



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of April 19, 2008**

**DATE:** April 8, 2008

**SUBJECT:** Request to Advertise public hearings for the Planning Commission and County Board on a General Land Use Plan Amendment to modify Note 20 to designate additional development density to the Monument View Site Plan Application (SP #400) site area within the “North Tract Special Planning District” which is an area generally bordered by Shirley Highway Interstate 395 on the West, the George Washington Memorial Parkway on the North and East, and the southern edge of 10th Street South.

**C.M. RECOMMENDATION:**

Authorize the advertisement of public hearings on the subject General Land Use Plan Amendment by the Planning Commission and the County Board to a date concurrent with future public hearings on the associated site plan and rezoning applications scheduled for the Monument View Site Plan project (SP #400).

**ISSUE:** This is only a request to advertise and authorization by the County Board is not required. No issues have been identified.

**SUMMARY:** This is a request to authorize advertisement of an amendment to the General Land Use Plan (GLUP) to revise Note 20 to designate additional development density on the property which is the subject of the Monument View Site Plan Application (SP #400) within the “North Tract Special Planning District” to facilitate the implementation of the North Tract Master Plan for Park and Recreational Facilities.

**BACKGROUND:** On February 21, 2004, the County Board accepted the North Tract Task Force’s Final Report, “A Master Plan for the North Tract Park and Recreational Facilities and Surrounding Area”, and adopted the “North Tract Master Plan for Park and Recreational Facilities.” On April 27, 2004, the County Board adopted a General Land Use Plan amendment, adding Note 20, which designates the “North Tract Special Planning District” and references a paragraph under Special Planning Areas on the General Land Use Plan describing the vision and goals for the district.

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

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

Staff: Richard Tucker, DCPHD, Planning Division

PLA-4940

**DISCUSSION:** In order to facilitate the coordinated redevelopment of County and privately-owned properties in the North Tract area in keeping with the North Tract Master Plan for Park and Recreational Facilities, a General Land Use Plan (GLUP) Amendment is proposed to revise Note 20 to designate additional development density to the Monument View Site Plan area within the North Tract Special Planning District.

Staff proposes that additional language be added to Note 20 as follows:

“20. This area was designated as the “North Tract Special Planning District” on April 24, 2004. In accordance with an agreement, dated July 16, 2007, between the County and MR Boundary Channel LLC, providing for the exchange of certain property owned by the County and property owned by MR Boundary Channel LLC known as the Twin Bridges site, the County Board, pursuant to Section 36.H.5 of the Zoning Ordinance, and in order to facilitate the implementation of the North Tract Master Plan for Park and Recreational Facilities, has designated the property owned by the County and to be transferred to MR Boundary Channel LLC as eligible for up to 340,742 square feet of additional development density over and above its base density.”

In 2007, the County Board entered into an agreement with MR Boundary Channel LLC to exchange the Monument View site for the Twin Bridges site and to transfer density from the Twin Bridges site to the Monument View site, in lieu of payment for the Twin Bridges site, which had been planned for inclusion in the future Long Branch Park. In accordance with the agreement, rezoning and site plan applications have been submitted for the Monument View site and staff anticipates that the project will be ready for County Board consideration at its May 2008 meeting. The Monument View proposal includes density that exceeds the maximum density that would otherwise be permitted for the site based on the existing GLUP designation and recommended zoning. Should this new GLUP language be adopted by the County Board, the County Board could then consider the aforementioned proposal, in accordance with Section 36.H.5 of the Zoning Ordinance. The exchange of properties will facilitate the development of the Long Branch Park.

The GLUP is the primary policy guide for the future development of the County. Since its original adoption in 1961, the GLUP has been updated and periodically amended to more clearly reflect the intended use for a particular area. The GLUP may be amended either as part of a long-term planning process for a designated area or as a result of an individual request for a specific change.

The Request to Advertise is the first step in the GLUP amendment process. Authorizing the advertisement of an amendment does not imply that the County Board supports the proposed changes. Should the County Board authorize the advertisement, the County Board would

consider this GLUP amendment request concurrent with hearings on the associated site plan application.

**CONCLUSION:** Therefore, staff recommends that the County Board authorize the advertisement of public hearings on the subject General Land Use Plan amendment by the Planning Commission and the County Board to a date concurrent with the public hearings scheduled for the Monument View Site Plan application.

**RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS TO A DATE CONCURRENT WITH FUTURE PUBLIC HEARINGS BY THE PLANNING COMMISSION AND COUNTY BOARD FOR THE MONUMENT VIEW REZONING AND SITE PLAN (SP #400) APPLICATIONS TO CONSIDER AMENDING NOTE 20 ON THE GENERAL LAND USE PLAN TO DESIGNATE ADDITIONAL DEVELOPMENT DENSITY ON THE PROPERTY THAT IS THE SUBJECT OF THE MONUMENT VIEW SITE PLAN WITHIN THE “NORTH TRACT SPECIAL PLANNING DISTRICT”.**

*The County Board of Arlington hereby resolves that the following item shall be advertised for public hearings to a date concurrent with future public hearings by the Planning Commission and County Board for the Monument View site plan application to modify Note 20 on the General Land Use Plan as follows:*

- “20. This area was designated as the “North Tract Special Planning District” on April 24, 2004. In accordance with an agreement, dated July 16, 2007, between the County and MR Boundary Channel LLC, providing for the exchange of certain property owned by the County and property owned by MR Boundary Channel LLC known as the Twin Bridges site, the County Board, pursuant to Section 36.H.5 of the Zoning Ordinance, and in order to facilitate the implementation of the North Tract Master Plan for Park and Recreational Facilities, has designated the property owned by the County and to be transferred to MR Boundary Channel LLC as eligible for up to 340,742 square feet of additional development density over and above its base density.”