



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of June 10, 2006

DATE: May 22, 2006

SUBJECT: Amendments to Section 36. Administration and Procedures of the Zoning Ordinance to establish density increases for development proposals in the “Clarendon Revitalization District” that include historic preservation of structures identified for preservation in the adopted Clarendon Policy Directives (see Attachment). The proposed Zoning Ordinance amendment would amend, reenact, and recodify the Zoning Ordinance regulations to establish density increases for proposals that include historic preservation of structures identified for preservation in the Clarendon Policy Directives. This amendment is proposed in order to encourage economic development; to protect against encroachment on historic areas; to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

C.M. RECOMMENDATION:

Adopt the attached ordinance to amend Section 36. Administration and Procedures of the Arlington County Zoning Ordinance.

ISSUES: None

SUMMARY: As part of implementation of the Clarendon Sector Plan Policy Directives adopted by the County Board on February 28, 2006, staff is proposing Zoning Ordinance amendments for County Board consideration. The proposed amendment would create Zoning Ordinance regulations to establish available density increases for Special Exception Site Plan proposals in the “Clarendon Revitalization District” that include historic preservation of structures identified for preservation in the Policy Directives.

DISCUSSION: To help implement the vision for Clarendon, staff is recommending Zoning Ordinance amendments to facilitate historic preservation consistent with the Clarendon Policy Directives. Staff proposes the inclusion of additional density incentives for historic preservation as part of the Special Exception Site Plan regulations in Section 36. Administration and Procedures. Such regulations would apply only to properties within the “Clarendon Revitalization District”.

The proposed density increase provisions would establish an optional increase in density up to a maximum that is directly proportional to the amount of preservation proposed. A list of

County Manager: _____

County Attorney: _____

Staff: Molly Just and Jennifer Smith, DCPHD, Planning Division

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structures identified for preservation are included in the adopted Clarendon Policy Directives and the Clarendon Sector Plan – Part 1 (the subject of another staff report). Structures are categorized for either full or partial (frontage or façade) building preservation. If a Special Exception Site Plan project includes a structure identified for preservation, the County Board, through this new provision in Section 36., could approve an increase in density of 300% to 500% of the amount of building square footage preserved. This additional density would increase the project's density above the amount specified in the General Land Use Plan and the respective zoning district.

The amount of density increase would be dependent upon the type of preservation. For full building preservation, the allowable density increase would be up to 500% of the gross floor area for any preserved structure which contains 10,000 square feet of gross floor area or less. For any full building structure that is preserved and that exceeds 10,000 square feet of gross floor area, the allowable density increase would be reduced from 500% to 300% of the gross floor area in excess of 10,000 square feet. For partial preservation (frontage or façade), the density increase amount would be 500% of the preserved gross floor area.

ADVISORY COMMISSION RECOMMENDATIONS:

This historic preservation incentive was reviewed by the community and the Historical Affairs and Landmark Review Board (HALRB) during the public planning process. It was acknowledged that this incentive may yield more preservation than the existing incentive and use of the incentive would require review by the HALRB. At its meeting on May 17, 2006, the HALRB recommended approval of staff's recommendation. However, some HALRB members suggested that the proposed ordinance language include a timeframe for which the County Manager would send a site plan project to HALRB for review. A timeframe of "at least 30 days in advance of a public hearing by the County Board" was suggested in addition to the previously advertised language of "at least one meeting of the Historical Affairs & Landmark Review Board." Staff has reviewed this suggestion and now proposes to modify the ordinance language and incorporate a timeframe in which the County Manager will send a site plan project to HALRB for its review. Staff recommends that the County Manager send a site plan project to HALRB for its review "at least 45 days in advance of the scheduled public hearing by the County Board." This should give the HALRB time to review the project while also avoiding unnecessary delays and will enable the County to more effectively achieve the goal of historic preservation in Clarendon.

The Planning Commission at their May 17, 2006 meeting, voted to carry-over this item to their May 30, 2006 meeting in order to allow adequate time for review and notification to the Clarendon community. At the meeting on May 30, 2006, the Planning Commission voted to recommend approval of the staff recommendation.

CONCLUSION: The subject Zoning Ordinance amendments are consistent with the Clarendon Policy Directives adopted by the County Board on February 28, 2006 and will enable the County to more effectively achieve the goal of historic preservation in Clarendon. Therefore, staff recommends that the County Board adopt the attached ordinance to amend Section 36. Administration and Procedures.

ATTACHMENT

ORDINANCE TO AMEND, REENACT, AND RECODIFY ZONING PROVISIONS OF THE ARLINGTON COUNTY ZONING ORDINANCE, SECTION 36. ADMINISTRATION AND PROCEDURES TO IMPLEMENT THE CLARENDON POLICY DIRECTIVES RELATING TO HISTORIC PRESERVATION

BE IT ORDAINED, by the County Board of Arlington that Section 36.H.8 of the Arlington County Zoning Ordinance is hereby amended, reenacted and recodified as follows in order to encourage economic development; to protect against encroachment on historic areas; to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

SECTION 36. Administration and Procedures

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H. Site Plan Approval

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8. When a proposal located in the “Clarendon Revitalization District” as designated on the General Land Use Plan preserves a structure identified for preservation in adopted policies for Clarendon, and the County Board finds that the structure is preserved in accordance with such adopted policies, then the County Board may approve an increase above the otherwise allowable density as follows:
- (a) Prior to County Board approval, the County Manager will send the project for review and comment by at least one meeting of the Historical Affairs & Landmark Review Board at least 45 days in advance of a public hearing by the County Board, and it’s the HALRB’s recommendations will be considered by the County Board. The County Board which shall determine whether the project is consistent with the historic preservation objectives of the adopted policies.
 - (b) When an entire building is preserved, the project’s density may, by site plan approval, be increased by up to an amount equal to 500% of the first 10,000 square feet of gross floor area preserved and by up to an amount equal to 300% of any square feet of gross floor area preserved beyond 10,000 square feet.
 - (c) When a building frontage or façade is preserved, the project’s density may be increased by up to an amount equal to 500% of the square feet of gross floor area preserved. The square feet of gross floor area preserved shall be calculated by multiplying the linear feet of building frontage preserved by the depth of preservation.
 - (d) Unless the County Board finds, in a particular case, that a lesser

step back or no step back is more appropriate to ensure a contextually appropriate definition between the preserved and new buildings, the preservation of building frontages or facades shall provide a step back of which step back shall be at least 20' for frontages and 10' for facades, immediately above the preserved portion of the project.