



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of April 22, 2006

DATE: April 10, 2006

SUBJECT: Request to Advertise the adoption of an Ordinance to amend, reenact and recodify Section 36 Administration and Procedures of the Zoning Ordinance to establish density increases for development proposals in the “Clarendon Revitalization District” that include historic preservation of structures identified for preservation in the Clarendon Policy Directives (see Attachment).

C.M. RECOMMENDATION:

Authorize advertising public hearings to consider adoption of the proposed amendment to Section 36 of the Arlington County Zoning Ordinance at the May 20, 2006 County Board meeting and its associated Planning Commission meeting. The proposed Zoning Ordinance amendment would amend, reenact, and recodify the Zoning Ordinance regulations to establish density increases for proposals that include historic preservation of structures identified for preservation in the Clarendon Policy Directives. This amendment is proposed in order to encourage economic development activities that provide desirable employment and enlarge the tax base, to facilitate the creation of a convenient attractive and harmonious community, and to protect against encroachment on historic areas, and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

ISSUES: None.

SUMMARY: As part of implementation of the Clarendon Sector Plan Policy Directives adopted by the County Board on February 28, 2006, staff is proposing Zoning Ordinance amendments for County Board consideration. The proposed amendment would create Zoning Ordinance regulations to establish density increases for proposals in the “Clarendon Revitalization District” that include historic preservation of structures identified for preservation in the Clarendon Policy Directives.

DISCUSSION: To help implement the vision for Clarendon, staff is recommending Zoning Ordinance amendments to facilitate historic preservation consistent with the adopted Clarendon Policy Directives. Staff proposes the inclusion of additional density incentives for historic preservation as part of the Site Plan regulations in Section 36. Administration and Procedures.

County Manager: _____

County Attorney: _____

Staff: Molly Just and Jennifer Smith, DCPHD, Planning Division

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Such regulations would be only available to properties within the “Clarendon Revitalization District”.

The proposed density increase provisions would establish an optional increase in density up to a maximum that is directly proportional to the amount of preservation proposed. A list of structures identified for preservation are included in the adopted Clarendon Policy Directives and categorized for either full or partial (frontage or façade) building preservation. This list will also be included in the final Clarendon Sector Plan. If a Site Plan project includes a structure identified for preservation, the County Board through this new provision in Section 36 could approve an increase in density of 300% to 500% multiplied by the amount of building square footage preserved. This additional density would increase the project’s density above the amount specified in the General Land Use Plan and the respective zoning district.

The rate at which the density can increase would be dependent upon the type of preservation. For full building preservation, the allowable density rate would be 500% of the gross floor area for any preserved structure which contains 10,000 square feet of gross floor area or less. For any full building structure that is preserved and that exceeds 10,000 square feet of gross floor area, the allowable density rate would decrease from 500% to 300% for any square footage in excess of 10,000 square feet. For partial preservation (frontage or façade), the density rate would be 500%.

Staff anticipates that additional Zoning Ordinance amendments related to the Clarendon Policy Directives will come forward for County Board consideration later this year. These amendments include changes to the Special Exception Site Plan provisions of Section 27 “C-3” General Commercial District and to the by-right and Special Exception Site Plan provisions of Section 27A “C-R” Commercial Redevelopment District for properties located in the “Clarendon Revitalization District” on the General Land Use Plan. The amendments relate to form, height, and density and are necessary in order to implement the Clarendon Policy Directives.

CONCLUSION: The proposed Zoning Ordinance amendments would amend, reenact, and recodify the Zoning provisions for site plan proposals that include historic preservation in order to comply with the adopted Clarendon Policy Directives. This amendment is proposed in order to encourage economic development activities that provide desirable employment and enlarge the tax base, to facilitate the creation of a convenient attractive and harmonious community, and to protect against encroachment on historic areas, and for other reasons required by the public necessity, convenience and general welfare and good zoning practice. Therefore, staff recommends that the County Board authorize advertisement of the proposed Zoning Ordinance amendments for public hearing at the May 20th, 2006 County Board meeting and its associated Planning Commission meeting.

ATTACHMENT

**RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS ON
PROPOSED ZONING ORDINANCE AMENDMENTS TO SECTION 36
ADMINISTRATION AND PROCEDURES TO IMPLEMENT THE CLARENDON
POLICY DIRECTIVES RELATING TO HISTORIC PRESERVATION**

The County Board of Arlington hereby resolves that the following amendments to Section 36 of the Arlington County Zoning Ordinance shall be advertised for public hearings at the May 8, 2006 Planning Commission meeting and at the May 20, 2006 County Board meeting in order to implement the policy directives for Clarendon relating to historic preservation; to encourage economic development; to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

SECTION 36. Administration and Procedures

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H. Site Plan Approval

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8. When a proposal located in the “Clarendon Revitalization District” as designated on the General Land Use Plan preserves a structure designated in the Clarendon Policy Directives for preservation, and the County Board finds that the structure is preserved in accordance with such Policy Directives, then the County Board may approve an increase above the otherwise allowable density as follows:
- (a) Prior to County Board approval, the County Manager shall send the project for review and comment by at least one meeting of the Historical Affairs Landmark Review Board, and comments will be considered by the County Board, which shall determine whether the project is consistent with the preserved building.
 - (b) When an entire building that exceeds 10,000 square feet is preserved, the project’s density may, by site plan approval, be increased by up to an amount equal to 500% of the first 10,000 square feet of gross floor area preserved and by up to an amount equal to 300% of any remaining square feet of gross floor area preserved.
 - (c) When a building frontage or façade is preserved, the project’s density may be increased by up to an amount equal to 500% of the square feet of gross floor area preserved. The square feet of gross floor area preserved shall be calculated by multiplying the linear feet of building frontage preserved by the depth of preservation.
 - (d) Unless the County Board finds, in a particular case, that a lesser

step back or no step back is more appropriate to ensure a contextually appropriate definition between the preserved and new buildings, the preservation of building frontages or facades shall provide a step back of at least 20' to 10' immediately above the preserved portion of the project.