THE FOLLOWING PUBLIC HEARING ITEMS WILL BE HEARD ON MONDAY, MAY 10, BEGINNING AT 7:00 P.M.

1. A. GP-319-10-1 GLUP Amendment to change the designation from “Service Commercial” (Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R. with special provisions within the Columbia Pike Special Revitalization District.) to “Medium Office-Apartment-Hotel (up to 2.5 F.A.R. Office Density, up to 115 units/acre Apartment Density, up to 184 units/acre Hotel Density) for a property known as 1900 Wilson Boulevard, generally located on the western part of the block in the area bounded by Wilson Boulevard, the proposed North Troy Street extension, Clarendon Boulevard, and North Rhodes Street. Applicable Policies: The Rosslyn to Courthouse Urban Design Study.

B. Rezoning Z-2547-09-1 from “C-2” Service Commercial – Community Business Districts (1.5 FAR commercial uses) and “RA8-18” Apartment Dwelling Districts (36 units/acre residential uses) to “C-O-2.5” Commercial Office Building, Hotel and Apartments Districts (2.5 FAR commercial, 115/acre residential, and 180 hotel units/acre); premises known as 1900 Wilson Boulevard (RPC # 17-011-006, -007, -008, -017, -018, -019).

C. SP#411 ZOM 1900 Wilson, LP to develop up to 201 dwelling units and up to 30,000 square feet of commercial/retail, and a comprehensive sign plan to include a variety of retail signs such as awnings, wall signs, and blade signs in the “C-O-2.5” Zoning District per §24.A.2 of the ACZO. Property is approximately 75,432 sq ft, located at 1900 and 1916 Wilson Boulevard and is identified as RPC: 17-001-006, -007, -008, -017, -018, and -019. The proposed density is approximately 124 units/acre residential and 2.65 FAR commercial. Modifications of zoning ordinance requirements include: exclusions from density for mechanical closets, residential storage below grade, and vertical shafts, and bonus density for LEED and other modifications necessary in order to achieve the proposed development. Applicable Policies: GLUP: Medium Office-Apartment-Hotel.

10, Washington View and the Northern Boundary of Lot 26, Lot 27, and a Portion of Lot 28, Washington View, Adjacent to and Between RPC Nos. 17011006, 17011007, 17011008, 17011009, 17011017, 17011018 and 17011019, with Conditions.

E. An Ordinance to Vacate a Portion of a 10 foot Sanitary Sewer Easement Running South to North Across the Northwest Corner of Lot 26, Washington View, RPC No. 17011008, with Conditions.

2. ZOA FBC-10 Amendments to §20. (Appendix A), “CP-FBC” Columbia Pike Form Based Code Districts, subsection III.B.2.E. The Regulating Plans, Rules for the Regulating Plan and New Development Plans, Buildings, to clarify that a Building Envelope Standard may be extended up to 50 feet around a Block Corner within a development proposal.

3. ZOA FBC-11 Amendments to §20. (Appendix A), “CP-FBC” Columbia Pike Form Based Code Districts, to amend: (A) Subsection II. Definitions to add definitions for “English basement,” “porch” and “vestibule” and revise the existing definitions for “ground floor, ground story” and “Local street building;” (B) Subsection III. The Regulating Plans B. Rules for the Regulating Plan and New Development Plans, 4. Parking, to require that parking be provided when there are more than 2 dwelling units per Local street building on sites of less than 20,000 square feet in land area; (C) Subsection IV. Building Envelope Standards to add references to “English basement,” “porch,” “vestibule,” “ground floor, ground story” and “Local street building” where appropriate; to permit Local street buildings to have a ground story finished floor elevation of 0-5” or 36-60” above the fronting sidewalk; to modify the minimum clear height for the ground story of Local site buildings and the ground and second stories of Neighborhood site buildings from 9’4” to 9”; to clarify the clear height depth requirement for the ground story of live/work buildings; to add language such that when the finished floor elevation of the ground floor is 0-5” above grade a stoop is not required and the shy zone shall be distinguished from the sidewalk when a porch is not provided; to prohibit English basement units in Local street buildings with a finished floor elevation of less than 36”; to prohibit entries below the ground story on the required building line side of Local street buildings with a finished floor elevation of 0-5” above grade; to allow up to 2 entries per stoop, porch or, for Local street buildings with a finished floor elevation of 0-5” above grade, per shy zone treatment; and to allow up to 2 dwelling units and an English basement unit per Local street building.

THE FOLLOWING PUBLIC HEARING ITEMS WILL BE HEARD ON WEDNESDAY, MAY 12, BEGINNING AT 7:00 P.M.

4. ZOA 09-10A Amendment to §31A Historic Preservation Districts by altering standards for County Board review of appeals of Historical Affairs & Landmark Review Board (HALRB) decisions, altering the responsibilities of the HALRB regarding Historic District Design Guidelines, amending the Historic District Designation Process for Historic District Design Guidelines, and altering the adoption process for Historic District Design Guidelines by the HALRB and the County Board.
5. **SP#414** Dominion Hill Centre, L.L.C. for a medical/dentist office in the “R-6” One-Family Dwelling Zoning District under §9.A.2.b. Property is approximately 5,558 sq. ft, located at 6011 Wilson Blvd. and is identified as RPC: 12-024-013. The proposed density is 0.18 FAR. Modifications of zoning ordinance requirements include: setback, parking, and signs and other modifications as necessary to achieve the proposed development plan. Applicable Policies include GLUP “Low” Residential.

6. **SP# 395** Christopher Companies amendment to modify density, parking, height, facades, landscaping, utility locations in the “C-2” and “C-O-1.0” districts under §§26.B.18 and 23.E. Property is approximately 39,905 s.f., located at 3565 Lee Hwy., and is identified as RPC: 05-056-002. The proposed density is residential at 18 units (20.1 u/a over 38,934 s.f.) plus 44,760 s.f (1.15 FAR over 38,934 s.f.) and retail/commercial at 9,142 s.f. (0.235 FAR over 38,934 s.f.). Modifications of ACZO requirements include: density and other modifications as necessary to achieve the proposed development plan. Applicable Policies include GLUP “Low-Medium” Residential and “Service Commercial” and Lee Highway-Cherrydale Revitalization Plan.

7. **OTHER BUSINESS:**

   A. **STAFF REPORT ON CURRENT MATTERS**

   B. **CHAIRMAN’S REPORT**

   C. **COMMITTEE REPORTS**

      (1) SITE PLAN REVIEW COMMITTEE
      (2) LONG RANGE PLANNING COMMITTEE
      (3) ZOCO
      (4) BY-LAWS COMMITTEE
      (5) OTHERS

   D. **LIAISON REPORTS**

   E. **APPROVAL OF THE APRIL 12, 2010 MEETING MINUTES**

---

**COMMISSIONER MALIS WILL REPRESENT THE PLANNING COMMISSION AT THE COUNTY BOARD MEETING OF MAY 22, 2010.**

For inquiries regarding the Planning Commission, contact the Planning Division, (703) 228-3525. Our address is Courthouse Plaza, Department of Community, Planning, Housing & Development, 2100 Clarendon Boulevard, Suite 700, Arlington County, VA 22201.

Gizele C. Johnson, Clerk, Planning Commission