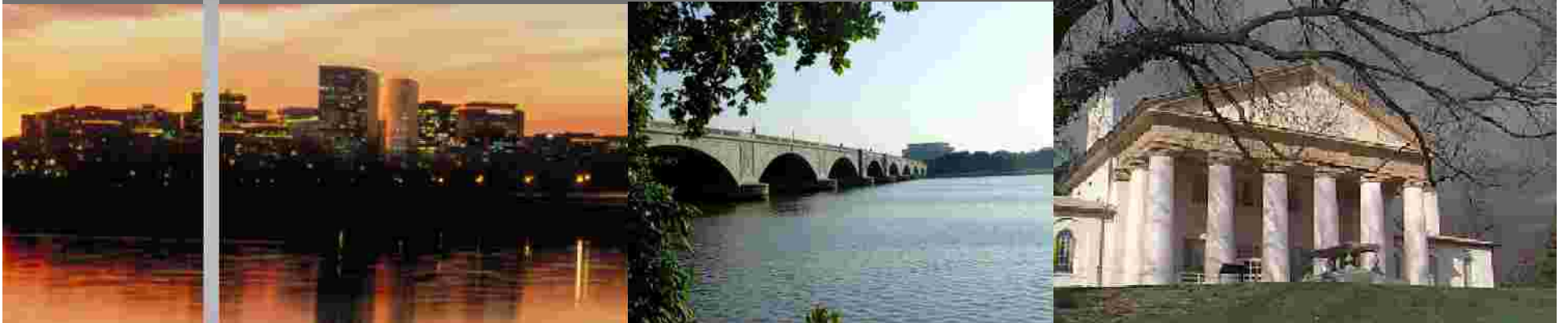


Arlington Planning 101



Presentation to Arlington County Civic Federation

December 2, 2008

A Briefing Developed By Jim Pebley

With The Assistance of Carrie Johnson and Tom Miller

Note – This briefing does not represent positions or views of Arlington County Government or the Planning Commission

Overview of Planning

Purpose – to Inform and Educate Arlington Community Partners About How Our Planning System Works

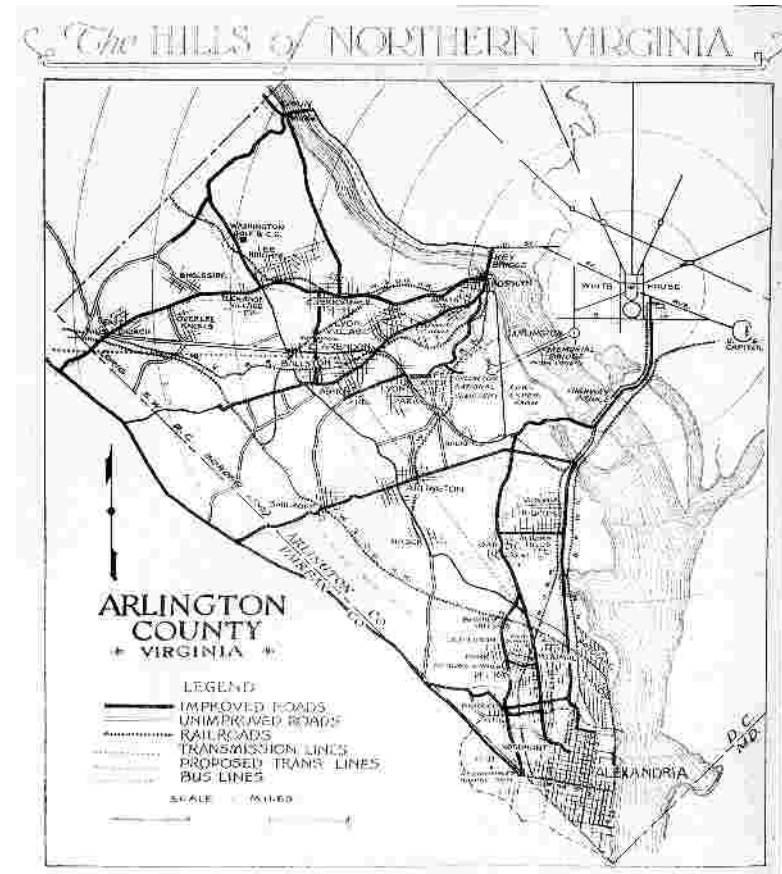
Key Concepts and Topics

- ✓ The Comprehensive Plan and Component Plans
- ✓ Zoning and Zoning Ordinances
- ✓ Special Site Plan Amendments and Use Permits
- ✓ Planning Commission and the County Board
- ✓ Your Local Zoning and Planning
- ✓ What Is Happening Around the County



Some Arlington History - First

- ✓ Arlington Was Part Of The Original District of Columbia
- ✓ 1846 – Congress Returned Land To Virginia
- ✓ 1870 – Original Virginia Portion of DC Was Divided Into Alexandria City And Alexandria County
- ✓ 1920 – Became Arlington County
- ✓ 1930 – Adopted First Zoning Ordinance
- ✓ 1932 – Was Reorganized Under County Manager Form Of Government (first in nation)



Courtesy of Arlington Historical Society

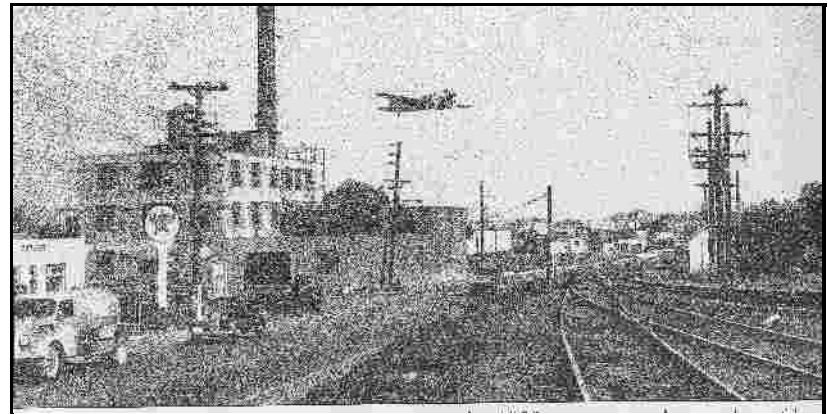


Arlington Planning Law

- ✓ Virginia state code establishes each jurisdiction 's right to plan its future by authorizing it to:
 - w Establish zoning laws/ordinances
 - w Adopt a general plan for future growth
- ✓ Impact of the Dillon Rule
 - w Localities have only those authorities granted by the state



Courtesy of Arlington Historical Society



Courtesy of Arlington Historical Society





Arlington's Comprehensive Plan

- ✓ Nine Main Elements of Arlington's Comprehensive Plan:
 - w General Land Use Plan (Called the "GLUP")
 - w Master Transportation Plan
 - w Public Spaces Master Plan
 - w Sanitary Sewer Master Plan
 - w Storm Sewer Master Plan
 - w Water Distribution Plan
 - w Chesapeake Bay Preservation Ordinance
 - w Recycling Program Implementation Plan
 - w Historic Preservation Master Plan
- ✓ State code sets out requirements for adopting the plan and updating the comprehensive plan every 5 years
- ✓ The Planning Commission is required to review all changes
- ✓ The County Board approves all changes



The General Land Use Plan

General Land Use Plan (GLUP) Provides Overall Guidance for How Land Is to Be Used

- ✓ Most localities use a GLUP type planning process
- ✓ GLUP guides County Board's decisions on zoning changes & special exceptions
- ✓ County Board usually doesn't take zoning actions inconsistent with the GLUP
- ✓ Staff advertises a GLUP amendment for rezoning requests inconsistent with the GLUP



Courtesy of Arlington County

Examples of Zoning

- ✓ Residential (R-20, R-6, R-5, R-15-30T)
- ✓ Commercial (C-1, C-O-2.5, C-O-Rosslyn)
- ✓ Special Use (SD-3A)
- ✓ Mixed Use (MU-VS)



Drawing by JBJ Inc.



Drawing Courtesy of Monday Properties Inc.



How Zoning Works

- ✓ Three types of zoning controls:
 - w By-right (administrative)
 - w Special exception
 - Site plan
 - Use permit



Drawing by JBJ Inc.



By Right Zoning

- ✓ All property owners have a right to build something “by-right”
- ✓ Administrative review done by staff to ensures compliance with:
 - w Zoning ordinance for the location
 - w Building codes
 - w Engineering requirements

[Section 1: Definitions](#)

[Section 2: General Regulations](#)

[Section 3: S-3A Special Districts](#)

[Section 4: S-D Special Development Districts](#)

[Section 5: R-20 One-Family Dwelling Districts](#)

[Section 6: R-10 One-Family Dwelling Districts](#)

[Section 7: R-10T One-Family Dwelling Residential – Town House Dwelling Districts](#)

[Section 8: R-8 One-Family Dwelling Districts](#)

[Section 9: R-6 One-Family Dwelling Districts](#)

[Section 10: R-5 One-Family, Restricted Two-Family Dwelling Districts](#)

[Section 10A: R-15-30T Residential Town House Dwelling Districts](#)

[Section 11: R2-7 Two-Family and Town House Dwelling Districts](#)

[Section 12: RA14-26 Apartment Dwelling Districts](#)

[Section 13: RA8-18 Apartment Dwelling Districts](#)

[Section 14: RA7-16 Apartment Dwelling Districts](#)

[Section 15: RA6-15 Apartment Dwelling Districts](#)

[Section 16: RA4.8 Multiple-Family Dwelling Districts](#)

[Section 16A: R-C Apartment Dwelling and Commercial Districts](#)

[Section 17: RA-H Hotel Districts](#)

[Section 18: RA-H3.2 Multiple-Family Dwelling and Hotel Districts](#)

More...



Special Exception Zoning

✓ Site Plan Exceptions:

- w Primary tool for implementing the GLUP and high density development
- w Districts that allow site plans usually have lower level of by-right than the GLUP
- w Allows higher density by site plan only and considers any factors such as parking, height, setbacks, coverage, infrastructure upgrades, community benefits, etc.

✓ Use Permits generally deal with uses like:

- w Live entertainment
- w Family home day care
- w Outdoor cafes
- w Use permits “replaced” variances (Virginia judicial ruling impact)
- w It’s how the County modifies its own land use (schools, fire stations, etc.)
- w Unified Residential Development
- w Unified Commercial Development



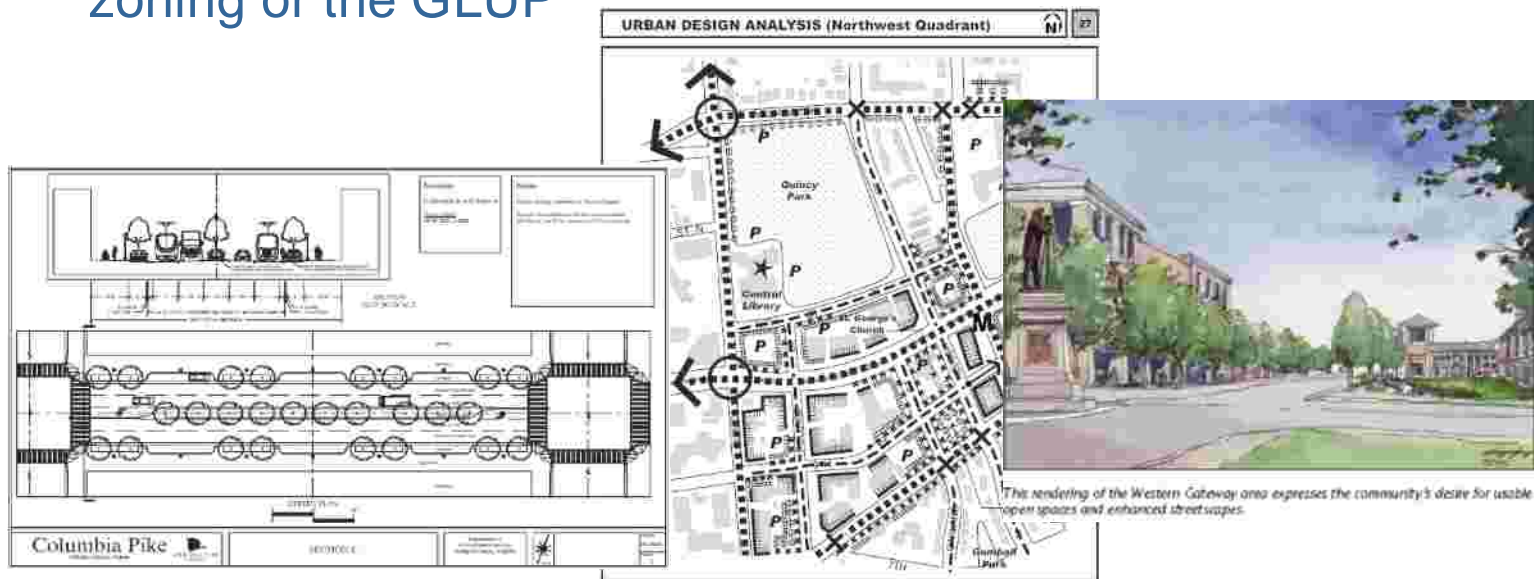
Other Types of Plans

- ✓ County also prepares other plans such as:
 - w Sector plans (Clarendon, Virginia Square)
 - w Revitalization plans (Columbia Pike, Cherrydale)
 - w Small area plans (Quincy Street)
 - w PDSP
- ✓ Neighborhood Conservation Plans



Sector Plans And Revitalization Plans

- ✓ They are advisory and not elements of the comprehensive plan - yet serve as guidelines that are usually respected
- ✓ They guide site plan and use permit decisions
- ✓ Also guide other public improvements
- ✓ Guide amendments to GLUP in approving actions that are consistent with the plan
- ✓ Often, plans will have elements that do get incorporated into zoning or the GLUP



Courtesy of Arlington County

Neighborhood Conservation Plans

- ✓ Developed by each neighborhood
- ✓ “Accepted” by the County Board as the neighborhood’s view
- ✓ Do not represent the County Board’s vision or plan
- ✓ Do provide input about neighborhood concerns and desires
- ✓ Are consulted in developing positions on rezonings and development



Who Reviews and Approves?

- ✓ County Staff reviews and approves by-right submissions
- ✓ County Staff reviews and recommends action on site plans, use permits, and GLUP changes which are then reviewed by:
 - w Commissions (Housing, Transportation, Planning, etc.) who review and advise the County Board
 - w County Board approves Use Permits, Site Plans, Zoning Changes, Comprehensive Plan changes and Zoning Ordinance Amendments
- ✓ As a rule, public notice and hearings by the County Board are generally required before Board action

Photo courtesy of Ken Matthews, Arlington County staff



Planning Commission

- ✓ Senior Advisory Commission for all planning actions
- ✓ Required by law to hold public hearings on Comprehensive Plan changes, GLUP and Zoning amendments, rezonings, etc.
- ✓ Reviews and recommends approval, denial, or deferral to County Board
- ✓ Main planning functions are conducted through:
 - w Zoning Ordinance Committee
 - w Site Plan Review Committee and PFRC
 - w Long Range Planning Committee
 - w Multiple Liaison Positions



Community Involvement Issues

- ✓ Find out what GLUP, Zoning, Sector Plans, etc., features apply to your neighborhood
- ✓ Get involved with Site Review processes early
- ✓ Know how community benefits are determined
- ✓ Understand the economics of development
- ✓ Get issues and details settled before projects to the commissions
- ✓ Realize TDRs may affect changes in development density
- ✓ Work with nearby civic associations
- ✓ Understand – the later in a community process you ask for a change, the harder it is to achieve that change
- ✓ Know when to appeal to the County Board (hint – this is your silver bullet – save it!)



What's Going On Today In...

Recent Planning Actions

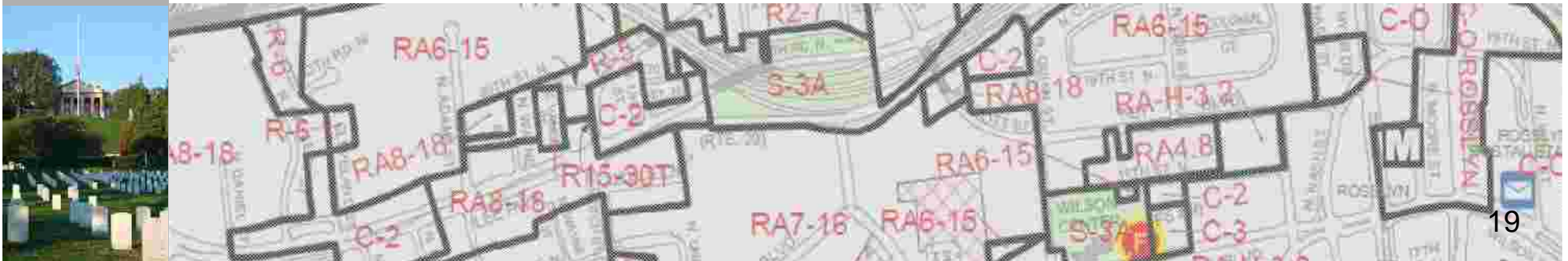
- ✓ Crystal City Task Force
- ✓ Pentagon City Costco Site Plan
- ✓ Founder's Square in Ballston
- ✓ Pershing Drive Development
- ✓ Monument View
(North Crystal City)
- ✓ Long Bridge Park
- ✓ TDRs and
Building Heights in Rosslyn
- ✓ Accessory Dwelling Units

When delivering this presentation to a civic association, this is where we would include a map of zoning, a clip of the GLUP, and talk about current and future projects in or near their neighborhood



For More Information About County Planning...

- ✓ Visit Planning Division, Suite 700 or phone 703-228-3525
- ✓ See their website at http://www.arlingtonva.us/Departments/CPHD/CPHDMain.as_x
- ✓ Zoning Office, Suite 810, 703-228-3883
- ✓ Inspection Services Division (Permits), Suite 800, 703-228-3800
- ✓ Code Enforcement, Suite 700, 703-228-3232
- ✓ The Arlington Zoning Code is available on line at:
<http://www.arlingtonva.us/departments/CPHD/planning/zoning/CPHDPlanningZoningOrdinanceCode.aspx>



Any Questions?



With apologies to Grant Wood

