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**Zoning Committee of the Planning Commission (ZOCO)**

**Meeting Summary**

**September 28, 2021, 7:00pm**

**Virtual Microsoft Teams Meeting**

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**Planning Commissioners in attendance:**

Daniel Weir (Co-Chair, ZOCO)

Devanshi P. Patel (Co-Chair, ZOCO)

**Planning Commissioners absent:**

Denyse "Nia" Bagley

Elizabeth Gearin

Stephen Hughes

James Lantelme

Elizabeth Morton

Tenley Peterson

Leonardo Sarli

James Schroll

Jane C. Siegel

Sara Steinberger

**Staff in attendance:**

Ebony Dumas, Associate Planner, CPHD - Planning

Nick Rogers, AICP, CZA, Principal Planner, CPHD – Planning

Marc McCauley, Real Estate Development Director, Arlington Economic Development

Kate Paine, Commercial Development Specialist, Arlington Economic Development

**Columbia Pike Form Based Codes: Ground Story Uses Study**

ZOCO Chair Daniel Weir opened the meeting at 7:05pm.

Ebony Dumas provided a presentation on the agenda item to the meeting's attendees. She introduced staff's work on a zoning study to permit a wider range of land uses and to identify retail equivalent uses that would be appropriate for and align with the vision for Columbia Pike as a mixed-use corridor. The zoning study was preceded by a 2019 Commercial Market Study and a County Board work session that provided guidance to staff on pursuing the discussed zoning changes.

Ms. Dumas provided an overview of the areas along Columbia Pike which are identified as Commercial Centers subject to the Commercial Form Based Code (FBC), the areas identified as Neighborhoods Areas subject to the Neighborhoods Form Based Code (N-FBC), and the form based code development which has been filed, approved, and constructed since each FBC was adopted.

Ms. Dumas noted the presence of several legacy sites, which are sites which have not yet redeveloped in accordance with the FBCs. She discussed the recommendations from the Commercial Market Study and the interest of some County Board members in enabling

additional rental price availability and retail opportunities for these sites.

Ms. Dumas highlighted the community engagement that staff had pursued during the course of the study, and discussed the key feedback received as a result of this outreach. She then presented a series of use categories in the Arlington County Zoning Ordinance and the individual zoning districts which staff had identified as candidates for certain text amendments as specified in the draft text accompanying the staff memo for the meeting. The text amendments center on several uses:

- Office
- Animal boarding
- Manufacturing, artisan beverage
- Manufacturing, artisan workshop
- Museums, art galleries and studios
- Shared commercial kitchens
- Legacy sites

Ms. Dumas discussed several use standards for individual uses which staff had recommended to mitigate potential adverse impacts that could occur with the establishment of these uses. She also provided more background on the staff recommendation for legacy sites to establish permitted uses in the FBCs even though they had not yet redeveloped in accordance with the FBC.

Ms. Dumas highlighted the study's schedule, sharing several milestones including briefings to the Form Based Code Advisory Working Group. She noted that the County Board is scheduled to review a Request to Advertise at their October meeting, and public hearings would follow in November if the Board authorized their advertisement in October.

Commissioner Weir expressed his support for the study's recommendations. He appreciated the growing diversity of uses and types of activities that this would provide to the business community and the broader Columbia Pike community.

#### **Public Comments.**

Commissioner Weir invited members of the public in attendance to provide feedback and comment:

- Scott Pedowitz (Arlington Chamber of Commerce) asked if there were any land uses or use categories that staff had studied but decided to not recommend further changes to the Arlington County Zoning Ordinance (ACZO). Ms. Dumas noted earlier presentations that staff had made with its community engagement which mentioned live entertainment as a principal use. Such uses are already permitted as an accessory use by the ACZO, and were ultimately set aside as outside the scope of the study for consideration as principal uses.
- Matt Allman (Venable) asked if corresponding changes would be made not just to the use tables specified in Article 11 of the ACZO, but also in the use tables within the FBCs. Ms. Dumas confirmed that they would be, noting several sections of the ACZO and FBCs that staff had recommended changes to the existing text to implement the best practices from the staff analysis as well as the feedback received from members of the public.

The ZOCO meeting was adjourned at 7:36pm.