

# Clarendon Presbyterian Church

REZONING R5/6 – SEMI PUBLIC USE to  
SPECIAL DEVELOPMENT DISTRICT (S-D)



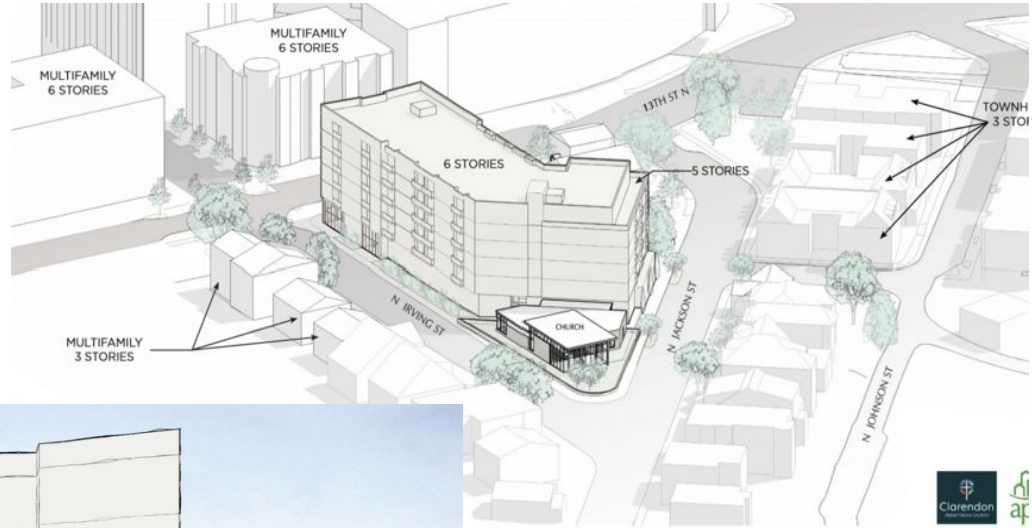


**Current request is  
for rezoning R5/6 –  
Semi Public Use to a  
Special  
Development  
District (S-D)**





**Proposal: Affordable  
“Senior Independent  
Living” 6 story/102 units +  
Church + Daycare**

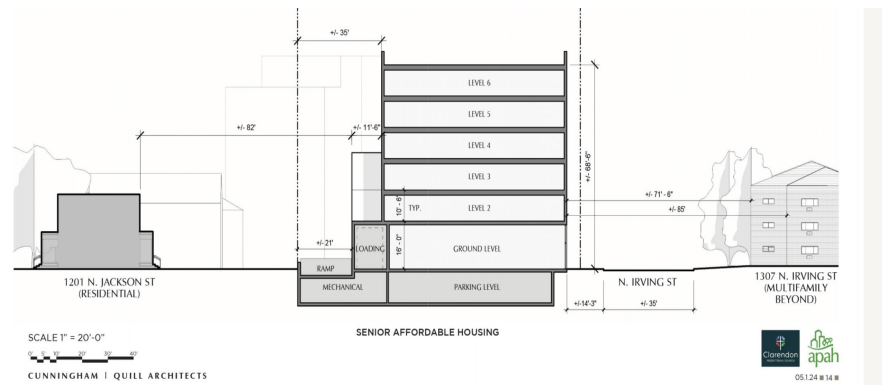


PERSPECTIVE FROM 13TH STREET N - BUILDING ENTRY

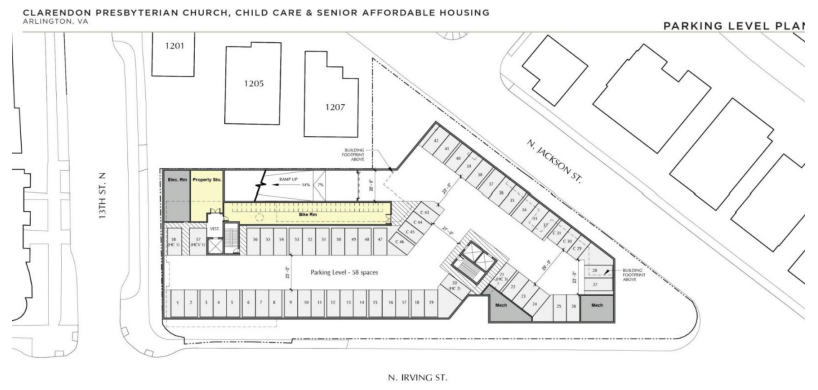
**Limited natural light**

**No privacy**

**No height tapering**



**BUILDING HEIGHT – 70’**  
**Residential neighborhood -35’**



**UNDERGROUND PARKING**  
**38 spaces for 100+ units**



# PROPOSAL VIOLATES GLUP & ALL S-D DISTRICT RULES

## Violates GLUP

Goal #4 speaks to the County's longstanding policy to "preserve and enhance existing single-family and apartment neighborhoods"

## Violates Clarendon Sector Plan

CPC site is located specifically in a designated Neighborhood Conservation area (not ambitioned for redevelopment)

## Violates S-D District Rules

Minimum Lot Size: 1 acre

**X** CPC Site: .89 acre

Maximum Height: 45'

**X** CPC Proposal: 70' (+66%)

Maximum density (FAR): 1.1

**X** CPC Proposal: 2.81

# PROPOSAL VIOLATES OTHER ARLINGTON COUNTY RULES



| Rules   | CPC Proposal   |
|---|--|
| <p><b>Elder Care Independent Living requirements beyond age restriction:</b></p> <ul style="list-style-type: none"> <li>• Services integral to person (i.e., meals)</li> <li>• Medical services</li> <li>• Central Management Operator</li> </ul> | <p><b>Does not comply with Elder Care rules, but...</b></p> <ul style="list-style-type: none"> <li>• Zoning Administrator made policy by finding no services are required, except for age restriction</li> <li>• Determination: "All services are optional"</li> </ul> |
| <p><b>2019/2021 Amendments- Unlimited height &amp; density</b></p>  | <p><b>Not applicable to Elder Care uses in S-D:</b> only applicable to affordable multifamily housing uses in specific areas (corridors)</p> <ul style="list-style-type: none"> <li>• Zoning Administrator: "at the Board's discretion"</li> </ul>                     |
| <p><b>Underground parking rules requires 73</b></p>   | <p><b>Only 38 for units</b> - sought exception applicable to multi-unit buildings, but not applicable to Elder Care apts. Likewise, "at Board's discretion"</p>  |
| <p><b>Tree canopy:</b> Sidewalk tree placement every 35'</p>  | <p>Proposal includes <b>no room for any trees</b></p>  |
| <p><b>Fire access:</b> 26-foot clear travel</p>   | <p><b>Does not meet the width</b>, except if street parking is prohibited in both sides</p>  |