



ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

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CHRISTOPHER FORINASH
CHAIR

NANCY IACOMINI
VICE-CHAIR

MICHELLE STAHLHUT
COORDINATOR

GIZELE C. JOHNSON
CLERK

September 10, 2015

Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, Virginia 22201

SUBJECT:

5. SP# 437, 672 FLATS, 670 Glebe Road Associates LLC, c/o The Penrose Group to for a mixed-use development containing 179,210 sq. ft. of residential gross floor area (173 dwelling units) and 4,325 sq. ft. of retail gross floor area in the R-C zoning district under ACZO §7.3, §15.5. Property is approximately 43,936 sq. ft.; located at 670 N. Glebe Rd.; and is identified as RPC# 13-018-009; -012; -013; -014; -016; -017. The proposed density is 4.18 FAR. Modifications of zoning ordinance requirements include: retail parking ratio, loading spaces, and landscaped open space, and other modifications as necessary to achieve the proposed development plan and

Z-2584-15-1 Rezoning from C-2 Service Commercial--Community Business District to R-C Multiple-Family Dwelling and Commercial District; located at 670 N. Glebe Road (RPC# 13018-009; -012; -013; -014; -016; -017).

RECOMMENDATION:

The Planning Commission recommends the County Board defer action on Z-2584-15-1 rezoning request as well as action on SP#437.

Dear County Board Members:

The Planning Commission heard this item at its September 10, 2015 public hearing. Matt Pfeiffer, CPHD, Planning explained the project is recommended for deferral to October due to ongoing discussion related to placement of an electrical transformer. There will be a fifth Site Plan Review Committee (SPRC) meeting to discuss the issue on September 28th.

Public Speakers

There were no public speakers for this item.

P.C. #8.

Planning Commission Discussion

Commissioner Iacomini said the electrical transformer issue will be the only topic discussed at the SPRC meeting.

Planning Commission Motion

Commissioner Iacomini moved that the Planning Commission recommend that they defer action Z-2584-15-1 rezoning request as well as action on SP#437. Commissioner Forinash seconded the motion.

The Planning Commissioner voted 11-0 to support the deferral with Commissioners Iacomini, Siegel, Ciotti, Forinash, Cole, Harner, Sockwell, Gutshall, Brown, Hughes, and Schroll in support.

Respectfully Submitted,
Arlington County Planning Commission
Christopher J. Forinash

A handwritten signature in black ink, appearing to read "Chris Forinash", written in a cursive style.