

RESOLUTION GRANTING DENSITY CREDIT

WHEREAS, the County Manager has recommended that, in conjunction with the County's subdivision of County property located at the intersection of Arlington Boulevard and Fairfax Drive, RPC #18084001 (the "Property") and the dedication of a portion of the Property for public use, the County Board grant a density credit pursuant to Section 36.L of the Arlington County Zoning Ordinance in the amount of 7,183 square feet (the area of the Property being dedicated for public street and utilities purposes) to the subdivided Parcel 1 of the Property as shown on the attached County Subdivision and Dedication Plat for the Property; and

WHEREAS, upon consideration of the report of the County Manager dated January 14, 2008, and other information presented at the time of consideration of this matter, the County Board finds that:

- The portion of the Property to be dedicated for public street and utilities purposes is needed by the County for a public use (i.e., public street and utility purposes);
- The portion of the Property to be dedicated for said public purposes is suitable in location, size, shape, condition and topography for such public purposes;
- There are no encumbrances, title restrictions, or survey exceptions to such portion of the Property that would restrict, adversely affect, or otherwise interfere with public use of said portion of the Property for such public purpose or any other;
- The portion of the Property to be dedicated for such public purposes is in accordance with the County's Comprehensive Plan and the dedication of such portion of the Property will contribute to the implementation of County Board approved transportation plans; and
- The portion of the Property for which density credit is to be granted will be dedicated to the County Board without monetary or other compensation except the granting of the density credit.

NOW, THEREFORE, BE IT RESOLVED, that in conjunction with the County's subdivision of the Property and the dedication of a portion of the Property for public use, the County Board, pursuant to Section 36.L of the Arlington County Zoning Ordinance, hereby grants a density credit in the amount of 7,183 square feet to the subdivided Parcel 1 of the Property as referenced in the attached County Subdivision and Dedication Plat for the Property.