

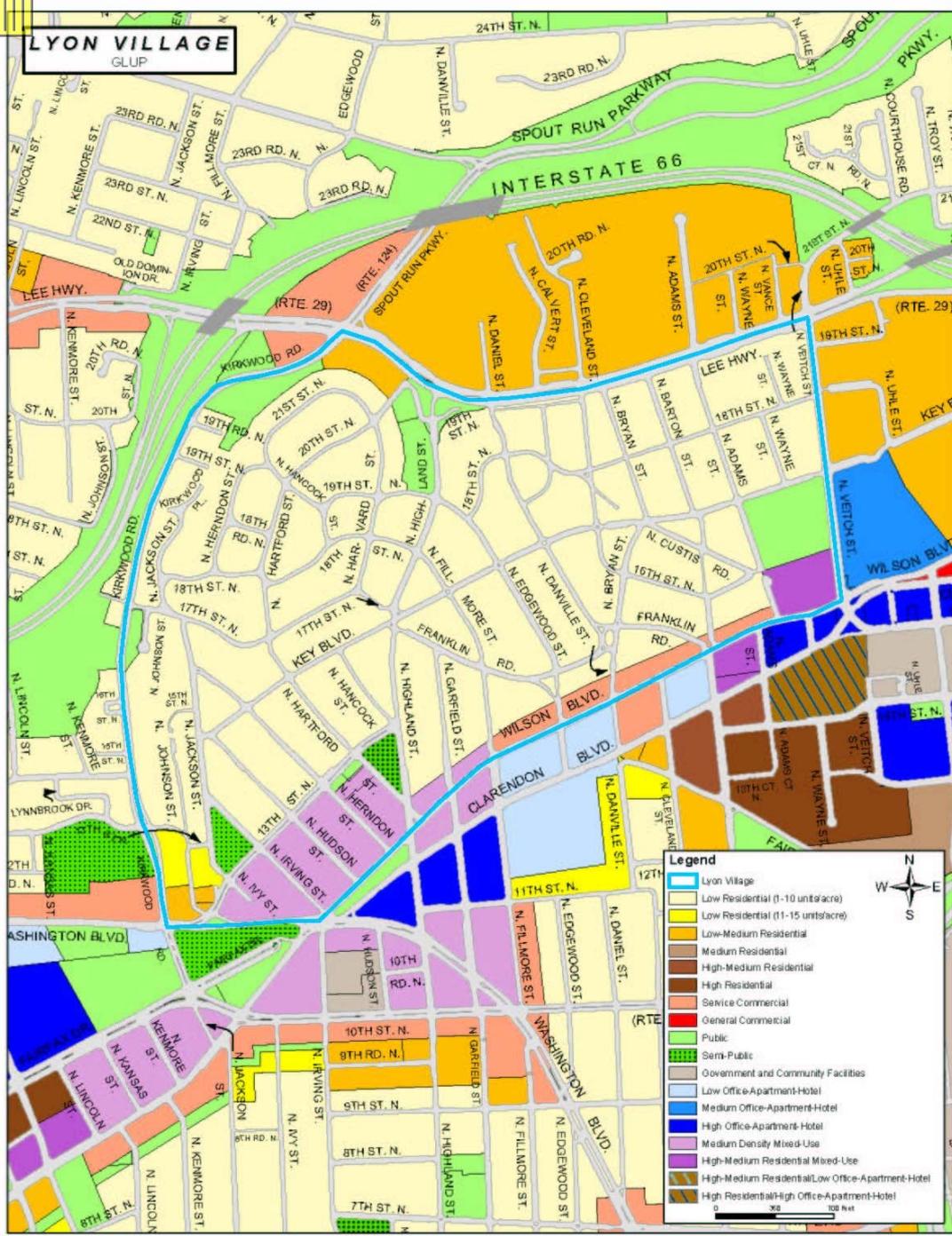
# Neighborhood Perspective

Martha & Bill



# Know Your GLUP & Zoning

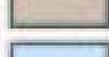
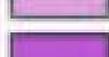
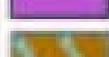
- GLUP (big picture)
- Zoning (lot)
- Don't assume based on what's there now.
- Get maps and definitions from staff and Arlington website.
- Then watch for GLUP changes
  - “Up-GLUPing”
  - Rezoning will follow



**GLUP Areas  
Color Coded  
to show land  
use  
designations**

- Density
- Purpose

# Legend

-  Lyon Village
-  Low Residential (1-10 units/acre)
-  Low Residential (11-15 units/acre)
-  Low-Medium Residential
-  Medium Residential
-  High-Medium Residential
-  High Residential
-  Service Commercial
-  General Commercial
-  Public
-  Semi-Public
-  Government and Community Facilities
-  Low Office-Apartment-Hotel
-  Medium Office-Apartment-Hotel
-  High Office-Apartment-Hotel
-  Medium Density Mixed-Use
-  High-Medium Residential Mixed-Use
-  High-Medium Residential/Low Office-Apartment-Hotel
-  High Residential/High Office-Apartment-Hotel





- # Zoning Districts
- R-5
  - R-6
  - RA8-18
  - C-2



**Know what can be built By-Right versus  
by Site Plan**

**Two Examples**  
**(from 2006)**



# RA8-18 Zoning: Apartment Dwelling Districts

## By right development:

- Minimum lot size is 7,500 sq ft
- Up to **36 units** per acre maximum height of 4 stories or **40 feet in height**

## By site plan, with affordable housing:

- If site area under 20,000 sq ft, up to 36 units/ acre, and **50 feet in height**
- If site area over 20,000 sq ft, up to **45 units/ acre**, and **60 feet in height**



# C-2 Zoning: Service Commercial or Community Business Districts

## By right

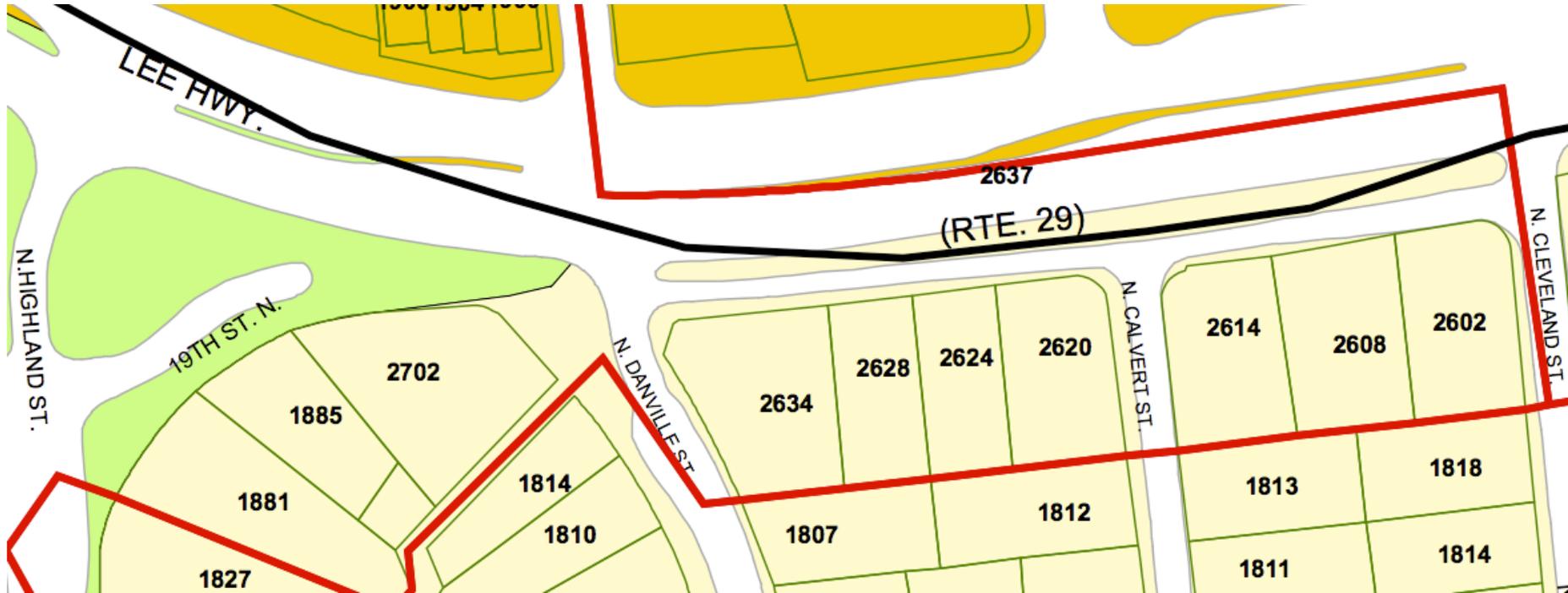
### development:

- Minimum lot size is 7,500 sq ft
- Maximum height is **45 feet**

## By site plan:

- Maximum is **6 stories, or the height limit in the revitalization district**

# RA8-18 Lots on Lee Highway: Highland to Cleveland



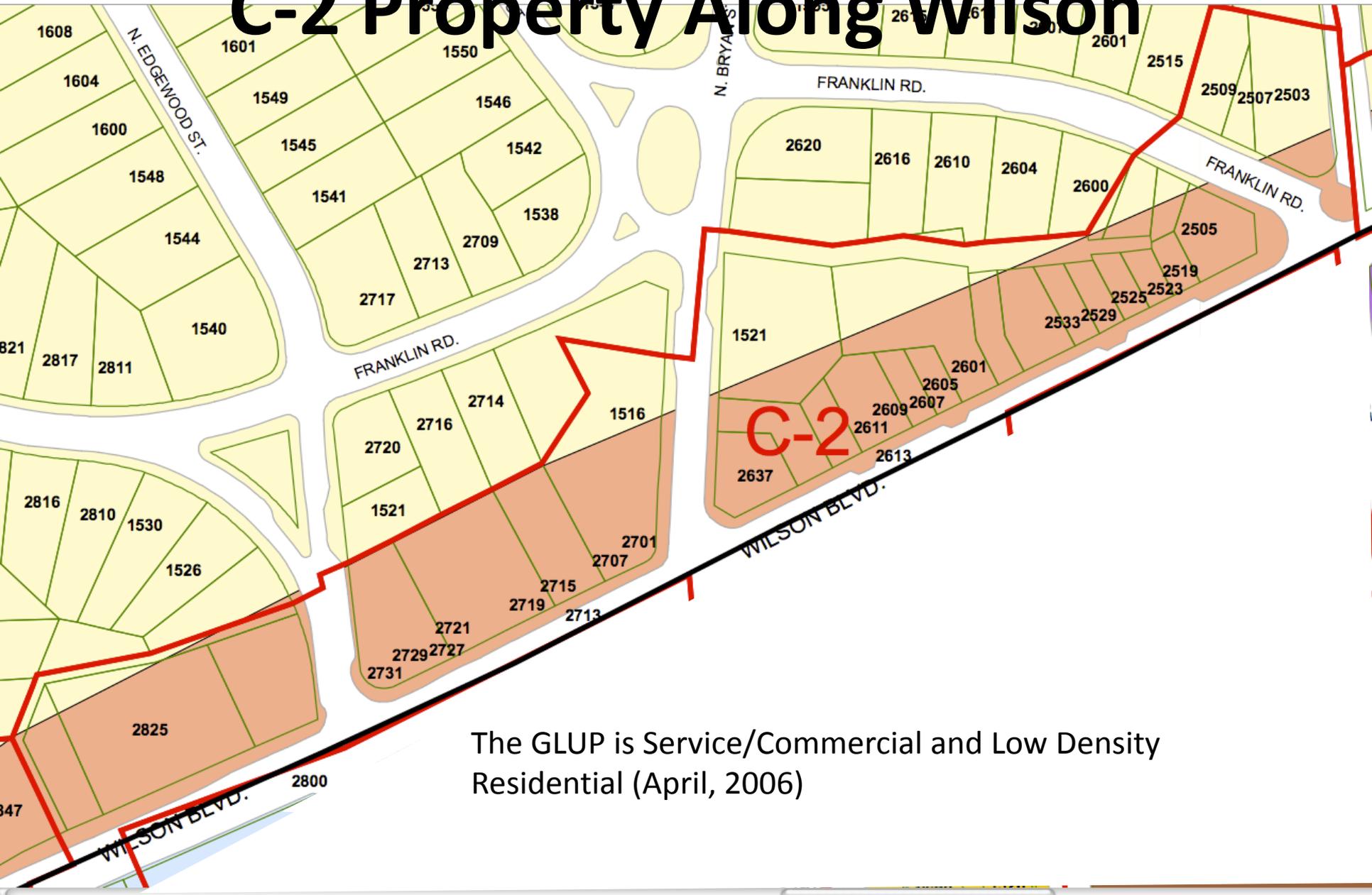
The GLUP for this area calls for Low/Medium density of 16-36 units per acre.



# RA8-18 Lots on Lee Highway Highland to Cleveland Streets



# C-2 Property Along Wilson



The GLUP is Service/Commercial and Low Density Residential (April, 2006)

# Understand Site Plan Perspectives

Everyone wants a good project, and...

- The County:
  - Wants additional Real Estate tax revenues
  - Will give bonus height and density for developer contributions (“community benefits”)
- The Neighborhood:
  - Often wants to lessen impact — less height and density, traffic
- The Developer wants profit.
- Other stakeholders want ...



# Neighborhood Site Plan Strategies

- Identify and align neighborhood stakeholders.
- Participate effectively in Site Plans.
  - Identify and communicate your issues early.
  - Identify other stakeholders.
  - Work with developers.



# Know Development Processes

- By-Right Zoning
  - Administered by staff, not the County Board
  - Appealed to the BZA
- “Variances” to By-Right Zoning
  - Handled by the BZA
- Site Plans & Special Use Permits
  - Handled by the County Board
  - Propose and monitor conditions
- Single-Family Home Teardowns
- Construction Rules
- Notices

# Transportation Commission

## Considerations for Site Plan Projects

- The Transportation Commission focuses on transportation-related aspects of Site Plan projects, including:
  - Streets
  - Sidewalks
  - Parking
  - Curb cuts
  - Loading docks
  - Location of building entrances
  - Construction-related impact of the project