



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of November 14, 2009**

DATE: October 26, 2009

SUBJECT: SP #242 SITE PLAN AMENDMENT for Courtland Towers Associates, to permit a conversion of a 626 square-foot leasing office to professional or business office space; premises known as 1200 North Veitch Street (RPC #18-003-111).

Applicant:

Courtland Towers Associates
8321 Old Courthouse Road, Suite 300
Vienna, Va. 22182

C.M. RECOMMENDATION:

Approve the site plan amendment to permit a conversion of a 626 square-foot leasing office to professional or business office space, subject to all previous conditions.

ISSUES: The applicant requests approval of a site plan amendment to convert a 626 square-foot management leasing office to general business or professional office space. There are no issues identified.

SUMMARY: The applicant requests approval of a site plan amendment to convert a 626 square-foot management leasing office to general business or professional office space. The space has been used as a management leasing office since the opening of the apartment building in 1991, but the parent company has decided to consolidate leasing offices elsewhere. The space, due to its hidden internal location is unsuitable for retail; the zoning, "RA-H-3.2" permits commercial uses by site plan and the building has adequate parking to support the proposed use. Therefore, staff recommends that the site plan amendment to convert a 626 square-foot leasing office to general business or professional office space be approved, subject to all previous conditions.

BACKGROUND:

Site: The subject property is an apartment building with ground floor street-oriented retail and internally-oriented office space, and is located at the south side of the intersection of Veitch, Wayne, and 13th Streets North. The site plan was approved by the County Board in

County Manager: BMD/GA

Staff: Peter Schulz, Planning Division, DCPHD

PLA- 5391

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1986 and substantially revised in 1988 to include 571 dwelling units and nearly 3,000 square feet of commercial space. The building was constructed in 1989.

The apartment building currently has a street-oriented convenience store, an existing office space occupied by a technology company, and a leasing office. The office spaces are located well inside the building, not visible to passers-by, and segregated from the residential tenant areas.

To the north:	13 th Street North and The Courthouse Hill Apartments, zoned “RA-H-3.2”, and also a part of SP #242 and designated on the GLUP “High Residential”.
To the west:	North Wayne Street and The Williamsburg Condominiums (SP #225) and Colin Place Townhouses (SP #266), both zoned “RA-H-3.2” and designated on the GLUP “High Residential”.
To the east:	The Arlington Residence Courts Hotel (SP #76) zoned “RA-H” and designated on the GLUP “Medium Residential”.
To the south:	Vista on Courthouse townhouses and condominiums (formerly Abingdon Heights) (SP #75) zoned “RA-H” and designated on the GLUP “Medium Residential”.

Zoning: The entire parcel is zoned “RA-H-3.2” Multiple-Family Dwelling and Hotel Districts. Commercial uses are permitted by special exception site plan provided they are located at street level and do not exceed a five-tenths (5/10) floor area ratio (F.A.R.) (Zoning Ordinance Section 18.B.).

Land Use: The General Land Use Plan designates the site as “High Residential” (Up to 4.8 F.A.R. residential, 3.8 F.A.R. hotel).

Neighborhood: The site is located in the Clarendon-Courthouse Civic Association. The Civic Association has not submitted comments to staff.

DISCUSSION: The area under consideration is 626 square-foot internal space on the ground floor of the apartment building and has been used as a leasing office for the apartment management since the building’s opening twenty years ago. The area is not visible from the street and is not suitable for retail, and the building already has a street-fronting convenience store. Section 18.C of the zoning ordinance requires one parking space for every 300 square feet of commercial space. The site significantly exceeds the minimum required parking for the zoning district.

Therefore, staff recommends approval of the subject site plan amendment, subject to all previous conditions.

CONCLUSION: The proposal is consistent with the zoning designation for the site, there is more than the minimum required parking, and it is an area unsuitable for retail. Therefore, staff recommends approval of the subject site plan amendment, subject to all previous conditions.

PREVIOUS COUNTY BOARD ACTIONS:

June 28, 1986

Approved a General Land Use Plan Amendment (GP-176-86-1) from "Medium" Residential to "High" Residential for the northwest portion of the block bounded by 13th Street North, North Court House Road, North Fairfax Drive, the unopened 12th Street North right of way and North Veitch Street.

Rezoned (Z-2296-86-3) 1199 through 1323 North Wayne Street, east side; 1201 through 1219 North Veitch Street, east side; 1202 through 1326 North Veitch Street, west side; including parts of vacated 12th Street North and North Wayne Street, and the 1200 block of North Veitch Street proposed to be vacated; from "R-5" to "RA-H-3.2".

Approved a site plan (Z-2296-86-3) for a mixed-use hotel and residential development with a total gross floor area (GFA) of 1,048,080 square feet, revised to 982,771 square feet, on a site containing 240,110 square feet including a 15 story hotel with 401,280 square feet of GFA, revised to 400,368 square feet, 450 rooms, revised to 460 rooms, a height of 163.83 feet to the penthouse roof at elevation 388.83 feet above mean sea level (a.m.s.l.) taken from the average elevation of 225.0 feet a.m.s.l. at the perimeter of the site; an 18 story apartment building, revised to 14 stories, with 247,318 square feet of GFA, revised to 182,921 square feet, 201 dwelling units, revised to 208 units, a height of 163.83 feet, revised to 145 feet, 4 inches to the penthouse roof at elevation 388.83 feet a.m.s.l., revised to 370 feet four inches a.m.s.l.; a 22 story apartment building, revised to 20 stories, with 399,482 square feet of GFA, 304 dwelling units, revised to 355 units, a height of 198.5 feet, revised to 180 feet, to the penthouse roof at elevation 423.5 feet a.m.s.l., revised to 405 feet a.m.s.l.; 48,331 square feet of commercial retail GFA on the first through sixth levels, revised to 38,835 square feet; and five levels of garage parking with 1,291 spaces, revised to 1,345 spaces, and 36 Surface spaces, revised to 25 spaces, for the parcels of real property known as 1199 through 1323 North Wayne Street, on the east side; 1201 through 1219 North Veitch Street, on the east side; 1202 through (1326) North Veitch Street, on the west side, including parts of vacated 12th Street North and North Wayne Street and the 1200 block of North Veitch Street proposed to be vacated, project address 1301 North Wayne

Street.

Approved an ordinance to vacate a portion of North Veitch Street and to quitclaim an easement on 12th Street North.

July 11, 1987

Approved a site plan amendment to permit a temporary parking area for County employees on a 25,750 s.f. portion of the site, subject to conditions and review in one (1) year.

August 15, 1987

Approved a site plan amendment to permit a temporary parking area for County employees on a 16,650 s.f. portion of the site, subject to conditions and review in one (1) year.

September 12, 1987

Approved a site plan amendment to permit a temporary parking area for County employees on an 11,925 s.f. portion of the site, subject to conditions and review in one (1) year.

September 10, 1988

Approved a major site plan amendment (SP-1) to amend the approved site plan for a mixed-use 460 room hotel and 355 unit residential development on a 150,162 square foot portion of the site to a residential development consisting of a 17 story building with 571 dwelling units, 645,750 square feet of residential gross floor area (G.F.A.), 2,950 square feet of commercial G.F.A., for a total G.F.A. of 648,700 square feet at 4.32 floor area ratio; 17, revised to 15, surface parking spaces and 949, revised to 911, parking spaces on four garage levels, including 102, revised to 132, stacked spaces; built to a height of 180 feet to the penthouse roof at 406 feet above mean sea level (a.m.s.l.) taken from an average elevation of 226 feet a.m.s.l. for the parcels of real property known as 1199, 1201, 1203, 1205, 1209, 1213 and 1217 North Wayne Street and 1201, 1202, 1206, 1210, 1211, 1215, 1219 and 1302 North Veitch Street.

Approved a major site plan amendment (SP-2) to amend the approved site plan for a mixed-use 460 room hotel and 355 unit residential development on an 82,663 square foot portion of the original site to a 16 story hotel with 395, revised to 378, rooms, 300,884 square feet of hotel gross floor area (G.F.A.) and 12,000 square feet of commercial G.F.A., for a total of 312,884 square feet of G.F.A. at 3.78 floor area ratio; 290, revised to 278, parking spaces in three garage levels; to a height of 180 feet to the top of the penthouse parapet at 396.8 feet above mean sea level

(a.m.s.l.) taken from an average elevation of 216.8 feet a.m.s.l. for the parcels of real property known as 1301, 1307, 1313, 1317 and 1323 North Wayne Street and 1312, 1316 and 1326 North Veitch Street.

Approved an ordinance to vacate a portion of North Veitch Street and quitclaim an easement on 12th Street North.

- September 12, 1989 Renewed for one (1) year the site plan amendments for temporary County employee parking lots.
- November 17, 1990 Approved site plan amendment for two (2) temporary leasing banners at 1200 North Veitch Street.
- December 7, 1991 Approved a site plan amendment to extend the approval term of SP #242 (SP-2) to September 10, 1994.
- December 12, 1992 Approved a site plan amendment (SP-1) to delete site plan conditions #53 and #54 regarding park improvements.
- September 22, 1993 Renewed a site plan amendment for temporary County employee parking lots with no further review.
- July 9, 1994 Approved a site plan amendment to extend the approval term of SP #242 (SP-2) to September 10, 1997.
- October 1, 1994 Approved a site plan amendment (SP #242 and SP #225) to combine and amend the approved site plans to delete the approved hotel and permit construction of between 745 and 770 dwelling units with a gross floor area of approximately 936,113 square feet of residential gross floor area and 4,000 square feet of retail gross floor area (564 high-rise units, 133 mid-rise units, and 73 town houses) and associated underground and surface parking spaces with modifications of use regulations (height, lot size, site coverage, yards, setbacks, vision clearance, encroachments into common area, compact car parking space ratio) for the parcels of real property known as 1227 through 1317 North Barton Street, on the east side; 1207 through 1319 North Adams Street, on both sides; 1316, (1320), and (1324) North Veitch Street; 1216 through 1323 North Wayne Street, on both sides; and 2315, 2409, 2413, and 2417 North Fairfax Drive.
- October 5, 1996 Approved a site plan amendment to relocate the loading dock, garage entrances, and lobby and pool, and to delete

the 13th Street North entrance, reduce gross retail floor area, and increase the building height for (SP-2).

N. WAYNE STREET

CONVENIENCE STORE

LOADING DOCK

135

137

139

MAINT.

RAMP DOWN

OUTDOOR SWIMMING POOL

Management Leasing Office To Be Converted Into Rental Office Space.

PARTY ROOM

LOBBY

N. VETCH STREET

117

115

114

107

105

103

101

100

112

110

108

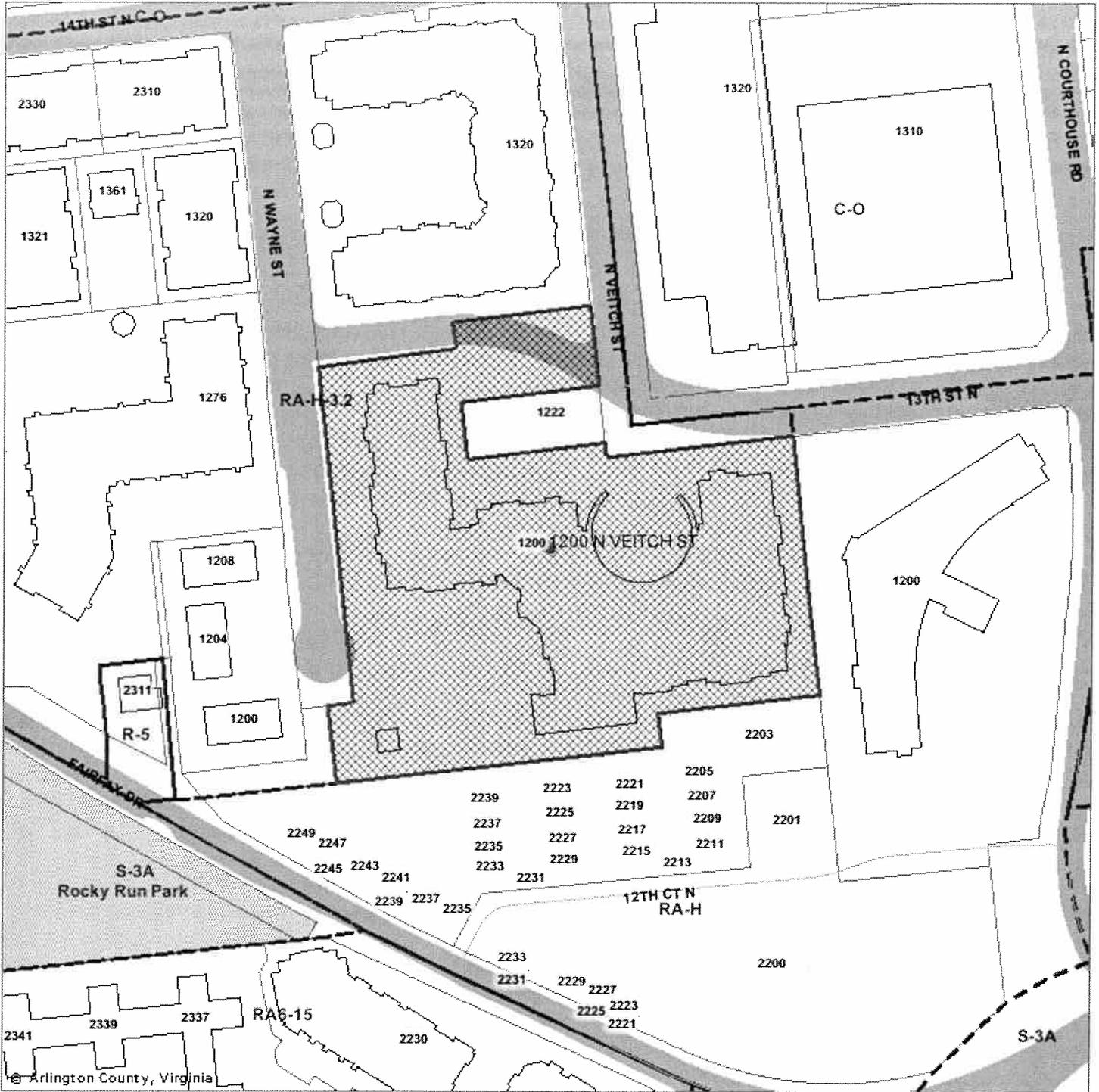
106

104

102

N. 13TH STREET

COURTLAND TOWERS
1200 N. VETCH STREET
FIRST FLOOR



sp242
1200 N. Veitch Street
RPC: 18-003-111

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

