

Special General Land Use Plan Studies

Zoning Fee Schedule Amendment

Economic Development Commission

March 12, 2019

Special GLUP Study Purpose

- The GLUP is Arlington's regionally and nationally recognized land use policy guide.
- Changes to the GLUP should not be made lightly.
- The purpose of a Special GLUP Study is to allow for high-level review of the land use separate from any site plan/use permit review.
- Special GLUP Studies evaluate the appropriateness of the requested GLUP change and what GLUP category or categories may be appropriate.

- “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” adopted in 2008
- Since 2008, staff has completed 8 Special GLUP Studies – 1 of which was a Special GLUP Study Plus
- In 2018, the County Board directed County staff to examine current procedures and develop process improvements

Staff proposes to refine the existing process to achieve greater:

- Efficiency
- Inclusivity
- Predictability
- Cost Recovery

Issues to be Addressed

- Currently no dedicated Special GLUP Study fee and the County needs to recoup its costs.
- Currently no mechanism for the County to determine whether the requested Special GLUP Study is the appropriate tool.
- Special GLUP Studies are an important element of the annual Work Plan. It is important that the County has a defined process to effectively address these applications.

Alternatives Initially Explored

- Staff analyzed several different ways to respond to the identified issues and goals:
 1. Staying the course with the current process format;
 2. Revising the current process in a strategic manner by instituting one application window and a two-phase review process.
 3. Revising the current process with a two-phase review, but with rolling applications.

Staff recommends a two-tier review process which would provide:

For staff and the LRPC:

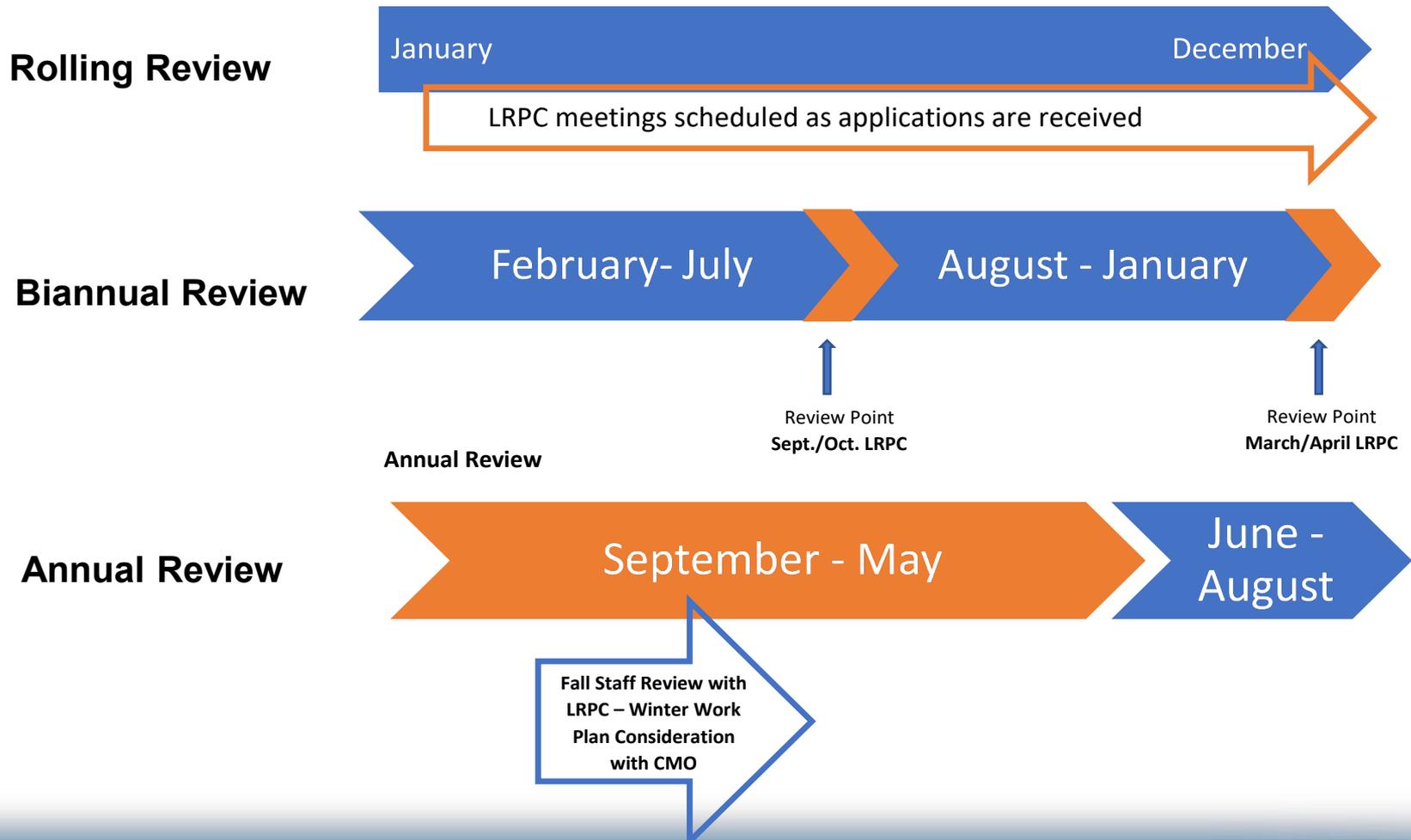
- Vetting process to assess appropriate review process/merit of application prior to initiating a full study
- Prioritization of applications
- More effective scheduling
- Greater predictability vis-à-vis timing

For applicants:

- Initial review by staff and the LRPC in 90-120 days for a low cost
- Greater predictability vis-à-vis timing

New Alternatives to be Explored

Staff analyzed several different ways to respond to the identified goals/issues and is looking for input:



- After the initial LPRC meeting, applicants would receive a letter from the Director recommending/not recommending a Special GLUP Study.
- Applications recommended for study could then file a full Special GLUP Study application.
- Applications not recommended for study could choose to file a GLUP Amendment at their own risk.
 - The GLUP Amendment would be heard at public hearings by:
 - the Planning Commission; and
 - the County Board.
 - The County Board would make the final decision.

- Fee schedule changes for new and/or revised fees achieve cost recovery for Special GLUP Studies
- Zoning Ordinance amendment to allow for reimbursement of fees in instances where a full Special GLUP Study application has been withdrawn prior to commencement of staff review
- More general GLUP Booklet description of the Special GLUP Study process referencing a new administrative guide (to be finalized)

- 11/14 LRPC Meeting
- 1/22 LRPC Meeting
- 1/23 NAIOP Meeting
- 2/21 Chamber of Commerce Meeting
- 2/23 RTA for action on associated GLUP booklet and Zoning Ordinance amendments and new/revised fees (*action – advertisement of proposed amendments*)
- 2/27 NAIOP Meeting
- 2/28 LRPC Meeting
- 3/4 Planning Commission Meeting (*action – unanimous vote in support of proposed amendments*)
- 3/12 EDC Meeting
- 4/23 County Board Meeting
- 7/1 Finalization of Administrative Guide

Conclusion