
**Joint Meeting of the Long Range Planning Committee (LRPC) and the
Zoning Committee of the Planning Commission (ZOCO)
May 11, 2021, 7:00pm**

**Meeting Summary
Virtual Microsoft Teams Meeting**

Planning Commissioners in attendance:

Denyse "Nia" Bagley
James Lantelme
Devanshi P. Patel (Chair, ZOCO)
James Schroll (Chair, LRPC)
Leonardo Sarli
Daniel Weir

Planning Commissioners absent:

Elizabeth Gearin
Stephen Hughes
Elizabeth Morton
Tenley Peterson
Sara Steinberger
Jane C. Siegel

Staff in attendance:

Matt Ladd, AICP, Principal Planner, CPHD - Planning
Kevin Lam, Associate Planner, CPHD – Planning
Nick Rogers, AICP, CZA Principal Planner, CPHD - Planning

Clarendon Revitalization District Maximum Height Limit Map.

LRPC Chair James Schroll opened the meeting at 7:01pm.

Mr. Matt Ladd began the agenda item's presentation with background on planning and zoning in Clarendon. He explained that the purpose of the evening's agenda item was to discuss a proposed amendment to the Clarendon Revitalization District's maximum building height map in the Arlington County Zoning Ordinance (ACZO). The amendment was precipitated by a minor site plan application for the approved Site Plan #438 (Clarendon West). Mr. Ladd explained that, compared to other areas of Arlington subject to sector plan guidance and implementation, Clarendon's development standards have less discretion and flexibility for County Board modifications as part of the site plan review process.

Mr. Ladd shared aerial photograph images which identified the Clarendon West subject property and its proximity to the portion of Clarendon which is currently undergoing a Sector Plan update. The Clarendon West site is outside of the Sector Plan portion currently under review.

Mr. Ladd explained that the height map regulates both the maximum building height as well as the required 1:3 taper plane for all development within the Revitalization District that is located beyond 165 feet from an adjacent residential neighborhood.

Mr. Kevin Lam provided an overview of the associated minor site plan application currently under review for Site Plan #438. He noted the 2006 adoption of the updated Clarendon Sector Plan, the 2008 zoning ordinance amendment that implemented the Plan, and the 2015 County Board approval of Site Plan #438 and an accompanying zoning ordinance amendment for the maximum building heights map.

Mr. Lam described the proposed minor site plan amendment, which would reduce the approved maximum building height from 103 feet (11 stories) to 94 feet (10 stories). He noted that the Level 8 roofline would be slightly reduced from 75 feet to 74 feet in height. The proposed building's gross floor area would remain unchanged from what was previously approved, but additional floor area would be added to Levels 7-10 which would result in a more gradual height profile. Mr. Lam characterized these changes as meeting the spirit of the approved building heights map but discussed how the proposed taper plane of the graduated building heights would not comply with the required 1:3 tapering ratio. Moreover, he highlighted that the ACZO does not enable the County Board to approve modified building heights above those specified in the maximum building heights map.

Mr. Lam displayed several graphical representations from various points of perspective of the approved building and the proposed building to show how the building height changes compare to one another. Finally, he discussed the overall timeline for the zoning ordinance amendment and minor site plan application, which would include a Request to Advertise review by the County Board in May for the zoning ordinance amendment, public hearings by the Planning Commission and County Board in June for the zoning ordinance amendment, and County Board review of the minor site plan in June.

Mr. Schroll opened the floor to clarifying questions from the other Planning Commissioners. While there were none, Commissioners provided feedback supporting the appropriateness of the proposed amendment to the Clarendon Revitalization District maximum building height map. Commissioners noted that the applicant's request is consistent with the intent of the Clarendon Sector Plan and did not generate aesthetic concerns for them. The minor change to the maximum building height map would also adhere to desires made by adjacent neighbors for the form and design of this site during the original 2015 site plan approval.

Commissioners requested information on neighborhood feedback for the proposed zoning ordinance amendment and minor site plan. Mr. Lam discussed staff's outreach to the adjacent Lyon Village neighborhood and other civic associations, as well as to St. Charles Parish and the Bromptons at Clarendon community. To date, staff had not received comments on the proposed zoning ordinance amendment as a result of this outreach, but would be continuing to provide updates and outreach to the community as the zoning ordinance amendment and minor site plan amendment moved through the review process in the coming months.

Mr. Schroll invited members of the public in attendance to provide feedback and comment. Mr. Matt Roberts of Bean, Kinney & Korman, representing the Clarendon West applicant, thanked staff for the presentation and discussed his client's outreach to the Lyon Village community. He noted that discussions with the neighborhood had covered a number of topics such as parking that were not associated with the agenda item before LRPC/ZOCO, and that they had not received concerning comments from neighbors on the proposed height change. Mr. Roberts noted that he and his client would be having additional conversations with the community moving forward.

Mr. Schroll adjourned the meeting at 7:37pm.