



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of June 17, 2008**

DATE: June 3, 2008

SUBJECT: Request to Advertise “On the County Board’s Own Motion” public hearings at the Planning Commission meeting on July 7, 2008 and the County Board meeting on July 19, 2008 for a major site plan amendment for the “AHC Building” portion of Site Plan #401 (Peck/Staples/Jordan Manor), and to consider a site plan amendment for the “AHC Building” portion of Site Plan #401 consistent with Condition #79 of Site Plan #401, for premises known as 801 North Wakefield Street (RPC #14-053-002).

C.M. RECOMMENDATION:

Adopt the attached resolution authorizing advertisement of public hearings by the Planning Commission on July 7, 2008 and the County Board on July 19, 2008 to consider a site plan amendment for the “AHC Building” portion of Site Plan #401 consistent with Condition #79 of Site Plan #401, for premises known as 801 North Wakefield Street (RPC #14-053-002).

ISSUE: This request is to authorize advertisement of an anticipated major site plan amendment that was required as part of Site Plan #401. County Board authorization is needed to advertise public hearings so that the site plan amendment could be heard in less than the otherwise minimum 120-day review cycle.

SUMMARY: The County Board approved Site Plan #401 (Peck/Staples/Jordan Manor) in February 2008, with Condition #79 which provides conceptual approval for a maximum 90 unit affordable apartment building (the AHC Building), and a requirement for approval of a major site plan amendment to finalize its design. The application for this site plan amendment has been filed, and it meets all the criteria in Condition #79. Since the scope of remaining project elements for public review is limited, this amendment does not require the 120 day minimum review cycle stated in Administrative Regulation 4.1, and staff requests the County Board to advertise public hearings for this site plan amendment at an earlier date.

BACKGROUND: The County Board approved the Peck/Staples/Jordan Manor site plan (SP

County Manager: _____

County Attorney: _____

Staff: Lisa Maher, DCPHD, Planning Division

PLA-4995

#401) on February 23, 2008. This site plan was originally filed for the Peck/Staples block only, on the north side of Wilson Boulevard between Glebe Road and North Wakefield Street. County staff worked with the applicant and AHC to incorporate AHC's Jordan Manor site on the west side of North Wakefield Street and to revise the site plan to design an apartment building for affordable housing on a portion of the original site. Since the affordable housing component was added to the site plan several months after the application was filed, the building design lagged behind the rest of the site plan. The County Board approved the entire site plan with conceptual approval of this building to contain:

1. Maximum of 90 affordable apartment units;
2. Maximum height of 50 feet to main roof from average site elevation;
3. Parking ratio from 0.7 to 1.0 spaces/unit, at the discretion of the developer of this building;
4. Footprint approximately as shown on the plans dated February 6, 2008;
5. Additional features including ground floor residential unit entrances facing Wilson Boulevard and North Wakefield Street and primarily masonry facades on all sides of the building.

The site plan approval requires the details of this building to be approved by the County Board as a major site plan amendment.

DISCUSSION: The applicant has filed a complete application that meets all the criteria above. The main project features that remain to be finalized are the façade and rooftop design, and a revision of the landscaping for an interior courtyard. Since the outstanding issues are limited, a full 120-day review cycle will not be necessary, and staff recommends that the County Board authorize advertising this site plan to be heard after a shorter review period.

CONCLUSION: The subject application is the anticipated final element of the Peck/Staples/Jordan Manor site plan, which was reviewed extensively in 2007 and early 2008 before its February 23, 2008 County Board approval. The application meets all the stated criteria in the conceptual approval for this building, and the scope of outstanding project elements is limited. Therefore, staff recommends that the County Board authorize the advertisement of public hearings for this site plan amendment.

**RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS AT THE
JULY 7, 2008 PLANNING COMMISSION MEETING AND THE JULY 19, 2008
COUNTY BOARD MEETING:**

The County Board of Arlington County hereby resolves that public hearings should be advertised for the July 7, 2008 Planning Commission meeting and the July 1, 2008 County Board meeting to consider the following:

A site plan amendment for the “AHC Building” portion of Site Plan #401 consistent with Condition #79 of Site Plan #401, for premises known as 801 North Wakefield Street (RPC #14-053-002).

PREVIOUS COUNTY BOARD ACTIONS:

January 26, 2008

Deferred a General Land Use Plan amendment east of North Wakefield Street from Service Commercial to “Medium” Office-Apartment-Hotel, a rezoning from “C-2”, “RA8-18”, and “R-5” to “C-O-2.5” and “RA8-18”, and a site plan for approximately 415,816 s.f. office, approximately 36,241 s.f. retail, 28 townhouses, and 90 apartment units to February 23, 2008.

February 23, 2008

Approved a General Land Use Plan amendment east of North Wakefield Street from Service Commercial to “Medium” Office-Apartment-Hotel, a rezoning from “C-2”, “RA8-18”, and “R-5” to “C-O-2.5” and “RA8-18”, and a site plan for approximately 415,816 s.f. office, approximately 36,241 s.f. retail, 28 townhouses, and 90 apartment units.