



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of April 21, 2007**

DATE: March 27, 2007

SUBJECT: SP #386 SITE PLAN AMENDMENT REQUEST to amend Condition #1 to extend term of site plan to July 10, 2010; 3901 Fairfax Drive (RPC #14-030-057, 058).

Applicant:

Renaissance Centro Arlington, LLC.
WCI Communities, Inc.
2100 Reston Parkway
Suite 500
Reston, Virginia 20191

C.M. RECOMMENDATION:

Approve extension of Site Plan #386 (The Club on Quincy/Virginia Square Park) to July 10, 2010, subject to revised Condition #1 in the staff report and to all other previous conditions.

ISSUES: None.

SUMMARY: The applicant requests to extend the term of the site plan for three (3) years from July 10, 2007 until July 10, 2010 to explore design options and to make their building more marketable to the current residential real estate market. They are requesting additional time to explore at least two items that were not included in the approved site plan: the option of incorporating the funeral home use into the structure; and of relocating the crematorium. The applicant has not requested to change any other aspect of the approved site plan. Staff concurs with these reasons for an extension to the approved site plan and recommends a revision to Condition #1 to extend the site plan term to July 10, 2010.

BACKGROUND: On July 13, 2004, the County Board approved a site plan for 135 dwelling

County Manager: _____

County Attorney: _____

Staff: Colleen Connor, Planning Division, DCPHD

PLA-4638

units, approximately 2,648 square feet of ground floor retail, a community black box theater, a plaza, and the existing funeral home, as well as a rezoning from “C-2” Service Commercial – Community Business Districts to “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts. Subsequently, the property was sold to WCI Communities, Inc. The new property owner is exploring the potential for the funeral home owners to incorporate the funeral home use into the new building and to relocate the crematorium functions offsite and has therefore requested a three (3) year extension of the site plan term, which is set to expire on July 10, 2007.

The following provides additional information about the site and location:

Site: The roughly rectangular subject site comprises 45,508 square feet (1.04 acres). The Arlington Funeral Home and a large surface parking lot occupy the site. Uses adjacent to the site include the following:

- To the north: Arlington Central Library
- To the east: An office building (Georgetown Medical) and surface parking
- To the west: A high rise office building (4001 Fairfax Drive)
- To the south: A high rise residential tower (Quincy Plaza)

Zoning: “C-O-2.5” Service Commercial Office Building, Hotel, and Apartment Districts

Land Use: “Medium” Office-Apartment-Hotel

Neighborhood: Ballston-Virginia Square Civic Association, Ballston-Virginia Square Partnership

DISCUSSION: As approved by the County Board in 2004, the site plan included many significant community amenities, including a fully finished theater, a significant affordable housing package, and a public plaza in the preferred location as recommended in the *Virginia Square Sector Plan*. The black box theater, as originally approved, would be located on the ground floor and would accommodate up to 75 seats. The approved site plan included a 10% bonus for residential density for the provision of the theater. The approved site plan also included the provision of seven on-site affordable housing units, which supports another goal of the *Virginia Square Sector Plan* of including at least 5% affordable housing in new residential construction.

The applicant has requested to extend the term of the site plan by three (3) years to July 10, 2010 with no other changes. The site plan extension is requested for three (3) years for the applicant to examine potential changes to the approved site plan, which may require a major site plan amendment, and for the time required to complete final engineering and architectural drawings. The new property owner is exploring the potential for the funeral home owners to incorporate the funeral home into the new building and to relocate the crematorium functions offsite. The applicant has requested the site plan extension also to explore other design options and to make

the project more marketable to the current residential real estate market.

Staff recognizes that the current owner acquired the approved project as part of a portfolio from its former owner, and supports the applicant's efforts to explore design and marketability aspects of the project. An extension for the time period of three (3) years is typical length of time from site plan approval to commencement of construction on a project. The extension is requested because of the cumulative time estimated for the following: improve the marketability of the project; time for exploring design changes to the site plan such as incorporation of the funeral home and, as a result of changes, the time needed to submit an application for a site plan amendment; and the average time before excavation commences on an approved site plan project. Therefore staff supports a three (3) year extension of the site plan as requested. The approved site plan is consistent with the *Virginia Square Sector Plan* and provides a number of amenities supported by the community.

CONCLUSION: The applicant, as new owner of the property, requests an extension of the site plan. Staff supports the request and recommends that the County Board extend the term of the site plan to July 10, 2010, subject to revised Condition #1 and all other previous conditions.

REVISED CONDITION:

1. The developer (as used in these conditions, the term developer shall mean the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and as referenced in Administrative Regulation 4.1 and the revised plans dated June 30, 2004 and reviewed and approved by the County Board and made a part of the public record on July 10, 2004, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the developer and accepted by the County Board or vice versa.

This site plan approval expires on July 10, 2010 ~~three (3) years after the date of County Board approval~~ if a building permit has not been issued for the first building to be constructed pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The owner agrees that this discretion shall include a review of this site plan and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the site plan is subject to, among other things, inclusion of amended or additional site plan conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.

