

# 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

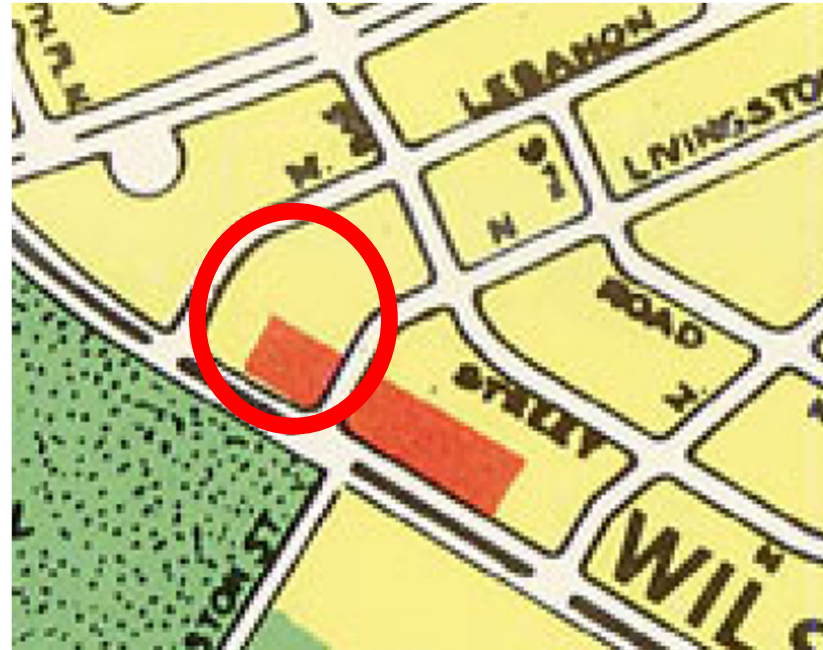




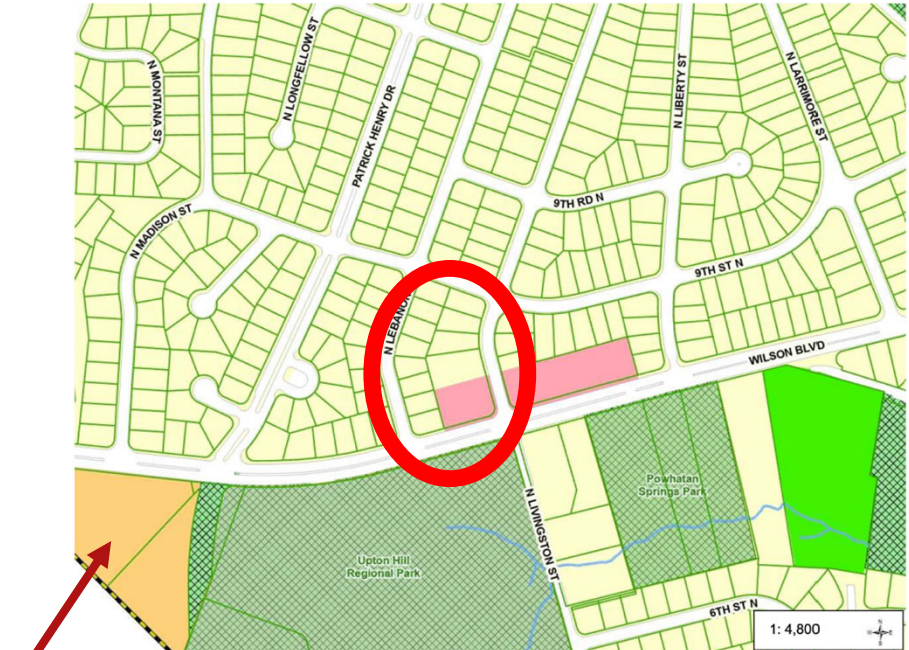
# GLUP History of the Site



Original 1961 GLUP Map

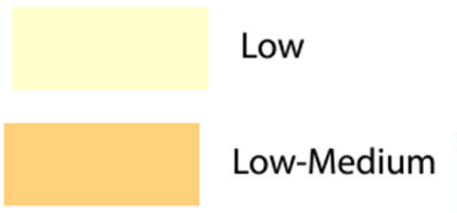
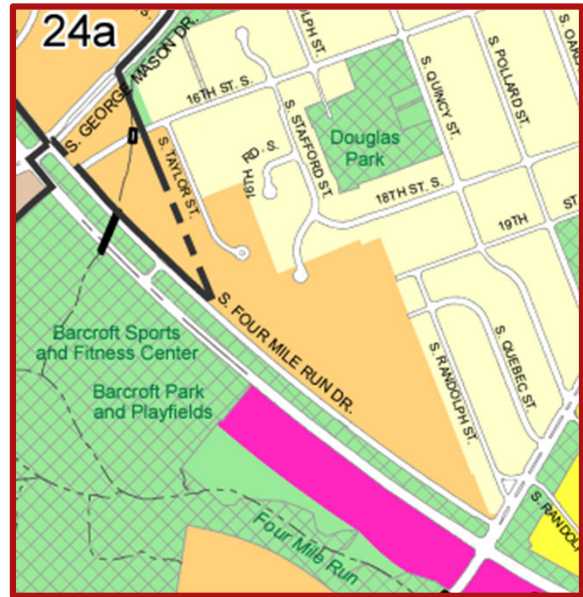
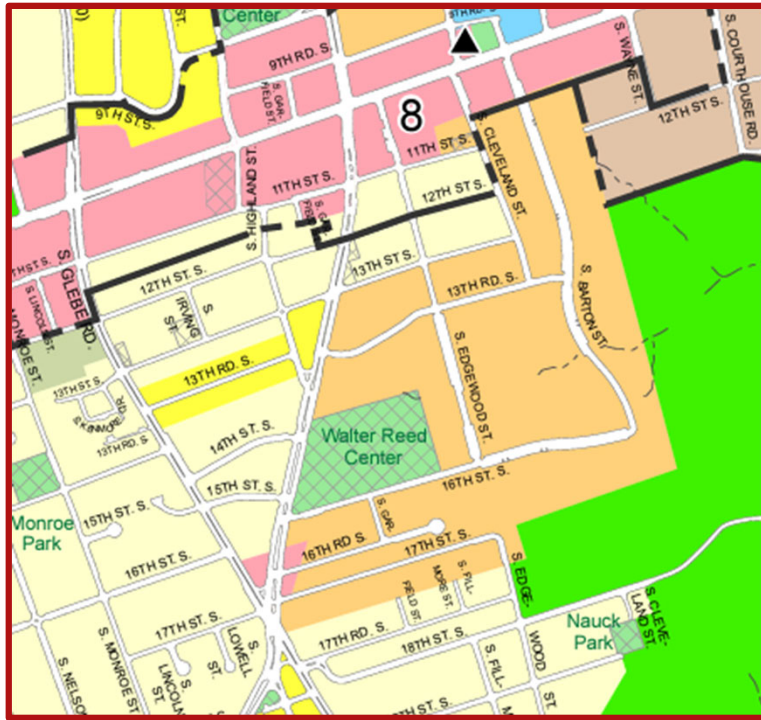
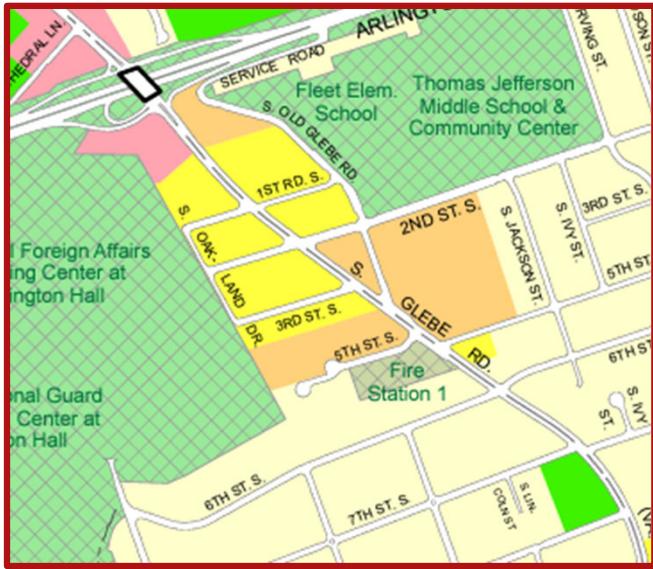


1975 GLUP Map



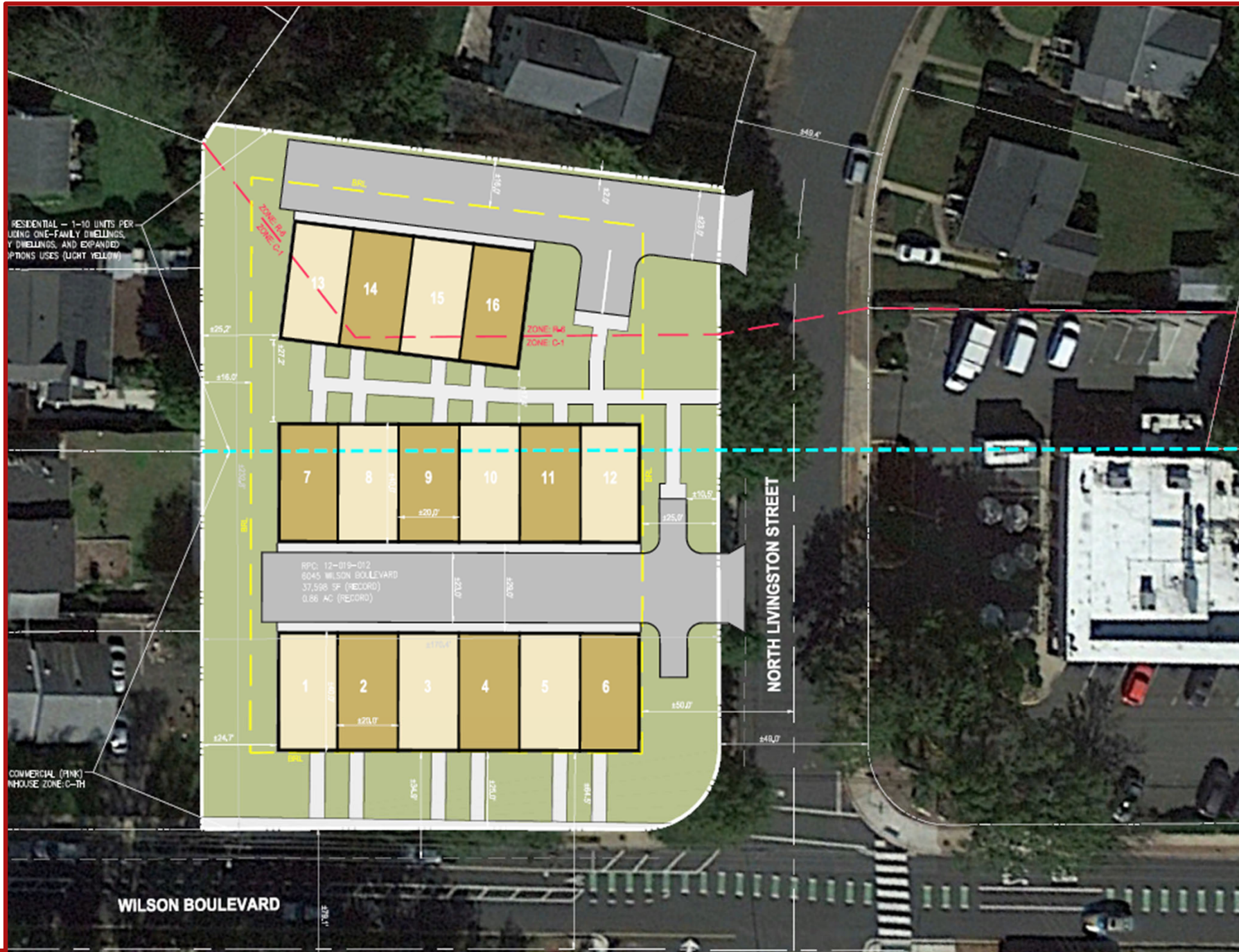
Current 2024 GLUP Map





**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-199B
PROPOSED ZONE:	R48-18
PROPOSED USE:	TOWNHOMES
<b>PERMITTED</b>	
HEIGHT:	40'
MAX UNITS:	37588/1200=31
SETBACKS:	
FRONT:	5' TO CL & 25'
SIDE/REAR:	10' + 1/2,5' +25'
<b>REQUIRED</b>	
LOT COVERAGE:	56% MAX (21,264 SF)
PARKING:	2.2 SP/UNIT REQ 2/UNIT + 4 SURF
<b>REQUIRED</b>	
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.



