



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of March 15, 2008**

### **SUPPLEMENTAL REPORT**

**DATE:** March 18, 2008

**SUBJECT:** Request to Advertise public hearings on proposed Zoning Ordinance amendments to Section 27. "C-3" General Commercial Districts to modify the Special Exception Site Plan regulations for properties designated "Medium Density Mixed-Use" and within the "Clarendon Revitalization District" on the General Land Use Plan to change the maximum density from 4.0 FAR to 3.0 FAR; remove the 0.25 FAR density provision for building preservation and other density allowances; introduce use mix requirements including a minimum percentage of commercial uses on some blocks; modify the maximum building height regulations to include a maximum building height (in feet) and a maximum number of floors for all blocks; maintain the existing tapering regulations; introduce new stepback requirements for certain frontages when building heights exceed 60 feet; modify coverage requirements; establish a minimum structural clear height for retail uses of 15 feet; modify the standards for streetscapes; modify the parking requirements with relief for small sites and for buildings identified for preservation; modify urban design requirements; and ensure consistency with the goals and policies set forth in the adopted 2006 Clarendon Sector Plan for the Clarendon Metro Station area.

#### **C.M. RECOMMENDATION:**

Adopt the resolution attached to the February 25, 2008 Staff Report with the attached additional changes to Section 27.D.2.h (6).

**DISCUSSION:** The proposed amendment includes provisions for step-backs as recommended in the 2006 Clarendon Sector Plan, requiring step-backs of at least 20-feet on designated frontages. Exceptions allow the County Board to reduce the required step-back for buildings identified for full or partial preservation. Concern was expressed that comments from the Historical Affairs and Landmarks Review Board (HALRB) should be considered prior to modifying required step-backs associated with developments which incorporate historic buildings, in order to ensure that flexibility in step-back provisions in Subsections 27.D.2.h (6) (b) and (c) would not compromise contextually appropriate design where historic structures are involved. However, adopted provisions in Section 36.H.8 of the Zoning Ordinance address

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

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

Staff: Deborah Albert and Jennifer Smith, DCPHD, Planning Division

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review and comment by HALRB and consideration of such comments by the County Board for proposals incorporating buildings identified for preservation in the Clarendon Sector Plan. In addition, Section 36.H.8 includes provisions which are identical in concept to the proposed provisions in Section 27.D.2.h.(6) (c), which address step-backs for projects which include preservation of façades or frontages.

Therefore, staff recommends that the County Board advertise the attached changes to the proposed advertisement in order to reference the adopted provisions in Section 36.H.8 addressing historic structures in Clarendon and to eliminate redundancy. The additional reference to 36.H.8 would reinforce review by HALRB, as well as continue to allow the County Board to modify step-backs in projects that achieve full building preservation, as provided in Subsection 27.D.2.h.(6) (c).

Proposed changes to the Request to Advertise proposed Zoning Ordinance Amendments to Section 27. "C-3" General Commercial Districts.

Additions to the proposed Request to Advertise are shown with underline and grey highlight, and language to be removed is shown with strikethrough and grey highlight.

**SECTION 27. "C-3" GENERAL COMMERCIAL DISTRICTS**

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**D. Special Exceptions.**

\* \* \*

fh. *Design Requirements:* All site plans shall comply with the following design requirements unless otherwise approved by the County Board:

\* \* \*

- (6) When a building exceeds 60-feet in height, a single step-back of at least 20-feet shall be implemented beginning on the third, fourth or fifth floor, on frontages designated for step-backs on the Step-Backs Map (Map 2.8) in the Clarendon Sector Plan, except as provided below.
  - (a) The County Board may approve modifications to the depth of the step-back on sites smaller than 20,000 square feet if the County Board determines that a 20-foot step-back is not feasible due to the shape or configuration of the site.
  - (b) For projects that achieve full building preservation and for which step-backs are otherwise required, the County Board may consider and approve alternative step-back designs, pursuant to Section 36.H.8.
  - (c) All projects in the "Clarendon Revitalization District" that include façade or frontage preservation but not full building preservation, shall be stepped back at least 10 feet for a façade and 20 feet for a frontage, immediately above the preserved structure, unless modified by the County Board pursuant to Section 36.H.8. ~~unless the County Board determines that a lesser amount is sufficient to maintain the historical character of the preserved structure.~~

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