

**PLANNING COMMISSION
ARLINGTON COUNTY BOARD ROOM
#1 Courthouse Plaza, Room 307
2100 Clarendon Boulevard
Arlington, Virginia 22201**

**Monday, Nov. 2, Wednesday, Nov. 4, &
Monday, Nov. 9, 2015**
COUNTY BOARD – Nov. 14 & 17, 2015

**THE FOLLOWING PUBLIC HEARING ITEMS WILL BE HEARD ON MONDAY,
NOVEMBER 2ND, BEGINNING AT 7:00 P.M.**

1. **SP #46, Carpool**, CFO AV, LLC to amend a site plan by adding site area to construct an approximately 330,000 sq. ft. multifamily building with approximately 8,000 sq. ft. of ground floor retail on the new site area in the C-O-A zoning district under ACZO §7.14.3.B.2.(b) & §15.5. Property is approximately 82,370 sq. ft.; **located at 4000 & 4040 Fairfax Drive**; and is identified as RPC# 14-045-002, -003. The proposed density is 6.25 FAR. Modifications of zoning ordinance requirements include: number of parking spaces, percentage of compact spaces, height, LEED Gold bonus density, exclusions of vertical shafts and other modifications as necessary to achieve the proposed development plan. **(ACTION) Project Site**

2. **SP# 436, Ballston Oaks Townhomes**, Stuart-Ballston LLC to request a final site plan to permit construction of 12 townhouse dwelling units in the R15-30T zoning district under ACZO §5.8, §15.5. Property is approximately 25,000 sq. ft.; **located at 1124-1138 N. Stuart Street**; and is identified as RPC# 14-022-011 through -015. The proposed density is 21 UNITS/ACRE. Modifications of zoning ordinance requirements include: reduced front and rear yard setbacks, increased lot coverage, reduced rear yard parking setback, and other modifications as necessary to achieve the proposed development plan. **(ACTION) Project Site**

3. **ORGANIZATIONAL MATTERS & 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) Others
 - D. Liaison Reports
 - E. Approval of the October 5 & 7, 2015 Meeting Minutes

**THE FOLLOWING PUBLIC HEARING ITEMS WILL BE HEARD ON
WEDNESDAY, NOVEMBER 4, 2015, BEGINNING AT 7:00 P.M.**

**4. SP #193, Ballston Quarter (Ballston Common Mall) (ACTION)
Project Site**

- A.** SP #193 SITE PLAN AMENDMENT Ballston Air Rights Acquisition Company, LLC to permit modifications to facade, streetscape, landscape and the addition of approximately 14,838 square feet of office GFA with modification of use regulations for density and other modifications as may be necessary to achieve the proposed development; located at 685 N. Glebe Road (RPC# 14-059-045) and 701 N. Glebe Road (RPC# 14-059-044). **(Office Renovation)**
- B.** SP #193 SITE PLAN AMENDMENT FC Ballston Common, LLC to permit modification to the facade, streetscape, landscape and the addition of approximately 11,854 square feet of retail GFA with modification of use regulations as may be necessary to achieve the proposed development; located at 4238 Wilson Boulevard (RPC# 14-059-035), 671 N. Glebe Road (RPC# 14-059-036) and 627 N. Glebe Road (RPC# 14-059-041). **(Mall Renovation)**
- C.** SP #193 SITE PLAN AMENDMENT Ballston Acquisition Company, LLC to permit construction of approximately 406 residential units and 66,475 square feet of retail GFA with modification of use regulations for density, height, parking, penthouse uses, and other modifications as may be necessary to achieve the proposed development; located at 4100 Wilson Boulevard (RPC# 14-059-028 and portion of 14-059-035). **(Residential Building)**
- D. Enact an Ordinance of Vacation to Vacate: 1) a Portion of an Easement and Right of Way located at the southwest corner of Wilson Boulevard and N. Randolph Street, Parcel "A-1" Ballston Common (Ballston Quarter), RPC #14-059-028; and 2) Portions of an Easement and Right of Way located along the northwest side of N. Randolph Street, south of Wilson Boulevard, Parcel "A-1" Ballston Common (Ballston Quarter), RPC #14-059-028; with Conditions.**

**THE FOLLOWING PUBLIC HEARING ITEMS WILL BE HEARD ON
MONDAY, NOVEMBER 9, 2015, BEGINNING AT 8:00 P.M.**

5. SP #438, Clarendon West (Red Top Cab Site) (ACTION) Project Site

A. CONSIDERATION OF ADOPTION OF AN AMENDMENT to the Arlington County Comprehensive Plan's Master Transportation Plan (MTP) Map to delete a portion of N. Ivy Street south of 13th Street N.

B. ENACT AN ORDINANCE OF VACATION TO VACATE: **1)** a Portion of 13th Street North Between Washington Boulevard and North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 234, 235, 236, 237 and 259, RPC #15-078-024; **2)** a Portion of 13th Street North Between Washington Boulevard and North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lot 259, RPC #15-078-024; **3)** a Portion of 13th Street North Between North Ivy Street and North Irving Street Abutting the Northwestern Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lot 224, RPC #15-

78-012; **4)** a Portion of Washington Boulevard at the Northeast Intersection of Washington Boulevard and 13th Street North, Near the Southwestern Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part of Vacated N. Jackson Street, RPC #15-078-024; **5)** a Portion of Washington Boulevard Abutting the Southern Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 259 and 258, RPC #15-078-024; **6)** a Portion of North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lot 224, RPC #15-078-012; **7)** a Portion of North Ivy Street Running in a Southeast Direction from 13th Street North and Between and Abutting Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 224, Lot 223, Lot 222, Lot 221, Lot 219, RPC #s 15-078-012, O. 011, -021, -010, -022 and Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 234, 235, 236, and 237 and Abutting and to the North of Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 253 and 252, RPC # 15-078-024 and 15-078-006; **8)** and an Easement for Public Street and Utilities Purposes Running From the Northeast to the Southwest and then to the Southeast and then to the East, Located on Property Known as Part Lots, 252, 253, 254, 237, 236, 235, 234, 259, 258, 257, 256, 255 and Part of Vacated N. Jackson Street, Wood-Harmon's Addition to Block 6, Clarendon, RPC #s 15-078-024 and 15-078-006, all with Conditions.

6. **ZOA-N-FBC-4** Amendments to the Arlington County Zoning Ordinance to amend section 204. D (Transfer of Development Rights): §11.2 "CPN-FBC" (Appendix B), to extend the sunset date for current Columbia Pike TDR multipliers by five years. (**ACTION**)
7. **FBC-20**, Amendments to the Arlington County Zoning Ordinance Article 11.1 CP-FBC Columbia Pike Form Based Code Districts (Appendix A) to amend the Western Gateway Regulating Plan to adjust the Required Building Lines between South Greenbrier Street and South Jefferson Street to reflect the transportation improvements proposed as part of the Columbia Pike Multimodal Street Improvements and to reflect the existing street condition and building placement of the 55 Hundred FBC project. (**ACTION**)

**COMMISSIONER COLE WILL REPRESENT THE PLANNING COMMISSION AT THE COUNTY
BOARD MEETING OF NOVEMBER 14 & 17, 2015**

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

Gizele C. Johnson, Clerk, Planning Commission