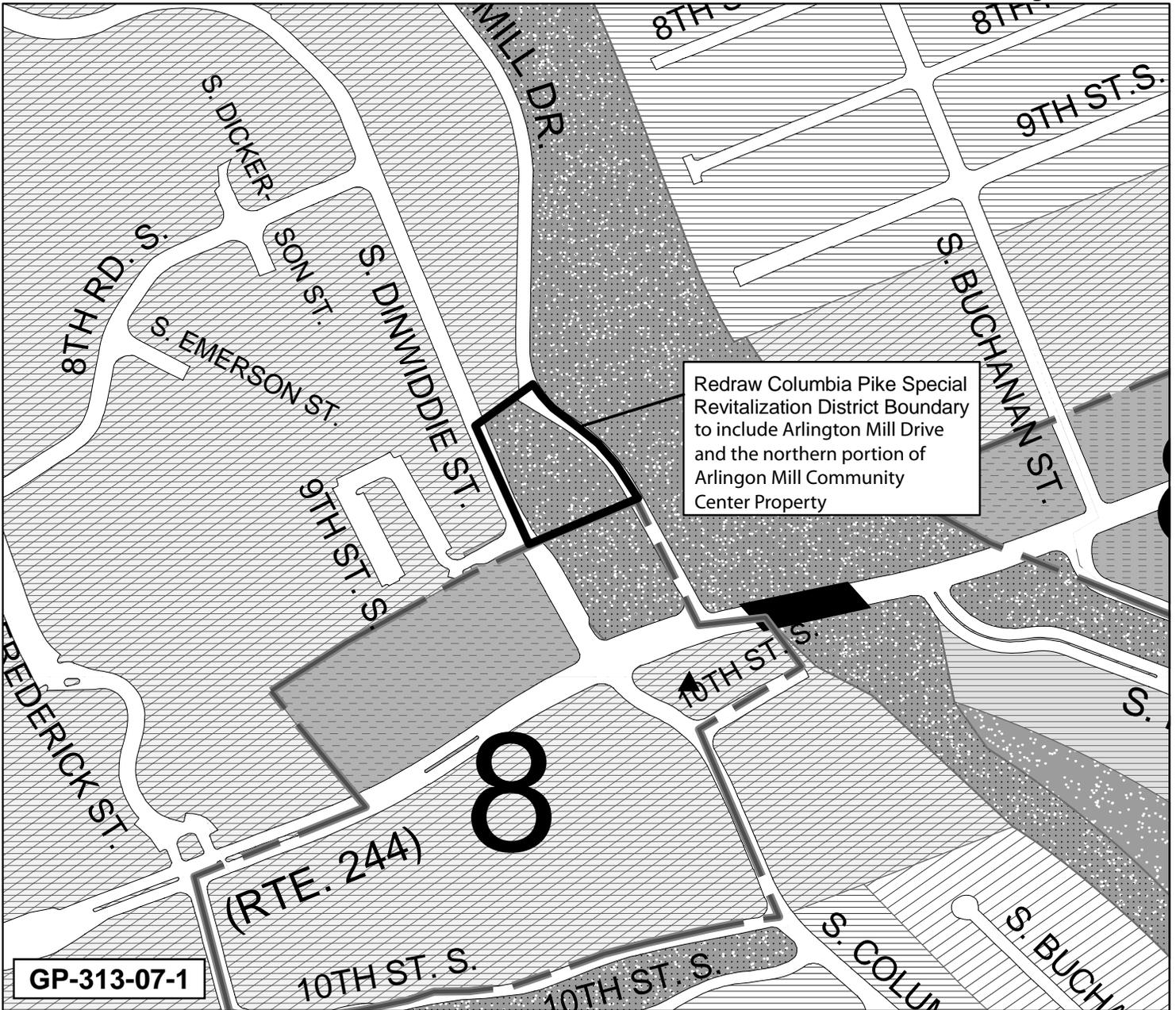


ORDINANCE TO AMEND, REENACT, AND RECODIFY SECTION 20 (APPENDIX A) “CP-FBC,” COLUMBIA PIKE – FORM BASED CODE DISTRICTS, SECTION III. REGULATING PLANS OF THE ARLINGTON COUNTY ZONING ORDINANCE TO: 1) REDRAW THE “COLUMBIA PIKE SPECIAL REVITALIZATION DISTRICT” BOUNDARY TO INCLUDE ARLINGTON MILL DRIVE AND THE NORTHERN PORTION OF THE ARLINGTON MILL PROPERTY AND 2) DESIGNATE A PORTION OF THE DINWIDDIE STREET FRONTAGE THAT IS 250’ FROM THE CENTERLINE OF COLUMBIA PIKE TO THE NORTH ALONG THE EAST SIDE OF SOUTH DINWIDDIE STREET AND WITHIN THE REVITALIZATION DISTRICT AS AN AVENUE SITE.

BE IT ORDAINED BY the County Board of Arlington that Section 20, “CP-FBC” Columbia Pike Form Based Code Districts [Appendix A.] of the Arlington County Zoning Ordinance is amended, reenacted, and recodified as set forth below, to facilitate the creation of a convenient, attractive and harmonious community; to facilitate the provision of adequate recreational facilities and other public requirements; to promote the creation and preservation of affordable housing suitable for meeting the current and future needs; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

* * *

1. Replace the Columbia Pike Regulating Plan for the Neighborhood Center with the revised version that is Attachment 6 hereto.



**Recommendation: Approve
General Land Use Plan Amendment**

Attachment 1

Legend

Land Use Category

Residential

- Low: 1-10 Units/Acre
- Low-Medium: 16-36 Units/Acre
- Medium: 37-72 Units/Acre

Commercial and Industrial

Service Commercial

Public and Semi-Public

Public

GOVERNMENT OWNED

Background Shading will Vary

8. These areas were designated a "Special Revitalization Dististrict": Columbia Pike on 11/15/86 and amended on 12/17/02 and 2/25/03.

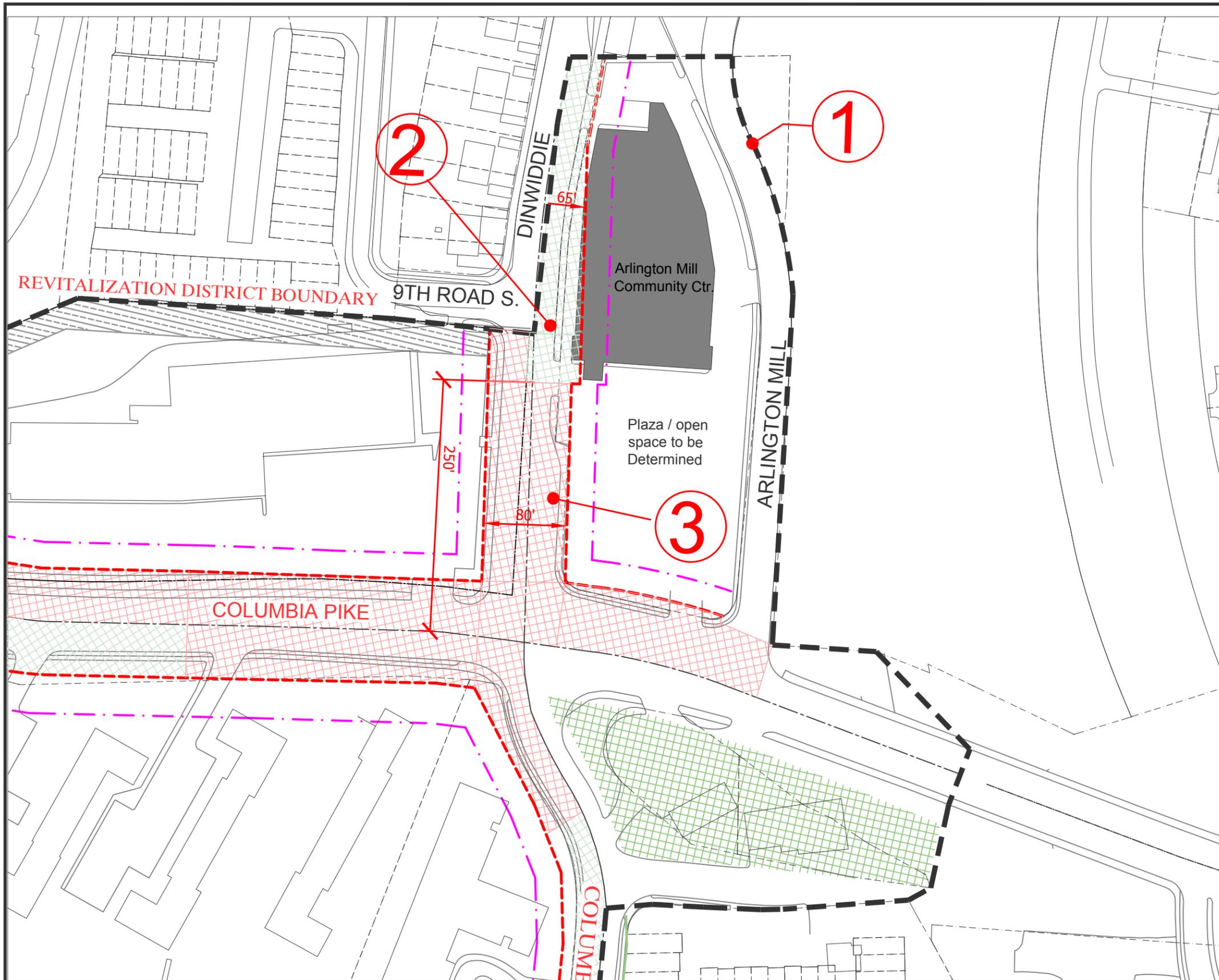


0 300 Feet

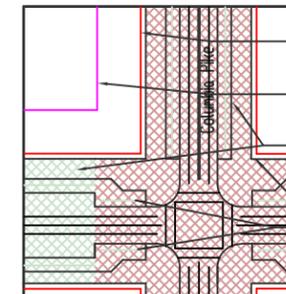


ARLINGTON
VIRGINIA

Map prepared by Arlington County
GIS Mapping Center
This is not a legal document.
Map © 2007 Arlington County, VA
Printed: October 2007



UNDERSTANDING THE REGULATING PLAN



REQUIRED BUILDING LINE (RBL) The red dashed line indicates the RBL for your site. The Building shall be BUILT-TO the RBL.

PARKING SETBACK LINE Vehicle Parking (except basement level) not allowed forward of this line.

BUILDING ENVELOPE STANDARD DESIGNATION HATCH (see below)

PROPERTY LINE

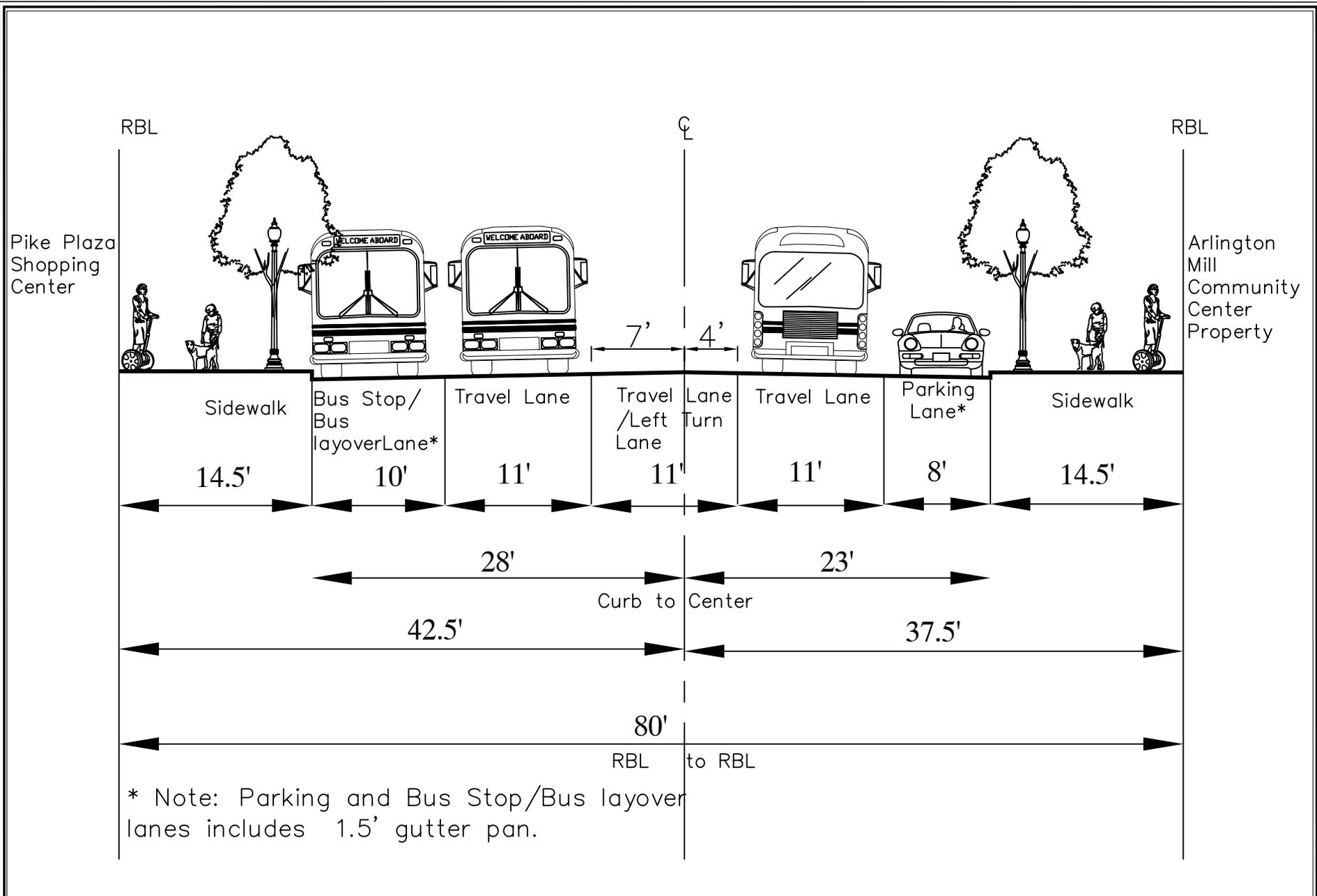
STREET TREE ALIGNMENT LINE

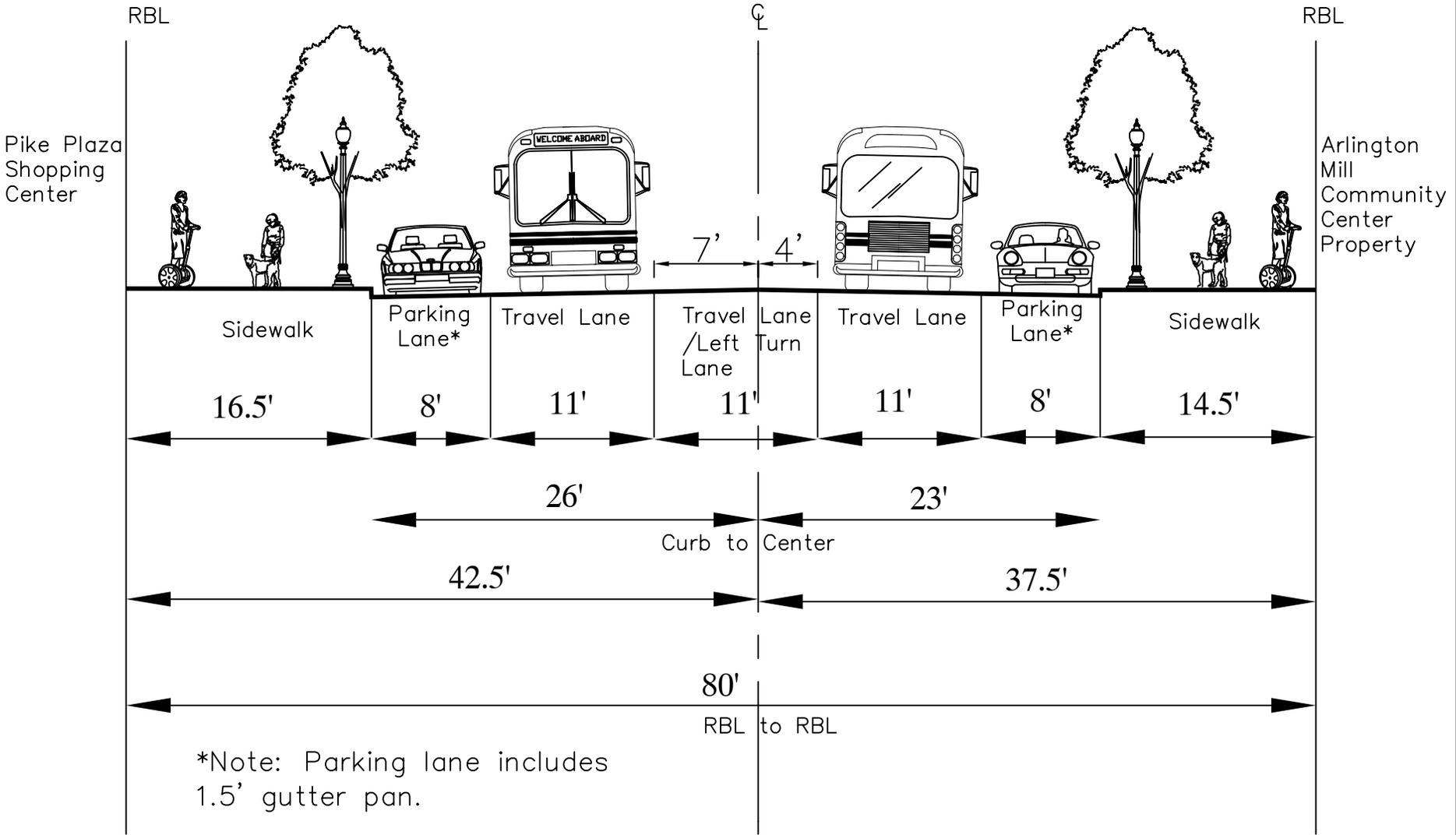
	Main Street Frontage		Square
	Avenue Frontage		Park
	Local Frontage		Civic Buildings
	Neighborhood Frontage		Alley (Locations may be adjusted)
	Historic Buildings		

NOTES :

1. Redraw Columbia Pike Revitalization District boundary to include Arlington Mill Drive and the northern portion of the Arlington Mill Community Center property.
2. Designate a portion of the Dinwiddie Street frontage along the east side of South Dinwiddie Street and within the Revitalization District as Avenue Site that is 250' from the centerline of Columbia Pike to the north.
3. Modify The distance between the Dinwiddie Street Required Building lines (RBLs) from 91' to a dimension of 80' South of 9th Road South and 65' North of 9th Road South.







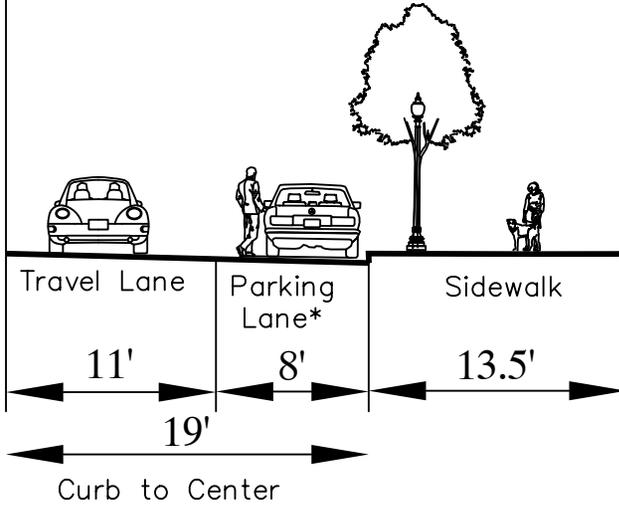
Proposed Cross-Section
Dinwiddie Street
(Avenue Frontage)

RBL

℄

RBL

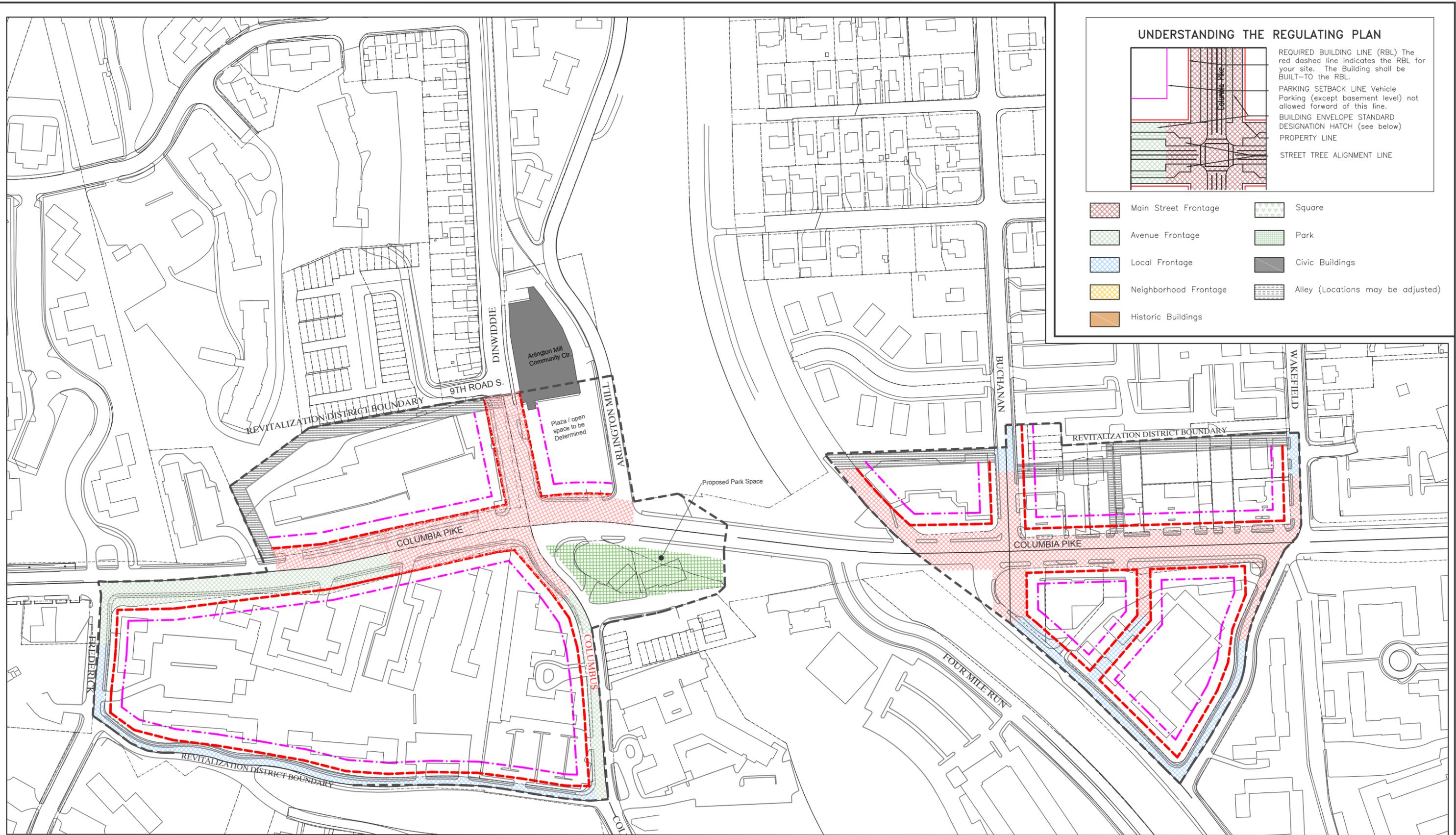
This side of
Dinwiddie Street is
outside of
Revitalization
District Boundary.



Arlington
Mill
Community
Center
Property

*Note: Parking lane includes
1.5' gutter pan.





UNDERSTANDING THE REGULATING PLAN

REQUIRED BUILDING LINE (RBL) The red dashed line indicates the RBL for your site. The Building shall be BUILT-TO the RBL.

PARKING SETBACK LINE Vehicle Parking (except basement level) not allowed forward of this line.

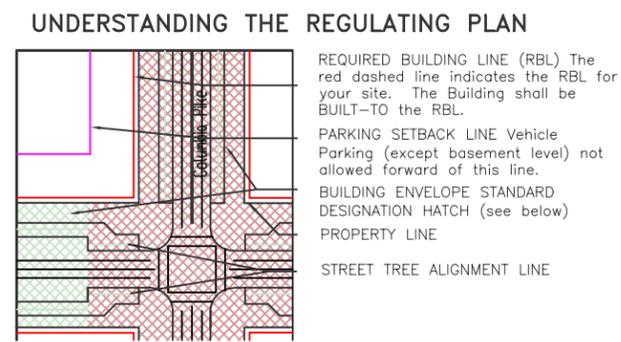
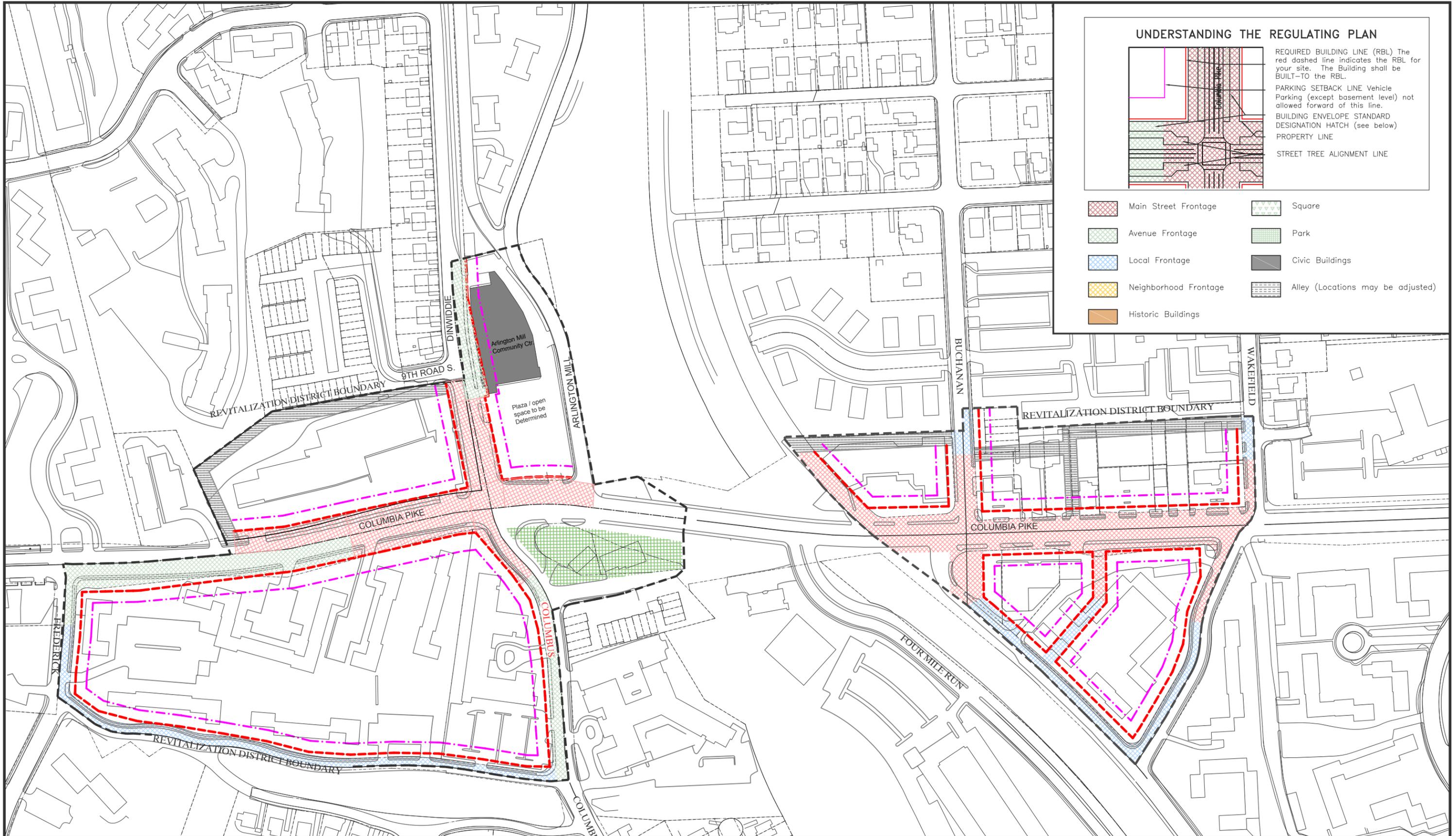
BUILDING ENVELOPE STANDARD DESIGNATION HATCH (see below)

PROPERTY LINE

STREET TREE ALIGNMENT LINE

- | | | | |
|--|-----------------------|--|-----------------------------------|
| | Main Street Frontage | | Square |
| | Avenue Frontage | | Park |
| | Local Frontage | | Civic Buildings |
| | Neighborhood Frontage | | Alley (Locations may be adjusted) |
| | Historic Buildings | | |





- | | | | |
|--|-----------------------|--|-----------------------------------|
| | Main Street Frontage | | Square |
| | Avenue Frontage | | Park |
| | Local Frontage | | Civic Buildings |
| | Neighborhood Frontage | | Alley (Locations may be adjusted) |
| | Historic Buildings | | |

