

**SITE PLAN REVIEW COMMITTEE  
MEETING AGENDA**

**DATE:** Monday October 21, 2019  
**TIME:** 7:00 – 9:00 p.m.  
**PLACE:** 2100 Clarendon Boulevard  
Lobby Rooms C&D (Cherry & Dogwood)  
Arlington, VA 22201

**SPRC STAFF COORDINATOR:** Courtney Badger  
703-228-3525

- Item 1. 1731 North Veitch Street Redevelopment (SP 161-4) 7:00pm–9:00pm**  
(RPC# 16-028-004 & 16-008-025)  
Planning Commission and County Board meetings to be determined.  
*Krissy Walentisch & Michael Cullen (CPHD Staff)*

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the Arlington County Zoning Office, 10th Floor, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site  
<http://commissions.arlingtonva.us/planning-commission/>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans  
[http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site\\_plans/CPHDPlanningApplicationsSite\\_plansMain.aspx](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx)

To view the current Site Plan Review Committee schedule, go to the web site  
<http://commissions.arlingtonva.us/planning-commission/sprc/>

**1731 N. Veitch Street Redevelopment (SP #161-4)**  
(RPC#s 16-028-004 & 16-008-025)

**SPRC AGENDA: 1st Meeting – October 21, 2019**

- 1) Introduction
  - a) Introduction from SPRC Chair
  - b) Overview of Site Plan Proposal (Staff)
  - c) Presentation of Site Plan Proposal (Applicant)
  
- 2) Land Use & Zoning
  - a) Relationship of site to GLUP, sector plans, etc.
  - b) Relationship of project to existing zoning
    - i) Requested rezoning
  
- 3) Building Architecture & Design
  - a) Proximity to Colonial Village local historic district
  - a) Building form (height, massing, setbacks)
  - b) Facade treatments, materials, fenestration
  - c) Garage features and rooftop decks
  - d) Street level activism
  
- 4) Site Design and Characteristics
  - a) Relationship and orientation of proposed development to other buildings
  - b) Streetscape Improvements
  - c) Compliance with adopted planning documents
  
- 5) Open Space and Landscaping
  - a) Compliance with existing planning documents and policies
  - b) Relationship to scenic vistas, natural features and/or adjacent public spaces
  - c) Landscape plan
  - d) Accessibility

**SPRC AGENDA: 2nd Meeting – December 9, 2019**

- 6) Follow Up from Previous Meeting
  - a) Changes to design
  - b) Comment response from applicant
  
- 7) Transportation & Parking
  - a) Mass transit facilities and access
  - b) Automobile Parking
    - i) Proposed v. required (tenant, visitor, compact, handicapped, etc.)
    - ii) Access (curb cuts, driveway & drive aisle widths)
  - c) Location of Delivery Services
  
- 8) Community Benefits and Sustainability
  - a) Affordable Housing
  - b) Tree Replacement Fund
  - c) Underground Utilities
  - d) Green Home Choice Certification
  - e) Other
  
- 9) Construction
  - a) Timing
  - b) Vehicle staging, parking, and routing
  - c) Community Liaison
  
- 10) Wrap-up

**Applicant Information:**

**Applicant**

1731 N Veitch Street, LLC  
1355 Beverly Road  
Suite 330  
Mclean, VA 22101  
202.439.3031  
Contact: Robert Malm

**Attorney**

Womble Bond Dickinson (US) LLP  
8350 Broad Street  
Suite 1500  
Tysons Corner, VA 22102  
703.394.2261  
Contact: Sara Mariska

**Architect**

Pinnacle Design & Consulting Inc.  
11150 Fairfax Blvd  
Suite 402  
Fairfax, VA 22030  
703.218.5061  
Contact: Thomas Rowland

**Engineer**

Walter L. Phillips, Inc.  
207 Park Avenue  
Falls Church, VA 22046  
703.532.6163  
Contact: Karen White, P.E.

**Landscape Architect**

Walter L. Phillips, Inc.  
207 Park Avenue  
Falls Church, VA 22046  
703.532.6163  
Contact: Ben Schitter, RLA, ASLA

**BACKGROUND:** A new site plan, rezoning, major site plan amendment, and phased development site plan amendment are proposed to redevelop the site of an existing single-family house at 1731 North Veitch Street and on a portion of land that is currently the property of AHC Colonial Village. The applicant, 1731 N. Veitch Street, LLC, proposes to redevelop the site with seven 4-story townhouses.

The site is surrounded from the north, east, and south by Colonial Village, and is adjacent to Lyon Village to the west across North Veitch Street. The site of the existing single-family dwelling, 1731 N. Veitch Street, is not within an existing site plan. However, one aspect of the proposed development involves Arlington Housing Corporation, the owner of the adjacent parcel of Colonial Village, to sell 6,444sf of land to the applicant to develop the townhomes on. This 6,444sf portion of land is subject to the Colonial Village Phased Development Site Plan (PDSP) #161 and Site Plan #161-4. Therefore, the proposal includes a request to amend the Colonial Village PDSP #161 and site plan #161-4 in order to remove the 6,444sf of land and include it in the new site plan for the townhouse development. The portion of land will also be rezoned from RA7-16 to RA8-18, which is the zoning for 1731 N. Veitch Street.

In association with the new site plan, the applicant is requesting modifications for required front and side yard setbacks, and for location of visitor parking. The applicant is also proposing a height that exceeds the by-right limit in the RA8-18 zoning district, but the building height is modifiable via the site plan process, so no formal Zoning Ordinance modification is needed.

**The following provides additional information about the site and location:**

Site: The site is located at 1731 N. Veitch Street and a portion of 1700 N. Uhle Street (RPC#s 16-028-004 & 16-008-025). The site is defined by the following uses:

- To the north: Colonial Village condominiums/apartments; GLUP designation: Low-Medium Residential and GLUP Note #5; zone: RA7-16.
- To the east: Colonial Village condominiums/apartments; GLUP designation: Low-Medium Residential and GLUP Note #5; zone: RA7-16.
- To the west: Single-family houses in Lyon Village; GLUP: Low Residential; zone: R-6.
- To the south: Colonial Village condominiums/apartments are located directly adjacent to the development site; south of the Colonial Village parcel is commercial and residential buildings; GLUP designation: Office-Apartment-Hotel Medium; zone: C-O-2.5.

Existing Zoning: [RA8-18 & RA7-16](#) Multiple-Family Dwelling Districts

Proposed Zoning: [RA8-18](#) Multiple-Family Dwelling District

GLUP Designation: [Low-Medium Residential](#)

Neighborhood: The County identifies the site within the boundaries of Colonial Village, however, the single-family home is not a part of the Colonial Village development, which is broken down into multiple areas but has no overarching civic association. The site is adjacent to the Lyon Village Civic Association.

**Figure 1: Site Location**

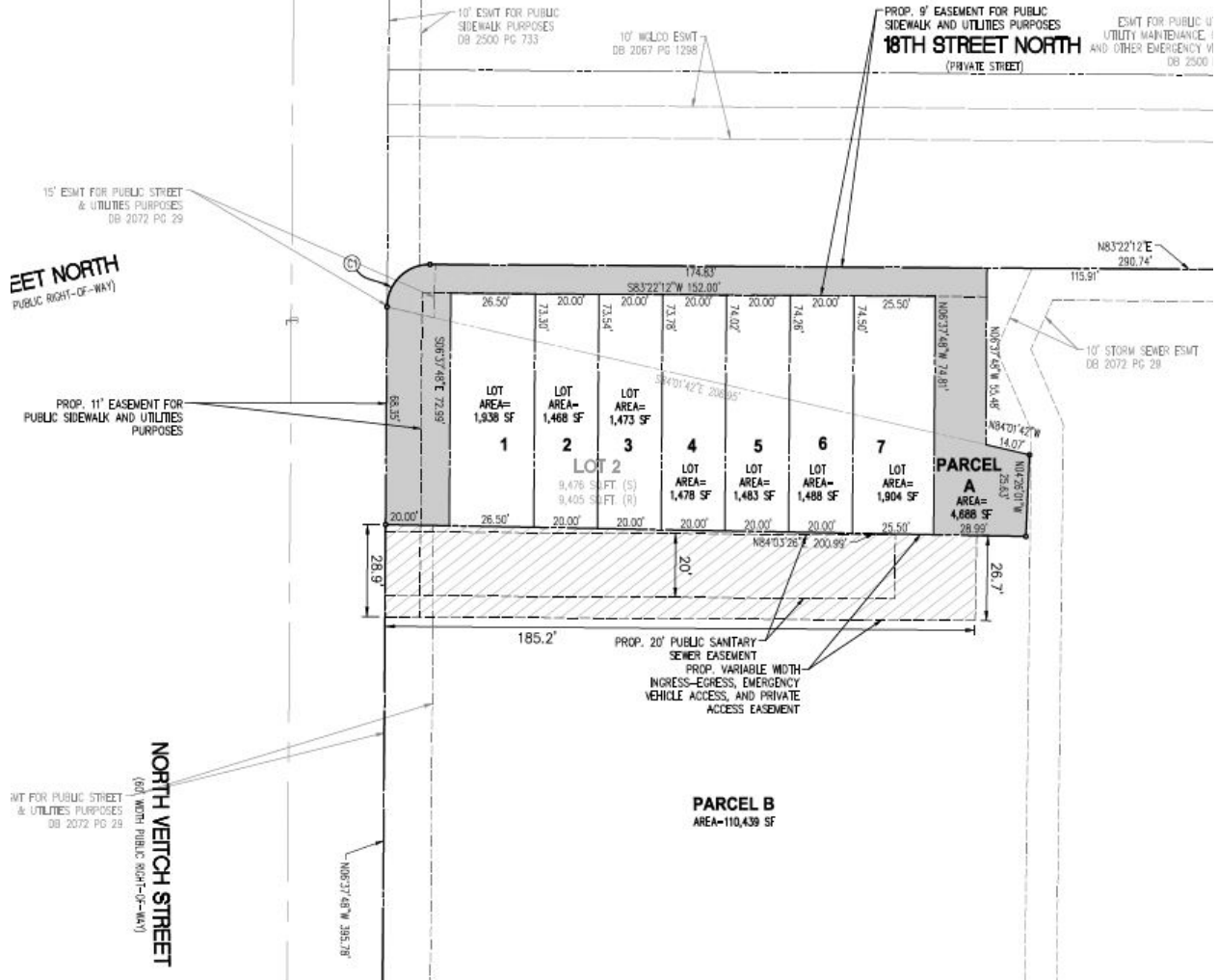


**Proposed Development:**

- PDSP Amendment
  - Amend the Colonial Village PDSP #161 to remove a portion of land (6,444 sf) from PDSP
- Major Site Plan Amendment
  - Amendment to Site Plan #161-4 to remove a portion of land (6,444 sf) from Colonial Village site plan
- Rezoning
  - Rezone portion of land (6,444 sf) from RA7-16 to RA8-18
- New Site Plan
  - Site plan to construct 7 townhouses

- Parking provided on site of each unit
- Proposed modifications for:
  - Height
  - Front and site yard setbacks
  - Location of visitor parking

**Figure 2: Proposed Site Layout**



**DISCUSSION:**

**Adopted Plans and Policies:** The following regulations, plans, and guiding documents are applicable to development on this site (in order of most general guidance to the most specific):

- *General Land Use Plan (GLUP)*
- RA8-18 Zoning Ordinance Regulations

*GLUP:* The General Land Use Plan (GLUP) designation for the site is Low-Medium Residential, which calls for 16-36 dwelling units per acre. As proposed, the development will be built at 22 units per acre, which is consistent with the GLUP guidance.

*Zoning:* The applicant proposes to rezone a portion the site to RA8-18 from RA7-16, which are both multiple-family dwelling districts. Once that portion is rezoned, the subject site will be zoned RA8-18. The proposed townhomes would be generally compliant with the regulations of the RA8-18 zoning district.

**Figure 3: Building Architecture – view looking east toward Courthouse neighborhood**





**Figure 4: Building Architecture – view looking north from 12th Street South**



**Modification of Use Regulations:** The applicant requests the County Board modify the following use regulations:

Front and Side Yard Setbacks: The applicant is requesting a modification of the front yard setback requirements to permit a setback of 12.9 ft along N. Veitch to accommodate for a dedicated street easement on the corner of the site. The Zoning Ordinance requirement for front yard setback for a townhome is 25 ft (see Figure 5). The applicant is also request a modification of the side yard setback requirements to permit a setback of 15.3 ft for the townhouse facing N Veitch Street. In this instance, given the siting of the townhome on both N. Veitch Street and 18<sup>th</sup> Street N., the rear of the townhome is considered the side yard. The Zoning Ordinance requirement for side yard setback for a townhome is 16 ft (see Figure 5).

**Figure 5: Zoning Tabulations & Modifications**

<b>ZONING TABULATIONS</b>			
SITE AREA (TOWNHOUSE PORTION):	15,920 SF	(0.3655 AC)	
EXISTING ZONE:	RA7-16 & RA8-18		
PROPOSED ZONE:	RA8-18		
PROPOSED USE:	7 TOWNHOUSES		
	PERMITTED BY- RIGHT	PERMITTED SITE PLAN	PROVIDED
MIN. LOT AREA (SF):	7500	7500	15920
MIN. LOT AREA PER DWELLING UNIT (SF):	1200	750	1468
DENSITY (UNIT/AC):	N/A	22	19.152
MIN. LOT WIDTH:	75'	75'	83.17
MIN. BUILDING SETBACKS:			
	FRONT PL	25'	25'
	CL	50'	50'
	SIDE	16'	16'
	REAR	25'	25'
			12.9', 25.0'
			55.0'; 55.5'
			15.3'; 20.2'
			N/A
MAX LOT COVERAGE:	56%	56%	49.0%
MAX BUILDING HEIGHT:	40	75	41.98**
MAX STORIES:	4	8	4
MIN. PARKING:			
2 OWNER SPACES + 0.2 VISITOR			
SPACES PER UNIT	16	16	28
OWNER	14	14	14
VISITOR	2	2	14***
*MODIFICATION REQUESTED FOR FRONT YARD AND SIDE YARD SETBACKS			
** HEIGHT MODIFICATION REQUESTED FOR LOTS 1 - 5.			
*** 2 VISITOR SPACES ARE PROVIDED PER UNIT IN THE DRIVEWAY - MODIFICATION FOR LOCATION REQUESTED			

Location of Visitor Parking Spaces: The applicant proposes vehicular access to the site to occur from North Veitch Street, with each townhome having a rear-facing 2-car garage and a driveway that can accommodate 2 additional vehicles. The applicant is seeking a modification of Zoning Ordinance requirements (see Figure 6) to allow for the visitor spaces to be located on each lot for each townhome. As outlined in Figure 5, the development requires 2 visitor spaces, and the applicant is providing 14 visitor spaces, with each townhome having 2 spaces each in the driveway.

**Figure 6: Townhouse Parking Requirement**

Townhouses and stacked one-family dwellings	2 per dwelling unit, and 1/5 additional parking spaces per dwelling unit for visitors	Additional parking spaces for visitors shall be located in a clearly marked and designated common area available to all visitors. Provided, however, that visitor parking spaces may be included within the required two parking spaces per dwelling unit when at least 50 percent of parking spaces needed to meet the requirement are located in a common area and are available for either residents or visitors. -Constructed and maintained in accordance with §14.3.3.
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**SPRC Members:**

Unidentified member

Colonial Village Civic Association

John Carten

Lyon Village Civic Association

[gjcarten@verizon.net](mailto:gjcarten@verizon.net)

Richard Woodruff

Historical Affairs and Landmark Review  
Board (HALRB)

**Planning Commissioner Chairing This Item:**

Sara Steinberger

Planning Commission

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