



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of April 22, 2006

DATE: April 4, 2006

- SUBJECTS:**
- A. GP-304-05-1 GENERAL LAND USE PLAN AMENDMENT from “Public” (Parks (*Local, regional, and federal*). Schools (*public*). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.) to “Medium” Office-Apartment-Hotel (2.5 F.A.R. Office Density, up to 115 units/acre Apartment Density, up to 180 units/acre Hotel Density) for a property known as 1101 Lee Highway, generally located north of old unbuilt Lee Highway just east of the intersection with North Lynn Street.
 - B. Z-2521-05-1 REZONING (CARRY-OVER) from “S-3A” Special Districts to “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts; 1101 Lee Hwy (RPC #16-018-009).
 - C. SP #394 SITE PLAN (CARRY-OVER) for approximately 70 dwelling units (RPC #16-018-009).

Applicant:

The Holladay Corporation
3400 Idaho Avenue, NW, Suite 500
Washington, DC 20016

By:

Timothy Sampson, Attorney
Walsh, Colucci, Lubeley, Emrich & Terpak
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATIONS:

Defer the following items to the June 10, 2006 County Board meeting:

County Manager: _____

County Attorney: _____

Staff: Freida Wray, DCPHD
David L. Robinson, DPW
Carol Ann Perovshek, DPRCR
Carol Saulnier, Fire Marshal

PLA-4295

- A. General Land Use Plan Amendment from “Public” (Parks (*Local, regional, and federal*). Schools (*public*). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.) to “Medium” Office-Apartment-Hotel.
- B. Proposed rezoning from “S-3A” Special Districts to “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts.
- C. Proposed site plan for a 70-unit residential building.

DISCUSSION: In response to the County Board’s action at its recessed meeting on July 13, 2004, the applicant has proposed a GLUP amendment, rezoning and site plan that represents its attempt to propose a project that is more acceptable to the County. The site plan proposes a 9-story, 70-unit residential development which includes the construction of the undeveloped Lee Highway right-of-way in order to meet the fire code requirement for a fire apparatus access road. Staff continues its discussions with the applicant about the proposal’s compliance with the code requirements, in particular the design of the proposed fire apparatus access road. The applicant is considering redesigning the building to meet the code requirements. The applicant has requested a two (2) month deferral to allow additional time to address this issue. Therefore, it is recommended that the GLUP amendment, rezoning and site plan requests be deferred to the June 10, 2006 County Board meeting.

PREVIOUS COUNTY BOARD ACTIONS:

November 18, 1961	Authorized advertising on the County Board's Own Motion a rezoning from "M-2" to "RA7-16" (Z-1574-61-1), to be heard by the County Board on December 16, 1961.
December 16, 1961	Deferred rezoning to the County Board meeting on October 4, 1962.
October 4, 1962	Deferred rezoning to the County Board meeting on February 7, 1963.
February 7, 1963	Deferred rezoning to the County Board meeting on February 8, 1964.
February 8, 1964	Denied rezoning to "RA7-16." Authorized advertising of rezoning to "S-3A" to be heard by the County Board on April 4, 1964.
April 4, 1964	Approved rezoning to "S-3A."
October 13, 2001	Authorized advertising of a General Land Use Plan Amendment to "Medium" Office-Apartment-Hotel to be heard by the County Board on November 17, 2001.
November 17, 2001	Deferred GLUP Amendment to the County Board meeting on January 26, 2002.
January 26, 2002	Deferred GLUP Amendment to the County Board meeting on March 9, 2002.
March 9, 2002	Deferred GLUP Amendment to the County Board meeting on April 20, 2002.
April 20, 2002	Deferred GLUP Amendment to the County Board meeting on July 20, 2002.
July 20, 2002	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on October 19, 2002.

October 19, 2002	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on December 7, 2002.
December 7, 2002	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on February 8, 2003.
February 8, 2003	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on April 26, 2003.
April 26, 2003	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on July 19, 2003.
July 19, 2003	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on December 6, 2003.
December 6, 2003	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on March 13, 2004.
March 13, 2004	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on May 15, 2004.
May 15, 2004	Deferred GLUP Amendment, rezoning and site plan request to the County Board meeting on July 10, 2004.
July 13, 2004	Denied GLUP Amendment from Public to “Low” Office-Apartment-Hotel. Denied rezoning from “S-3A” to “C-O-1.5”. Denied site plan for a 10-story, 43-unit residential building.
December 10, 2005	Deferred GLUP Amendment from Public to “Medium” Office-Apartment-Hotel, rezoning from “S-3A” to “C-O-2.5”, and site plan request for a 9-story, 70-unit residential building, to the County Board meeting on February 25, 2006.

February 25, 2006

Deferred GLUP Amendment from Public to “Medium” Office-Apartment-Hotel, rezoning from “S-3A” to “C-O-2.5”, and site plan request for a 9-story, 70-unit residential building, to the County Board meeting on March 14, 2006.

March 14, 2006

Deferred GLUP Amendment from Public to “Medium” Office-Apartment-Hotel, rezoning from “S-3A” to “C-O-2.5”, and site plan request for a 9-story, 70-unit residential building, to the County Board meeting on April 22, 2006.