

Special GLUP Studies Details & Process



GLUP stands for the General Land Use Plan. This is Arlington's primary land use policy guide for future development.



A Special GLUP Study's community review process is needed when there is insufficient planning guidance for a property.



The study is typically initiated by an application from a landowner or prospective developer.



The study does not consider project specifics. It evaluates the appropriateness of the requested change and what GLUP category may be appropriate.



SPECIAL GLUP STUDIES REVIEWED BY LRPC

A Long Range Planning Committee (LRPC) is made up of representatives from the Planning Commission, other County commissions that have key insights into the proposed amendment (e.g., Transportation Commission, Housing Commission), surrounding Civic Associations, and other community groups, businesses, or stakeholders that may be directly impacted by the amendment. The study is divided into two phases.



TIER 1: FIRST PHASE OF REVIEW

During the first phase, the LRPC reviews whether the subject property is appropriate to consider for a new land use designation through a full Special GLUP Study review. There is no consideration of the specific development proposal during the Tier 1 review. If a Special GLUP Study is recommended, it moves to Tier 2, which is the full review process.



TIER 2: A DETAILED REVIEW

In Tier 2, the LRPC analyzes the potential for a GLUP amendment, including the proposed request (uses, density, heights); history of the site's GLUP and zoning designations; relevant plans and policies; 3-D computer modeling of existing conditions and what the proposed (or alternative) GLUP designation(s) would allow; preliminary transportation analysis. The Tier 2 review also includes community feedback opportunities.



LRPC RECOMMENDATION

At the end of Tier 2, the LRPC may recommend that a new GLUP designation is potentially appropriate. This can be accompanied by other guidance, such as what land uses, building heights or transitions would be appropriate should a GLUP change be approved by the County Board.



AFTER THE LRPC REVIEW

The study process concludes with a recommendation whether or not to advertise a GLUP amendment for Planning Commission and County Board review and the adoption of a summary document of the study to date. Final action on the GLUP amendment would occur concurrent with County Board actions on a specific site plan application for the site. This would include public feedback opportunities at the Planning Commission and County Board meetings.