



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 26, 2009**

DATE: September 17, 2009

SUBJECT: SP #208 SITE PLAN AMENDMENT to convert some garage parking spaces to one (1) storage room and one (1) bike room at Courtland Park Apartments located at 2500 Clarendon Blvd. (RPC #18-007-031).

Applicant:

Courtland Park Assoc., L.C.

By:

Robert Bushkoff, Dittmar Company
8321 Old Courthouse Rd. Suite 300
Vienna, Virginia 22182

C. M. RECOMMENDATION:

Approve the site plan amendment request to convert some garage parking spaces into one (1) bicycle storage room and one (1) general storage room, subject to all previously approved conditions and the proposed new condition #32.

ISSUES: This is a site plan amendment request to convert some garage parking spaces into a bicycle storage room and a general storage room and no issues have been identified.

SUMMARY: This is a request of the Courtland Park Apartment Building at 2500 Clarendon Blvd. to convert twelve (12) approved garage parking spaces and two (2) additional tandem spaces into one (1) bicycle storage room and one (1) general storage room on the G-1 parking level of the building. The applicant states that additional storage space and a secure bicycle storage location are much desired by tenants of the building. A site plan amendment is needed because the conversion from parking spaces to storage will increase the approved gross floor area (GFA). The reduction of parking spaces will not reduce the minimum approved parking count for the site plan, as the site plan was approved with a minimum of 362 parking spaces at 1.37 parking spaces per unit, and, with the conversion to storage space, there will be 368 parking spaces at 1.39 parking spaces per unit. Therefore, staff recommends approval of the site plan amendment request to convert some garage parking spaces into one (1) bicycle storage room and one (1) general storage room, subject to all previously approved conditions and the proposed new Condition #32.

County Manager: _____

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5331

BACKGROUND: On July 13, 1985, the County Board approved a site plan amendment to reconfigure the plan from a 180 unit retirement home and 74 bed life care facility to a 284 unit apartment building, subject to conditions. The following provides information about the site:

Site: The site is comprised of a nine (9) story, brick apartment building. There is a convenience store in the ground floor of the building along Barton Street.

To the north: A five (5) story office building.
 To the south: Townhomes (“Barton Place”).
 To the east: The Charleston Condominium building.
 To the west: Townhomes (“Courthouse Triangle”).

Zoning: The site is zoned “RA4.8” Multiple-Family Dwelling and Hotel Districts.

Land Use: The subject site is designated “High-Medium Residential” (3.24 F.A.R (Floor Area Ratio) Residential).

Neighborhood: The site is located within the Clarendon-Courthouse Civic Association. The Clarendon-Courthouse Civic Association has been notified and, to date has not provided comments on the proposed site plan amendment.

DISCUSSION: This is a request of the Courtland Park Apartment Building at 2500 Clarendon Blvd. to convert some garage parking spaces into one (1) bicycle storage room and one (1) general storage room on the G-1 parking level. The applicant states that additional storage space and a secure bicycle storage location are much desired by tenants of the building. A site plan amendment is needed because the conversion from parking spaces to storage will increase the approved gross floor area (GFA). The GFA will increase by 2,762 square feet.

There are twelve (12) standard parking spaces proposed to be converted. Also included in the conversion are two (2) tandem parking spaces, which are not counted toward the total approved parking for the site. The following table provides an overview of the approved, existing, and proposed standard parking spaces:

Approved	Existing	Proposed
362 standard parking spaces	380 standard parking spaces	368 standard parking spaces
1.37 parking spaces/unit	1.44 parking spaces/unit	1.39 parking spaces/unit

The reduction of parking spaces will not reduce the approved parking count for the site plan, as the site plan was approved with a minimum of 362 standard parking spaces at 1.37 parking spaces per unit, and, with the conversion to storage space, there will be 368 standard parking spaces at 1.39 parking spaces per unit. There are also additional tandem parking spaces in the garage, which are not counted toward the total approved parking spaces. The applicant notes that currently approximately ten (10) percent of the parking spaces on site are vacant, with the building approximately 99 percent occupied. The proposed bicycle storage room will have room for approximately 50 bikes, and will encourage the use of an alternate form of transportation in the metro corridor.

CONCLUSION: The reduction in twelve (12) standard parking spaces will not reduce the approved parking count for the site, and will have little impact on the overall parking on site. The applicant states that additional storage space and a secure bicycle storage location are desired by apartment tenants. Therefore, staff recommends approval of the application, subject to all previously approved conditions and the proposed new Condition #32.

Proposed condition #32:

32. The applicant may exceed the approved gross floor area (GFA) by 2,762 square feet for the purpose of converting some parking on the G-1 level to one (1) storage room and one (1) bike room.

PREVIOUS COUNTY BOARD ACTIONS:

July 12, 1980	Deferred proposed site plan (1300 and 1307 N. Barton St.) to the September 13, 1980 County Board meeting.
September 13, 1980	Deferred proposed site plan (1300 and 1307 N. Barton St.) to the November 15, 1980 County Board meeting.
November 25, 1980	Deferred proposed site plan (1300 and 1307 N. Barton St.) to the March 21, 1981 County Board meeting.
March 30, 1981	Accepted withdrawal of the proposed site plan (1300 and 1307 N. Barton St.).
September 10, 1983	Rezoned property to "RA4.8" and approved site plan (Z-2242-83-3) (SP #208) for a retirement home/life care facility.
January 5, 1985	Denied a site plan amendment (SP #208) for a 265 unit apartment building with a height of 11 stories.
July 13, 1985	Approved site plan amendment (SP #208) to reconfigure a plan from a retirement home to a 284 unit apartment building, subject to conditions.
February 8, 1986	Accepted withdrawal of a site plan amendment to permit an indoor pool on the G-2 level and increase the Floor Area Ratio (FAR) to 3.07 from 3.01.
October 18, 1986	Accepted withdrawal of a site plan amendment to permit a covered garage entrance to the G-2 level from North Barton Street.
December 2, 1986	Approved site plan amendment request to convert one (1) percent of gross floor area (2,578 square feet) from residential to convenience commercial use.

March 7, 1987

Approved site plan amendment (SP #208) to permit a building identification sign, mounted on the north elevation at the second floor level.

August 8, 1992

Approved site plan amendment (SP #208) for a 28.5 square-foot, non-lighted exterior wall sign above the doorway on the east wall, subject to all previous conditions.