

Special Exception Site Plans

The Site Plan Process

CPHD Planning Division

January 10, 2019

What is a Site Plan?

Special
Exception/Conditional
Land Use &
Development

Site Specific Flexibility
in Use, Development
Form, Density

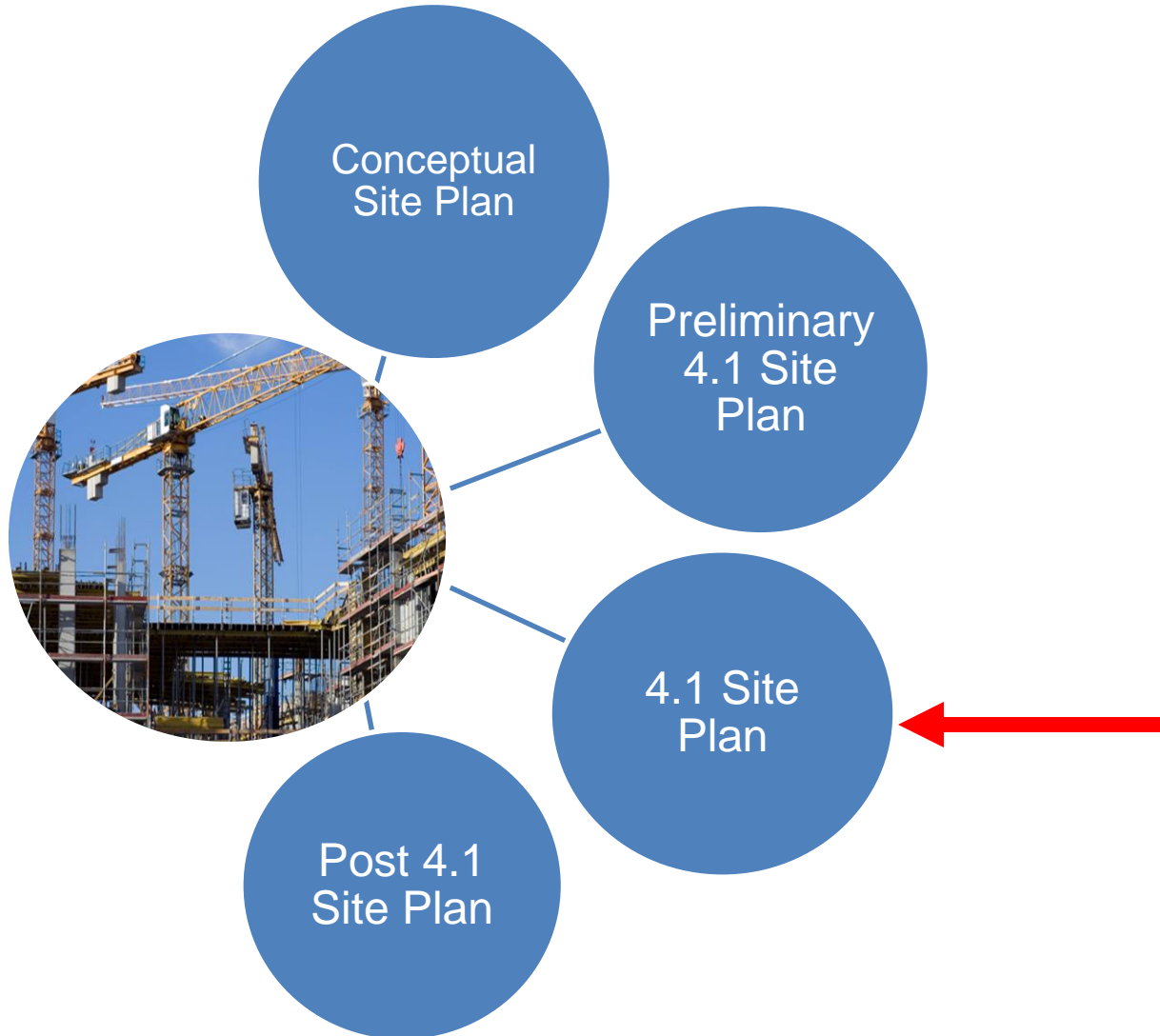
Not Otherwise
Permitted By Right

Variation of Permitted
Uses and Regulations

Requires Public
Hearing & County
Board Approval

- Virginia State Code Title 15.2,
Chapter 22
- Arlington County Zoning Ordinance
Section 15.5
- Arlington County Administrative
Regulation 4.1

Site Plan Life Cycle

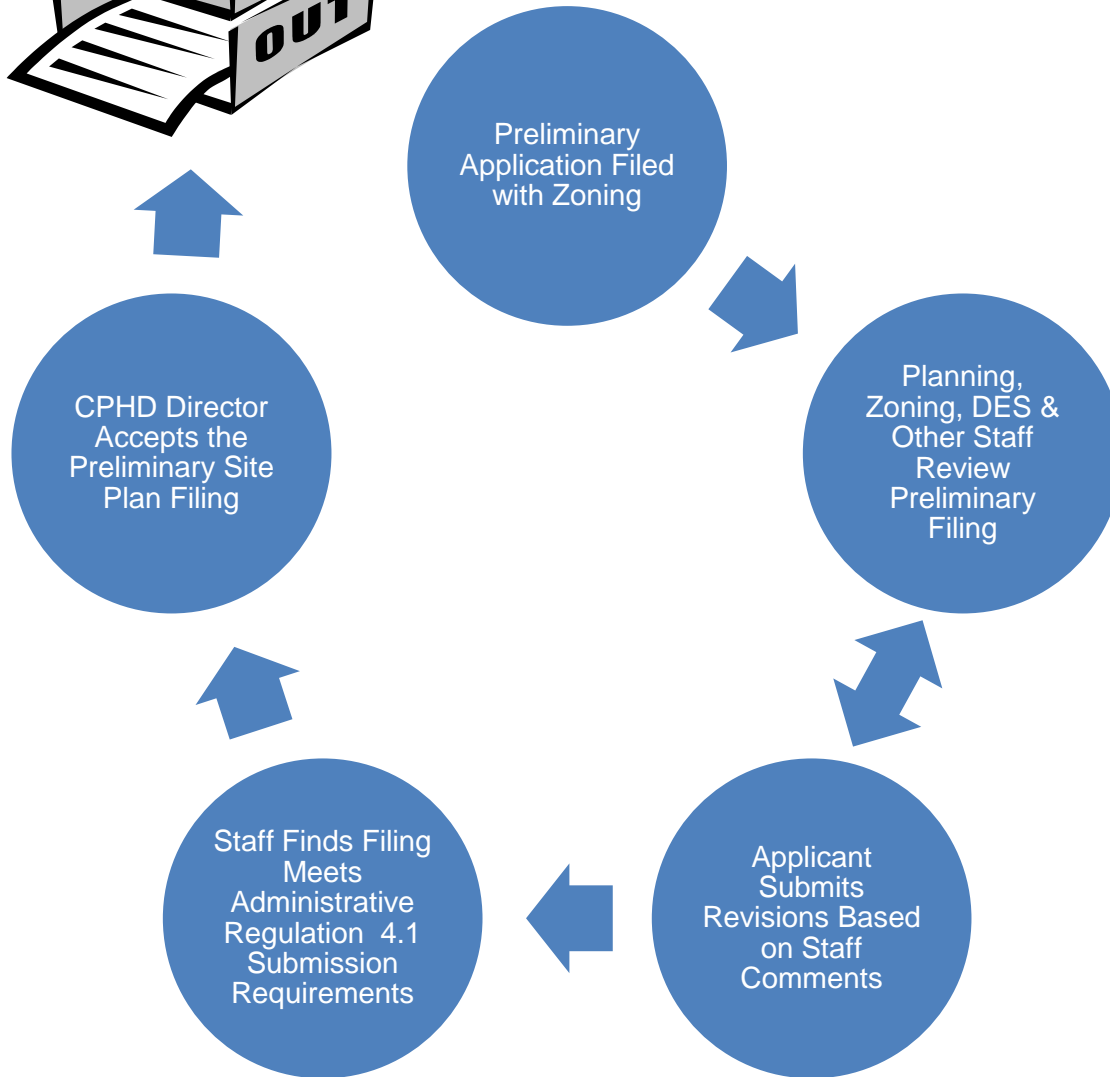
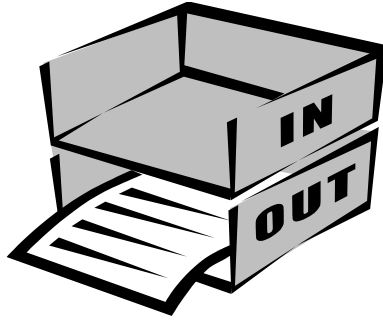


Conceptual Site Plan

- Formal meetings set up by Developers with Staff
- Developers seek feedback from Staff on a potential development/redevelopment
- Interdepartmental Review to provide preliminary guidance relative to:
 - Land Use and Zoning
 - Area Plans and Studies
 - County Policy
 - Architecture and Design



Preliminary Site Plan



Final Site Plan Filing

- Administrative Regulation 4.1
- Application Filed In Zoning
- Review Process Begins...



Elements of Site Plan Review

- Developer
- Community Stakeholders
- SPRC
- County



Role of Staff

- Coordinate & Facilitate All Aspects of Review
- Provide Analysis, Planning Guidance & Subject Expertise
- Determine Conformance, Consistency & Compliance
- Develop Conditions to Mitigate Impacts of Development
- Report on Findings
- Present Recommendations to Advisory Commissions & County Board

Site Plan Review Committee



- Provide a Forum for Public and Community and Stakeholder Review & Discussion on Site Plan Applications
- Ensure Highest Quality of Land Use Planning & Design in Development
- Promote Compliance with County Adopted Policies & Plans
- Address Community and Stakeholder Concerns & Goals
- Advise the Planning Commission on Outstanding Issues

Role of Advisory Commissions

- Participate in SPRC
- Hold a Public Hearing on Proposals & Make Recommendations to the County Board
- Report to the County Board on Its Recommendations

County Board Findings

- Substantially complies with the character of master plans, officially approved neighborhood/area development plans, uses permitted and use regulations of the district as may be modified by the County Board
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood
- Is designed and located to promote and protect public health, safety and welfare

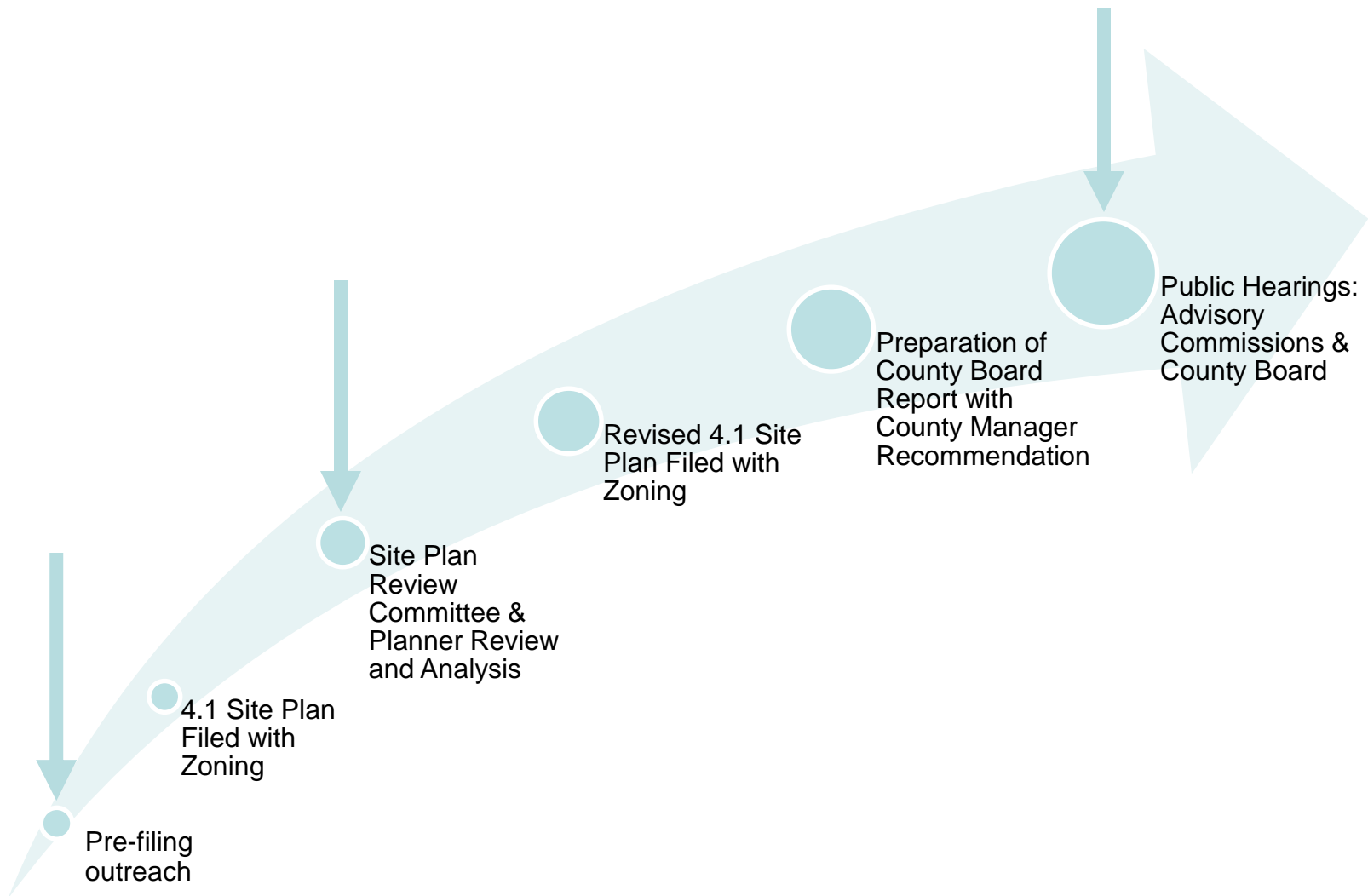


Site Plan Conditions

- Designated by the County Board in Approving and Accepting a Site Plan
- Assure that the Improvement and Development Will Conform to Requirements or Modifications
- Mitigate & Ameliorate Impacts of the Proposed Development



Site Plan Process Timeline



**New Site Plans and Major Site Plan Amendment applications are heard by the County Board 120 days from the date of submission.*

Opportunities for Input

Developer

SPRC

County
Staff

Public
Hearings

Post 4.1 Site Plan

- Final Plans As Approved by the County Board
- Guide Development & Construction
- Compliance with Conditions of Approval
 - Zoning Plan Review
 - Inspection Services Permits

Site Plan Amendments

- Arlington County Zoning Ordinance Section 15.5.3
- **Major Site Plan Amendments** – any modification of an approved site plan that meets any of the following criteria:
 - Principal use of the building changes >5% of the total floor area of the building
 - Density changes >5% of the total floor area of the building
 - Building height changes by more than 12 feet
 - GFA of the first floor changes >20% of the area of the first floor
 - Change in the site area which is used to calculate density
 - Any change which the zoning administrator determines is similar in significance to the above stated changes
- **Minor Site Plan Amendments** – any modification of an approved plan which is not considered a major amendment and which cannot be approved administratively