

Site Plan Conditions

An Educational Primer

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Agenda

1. Welcome and Introductions
2. Staff Presentation
 - a. Legal Framework
 - b. Overview of the Permitting Process
 - c. Major Condition Categories
 - d. Administration
 - e. Common Site-Specific Adjustments
3. Clarifying Questions
3. SPRC Discussion – Walk-through of standard site plan conditions



Legal Framework

- **What are site plan conditions?**

- Legal instruments that, along with the 4.1 Site Plan drawings, regulate land use, development statistics, features, amenities, mitigations, building and site operations, construction activities, and permitting processes. Site plan conditions are approved by the County Board and are applicable for the life of the site plan.

- **What enables site plan conditions?**

- The Arlington County Zoning Ordinance (ACZO) Sec. 15.5.6 allows for the County Board to designate such conditions that will ensure that features, design elements, uses, services, amenities of the application (including for additional height and density) will be in compliance with the approved plan, as well as provisions for ensuring protections for abutting properties.

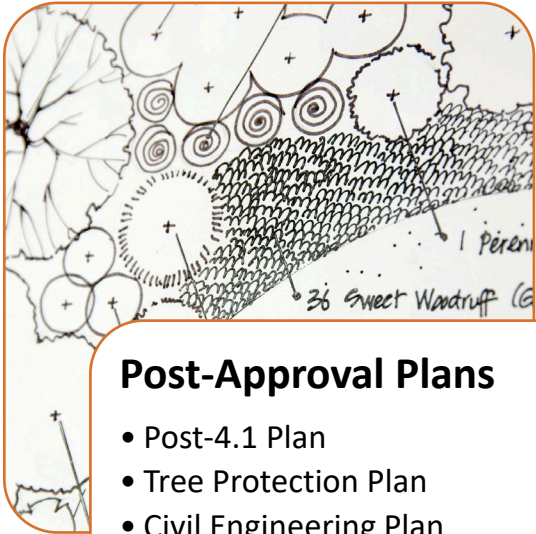
- **What are standard site plan conditions?**

- Standard site plan conditions have been established to serve as the base conditions that serve as a starting point for site plan projects. Site plan conditions are revised and supplemented on a project-by-project basis to suit the needs of the site plan proposal, the community, and through negotiations with the developer.

- **How often are they updated?**

- The standard site plan condition set is generally updated on an annual basis or when major changes are warranted. The last update was in August 2022.

Permitting Process Following County Board Approval of a Site Plan



Post-Approval Plans

- Post-4.1 Plan
- Tree Protection Plan
- Civil Engineering Plan
- Maintenance of Traffic Plan
- Final Landscape Plan
- Façade Plan
- Others



Land and Building Permits

- Land Disturbing Activity Permit
- Demolition Permit
- Excavation, Sheeting and Shoring Permit
- Footing to Grade Building Permit
- Final Building Permit



Certificates of Occupancy (CO)

- Shell & Core CO
- COs for Tenant Occupancy
- Master CO

Major Categories of Site Plan Conditions

Compliance with Plan Drawings

Site Plan Expiration

Post-4.1 Plan

Photographic Record of Development

Wall Check Survey

Building Height Certification

Plat of Excavated Area

Vacations and Encroachments

Public Easements and Dedications

Public Improvements Bond

Standards for Post-Approval Plans

Multi-Building Phasing Plan

Tree Protection Plan

Civil Engineering Plan

Final Landscape Plan

Façade Plan

Regulation of Construction Activity

Construction Trailers

Construction Activity

Community Outreach during Construction

Construction Site Maintenance

Utility Company Notification

Mitigations

Residential/Retail Relocation

Historic Sites

Sustainable Design (no additional density)

Base ADU

CPTED Review

In-Building Wireless

Transportation Demand Management

Amenities

Sustainable Design (GBIP)

Public Art

Additional Density Contributions (i.e. affordable housing, transportation and public space improvements, community facilities)

Underground Utility Fund

Use Regulations

Parking and Bike Parking

Façade Treatment

Loading and Trash Collection

Emergency Vehicle Access

Ground Floor Uses

Snow Removal

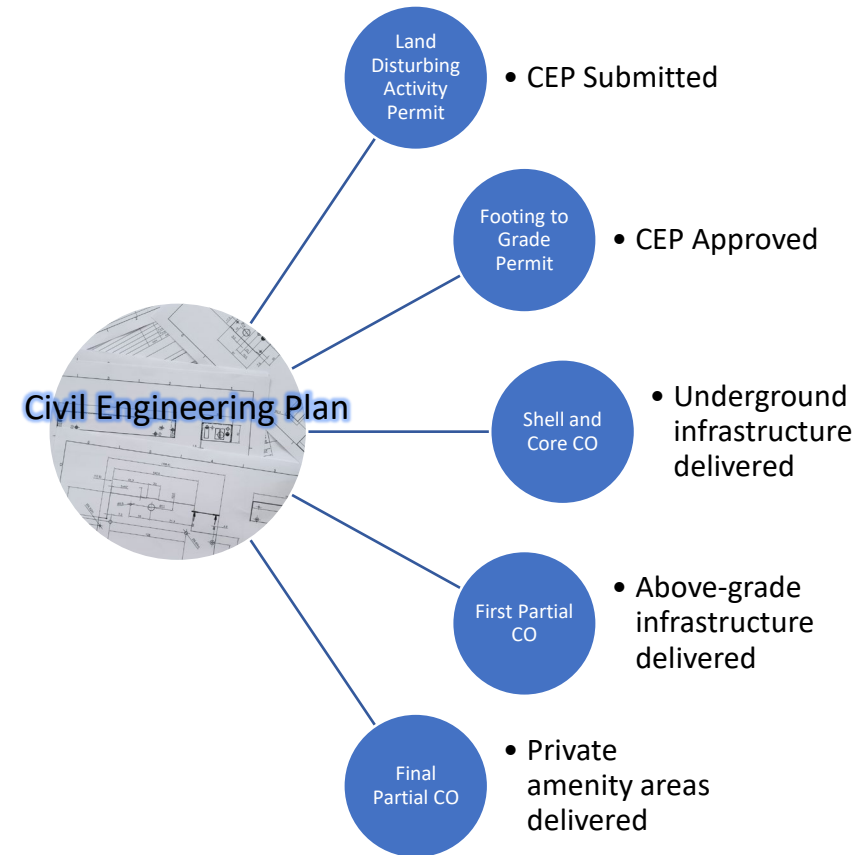
Retention of Density and Parking Ratio over Subdivided Areas

Canopies and Awnings

***Note:** Not every Site Plan Condition is listed in this graphic; this is for illustrative purposes only.

Administration of Conditions

- Site Plan Conditions are administered such that they are marked completed (or benchmarked) based on issuance of permits or CO's.
- For example, the Civil Engineering Plan must be submitted prior to the issuance of the Land Disturbing Activity Permit and approved prior to the issuance of the Footing to Grade Building Permit. Public improvements required by the CEP must be installed prior to the issuance of various CO's.



Common Site-Specific Adjustments to Standard Conditions

- **Intentional omission of non-applicable conditions.**
 - Examples include residential and retail relocation, historic site demolition, Green Building Fund, etc.
- **“Fill in the Blanks”**
 - Examples include infrastructure/streetscape in CEP condition, ADU condition, Parking, etc.
- **Site-Specific Amenities**
 - Examples include contributions to earn additional density, public spaces, etc.
- **Site-Specific Use Regulations**
 - Examples include requirements for a Loading Dock Master, and others

Thank you!

Questions?

