

6045 Wilson Boulevard

GLPS24-00001

OCTOBER 29, 2024

LRPC MEETING

TIER I REVIEW



1989 Aerial View



Current Aerial View





View of Wilson Blvd. intersection from N. Livingston



View of Wilson Blvd. intersection from the corner of Wilson Blvd from the Site



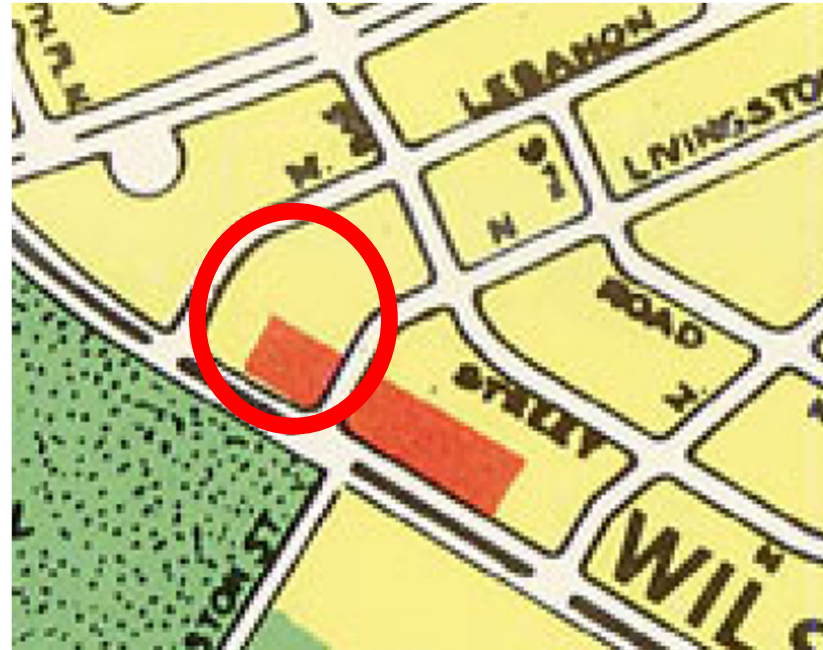
View across the Site from the Wilson Blvd. frontage



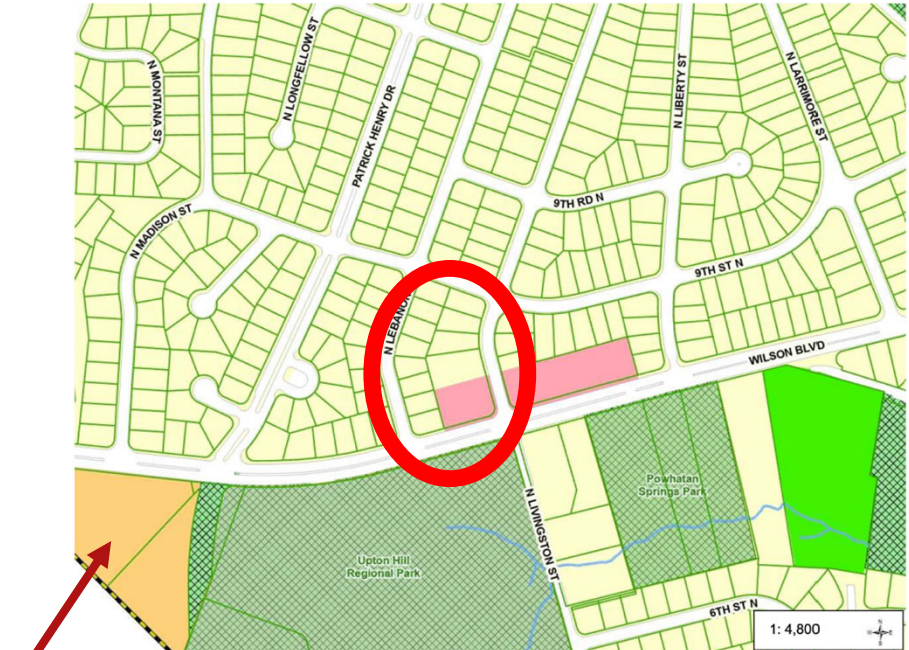
GLUP History of the Site



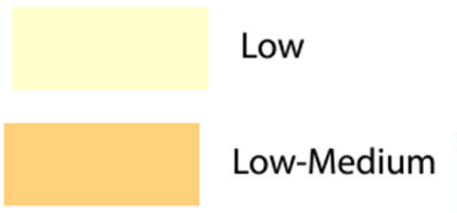
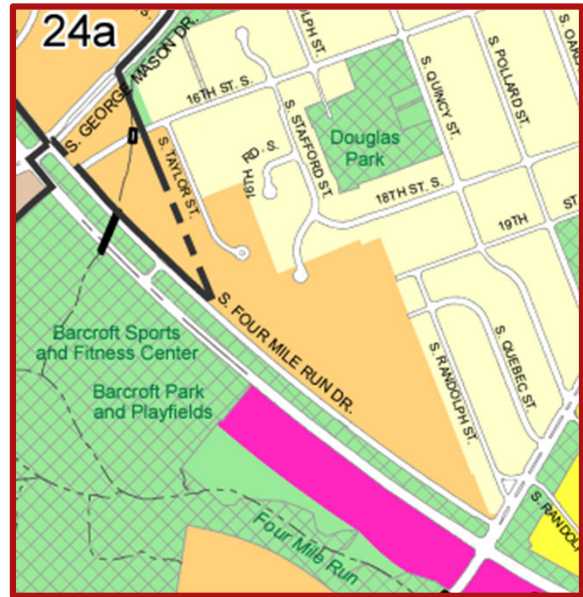
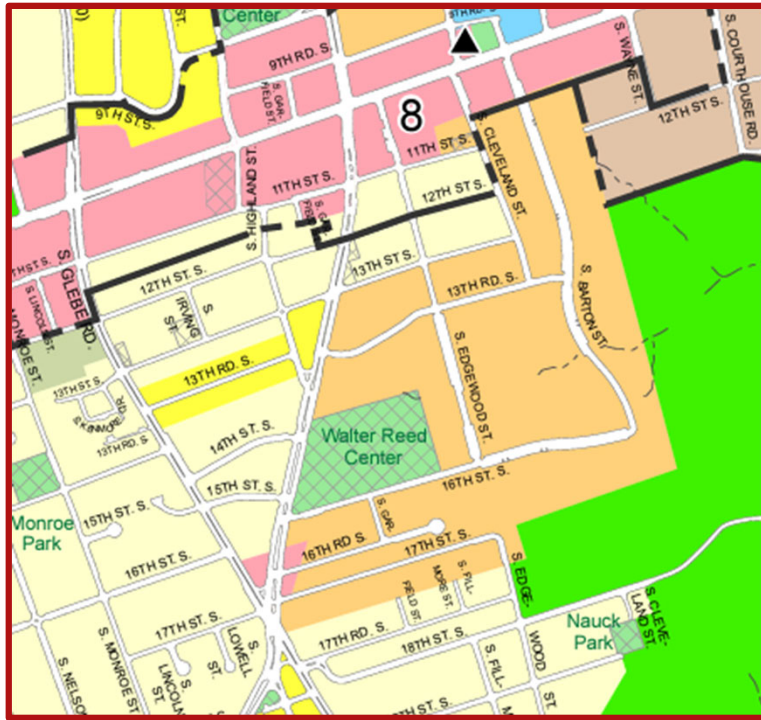
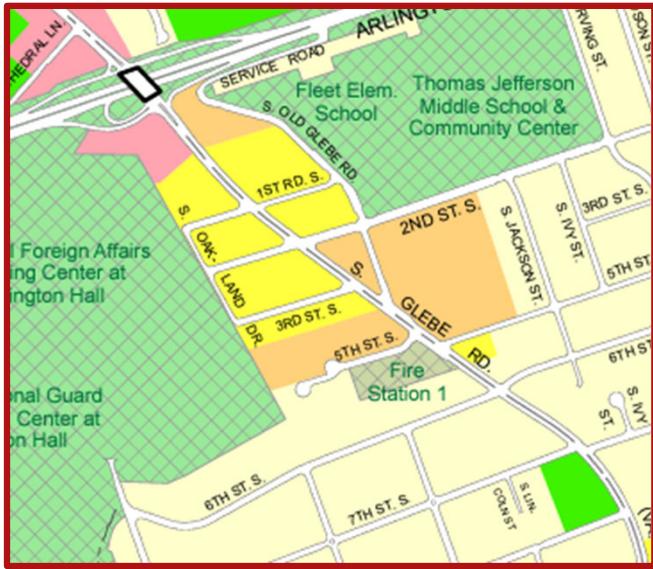
Original 1961 GLUP Map



1975 GLUP Map



Current 2024 GLUP Map



Arlington's nearly century-long practice of designating Low-Medium Residential areas for housing supply in locations that are not served by Metro transit and are outside established planning areas.



EXISTING ZONE:	CP-1998
PROPOSED ZONE:	R48-18
PROPOSED USE:	TOWNHOMES
PERMITTED	
HEIGHT:	40'
MAX UNITS:	37568/1200=31
SETBACKS:	
FRONT:	50' TO CL & 25'
SIDE/REAR:	10' + 1/2,5' +25'
REQUIRED	
LOT COVERAGE:	56% MAX (21,264 SF)
PARKING:	2.2 SP/UNIT REQ 2/UNIT + 4 SURF
REQUIRED	
TREE CANOPY COVERAGE:	15% MIN (5,640 SF)

- NOTES:**
- EXISTING CONDITIONS SHOWN PER Aerial AND DOES NOT REPRESENT A SURVEY. CONDITIONS MAY VARY FROM THOSE SHOWN.
 - THIS LAYOUT DOES NOT MEET THE FIRE REQUIREMENTS FOR TOWNHOUSES THAT ASSUMES THAT THE PROPOSED TOWNHOMES STORES AND WILL BE SPRINKLERED. ACCESS REQUIREMENTS WILL BE REQUIRED THAT THE UNITS ARE SPRINKLERED ALTHOUGH THE BUILDING CODE.

