



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of June 12, 2010**

DATE: June 2, 2010

SUBJECT: SP #207 SITE PLAN AMENDMENT REQUEST for second floor occupation of office space by a medical office (low volume occupational therapy); premises known as 5130 Wilson Boulevard. (Advanced Physical Medicine and Rehabilitation of Virginia) (RPC #13-029-001)

Applicant:
The Horus Group

By:
Ali Heidarpour, Administrative Director
Advanced Physical Medicine and Rehabilitation of Virginia
5130 Wilson Boulevard, 2nd Floor
Arlington, Virginia 22205

C.M. RECOMMENDATION:

Approve the site plan amendment to allow a medical office to occupy office space.

ISSUES: This is a Site Plan Amendment to allow a medical office to occupy office space. There are no known issues.

SUMMARY: The proposed conversion of office space to a medical office in a small office building is located just west of the Ballston Metro station at the intersection of Wilson Boulevard and North Emerson Street. The conversion of office space to a medical office can not be converted administratively in the "C-O-1.0" zoning district, which is why a special exception is being considered. The medical office will serve one (1) to two (2) patients per hour. The medical office will not adversely affect parking on the site. Medical office space would be consistent with the current uses of the building and provides needed personal services to the community. Therefore, staff recommends approval of occupation of a second floor office space by a medical office.

BACKGROUND: The applicant is proposing to convert 3,000 sq ft of second floor office space to a medical office. The hours of operation will be from 9:00 a.m. to 7:00 p.m., Monday through Friday, serving one (1) to two (2) patients per hour. The site is located at 5130 Wilson Blvd, and is described as follows:

County Manager: MB/GA

Staff: Marco Antonio Rivero, DCPHD, Planning Division

PLA-5606

5.

Site: The 18,571 square foot site is bound on the north by Wilson Boulevard, on the south by 8th Street North, on the east by North Emerson Street, and on the west by North Frederick Street. The site consists of an office building.

Zoning: The site is zoned “C-O-1.0” Commercial Office Building, Hotel and Apartment Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Service Commercial” Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R.

Neighborhood: The site is located within the Bluemont Civic Association. The civic association has been contacted. At the date of this report, no issues have been raised by the civic association or citizens regarding this site plan amendment request.

DISCUSSION: This is a site plan amendment for second floor occupation of office space to a medical office of a commercial building currently occupied by another physical therapy office, Body Dynamics, Inc. and Federal Safe and Lock. The Arlington County Zoning Ordinance (ACZO) does not allow for an administrative conversion of office space to a medical office under the “C-O-1.0” zoning district, which is why a special exception is being considered. The facility will provide occupational therapy which includes various exercise and other rehabilitation activities. The proposed space will contain a front office and waiting room, two (2) doctors offices, four (4) occupational therapy rooms, one (1) exercise area (with a treadmill and two stationary bicycles) and a “break” room.

The medical office will operate Monday through Friday from 9:00 a.m. to 7:00 p.m. and will serve one (1) to two (2) patients per hour. Three (3) full time and two (2) part time staff will be available to serve patients. There are currently 52 parking spaces located in front and rear surface parking lots on the site. The parking lots would provide sufficient parking for the proposed use and the two current uses.

CONCLUSION: The proposed medical office is consistent with the current uses of the commercial building and provides needed personal services to the community. The use will not adversely impact parking for the commercial building and there are no known issues. Therefore, staff recommends approval of second floor office space to a medical office.

PREVIOUS COUNTY BOARD ACTIONS:

- September 10, 1983 Approved site plan (Z-2241-83-1) for a two-story office building to serve as headquarters for Balmar Printing, and to provide work areas for graphic design, electric printing and word processing with a gross floor area of 17,000 square feet and fifty-two surface parking spaces subject to conditions.
- December 7, 2002 Approved site plan amendment (SP #207) to permit a low volume physical therapy and fitness, subject to conditions and with a County Board review in one (1) year (December 2003).
- December 6, 2003 Deferred review of the site plan amendment (SP #207) to permit a low volume physical therapy and fitness facility, subject to conditions and with a County Board review in one (1) month (January 2004).
- January 10, 2004 Renewed a site plan amendment (SP #207) to permit a low volume physical therapy and fitness facility, subject to all conditions and with a County Board review in three (3) years (December 2006).
- December 9, 2006 Renewed a the site plan amendment (SP #207) to permit a low volume physical therapy and fitness facility, subject to all conditions and with a County Board review in five (5) years (December 2011).

Advanced Physical Medicine & Rehabilitation of Virginia

April 6th, 2010

Arlington County
Department of Community Planning,
Housing and Development, and
Zoning Administration

To Whom It May Concern:

This letter is accompanying the Site Amendment for Advanced Physical Medicine & Rehabilitation of Virginia. We are a low-volume, occupational therapy office. We average about 1-2 patients per hour and perform outpatient occupational therapy which includes exercise and activities.

We are located at 5130 N. Wilson Blvd, Arlington, VA 22205. Our floor is approximately 3,000 square feet.

Thank you for your time and consideration.

Sincerely,



Ali Heidarpour
Administrative Director
(202) 487-5030

Statement of Consent

4-7-2010

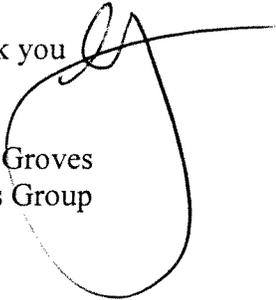
This statement is to verify that the Horus Group approves of the space usage by Advanced Physical Medicine & Rehabilitation of Virginia on the 2nd floor of the Fed-Lock Safe Building located on 5130 N. Wilson Blvd, Arlington, VA 22205. The space will be used as a Multi-Specialty Rehabilitation Clinic.

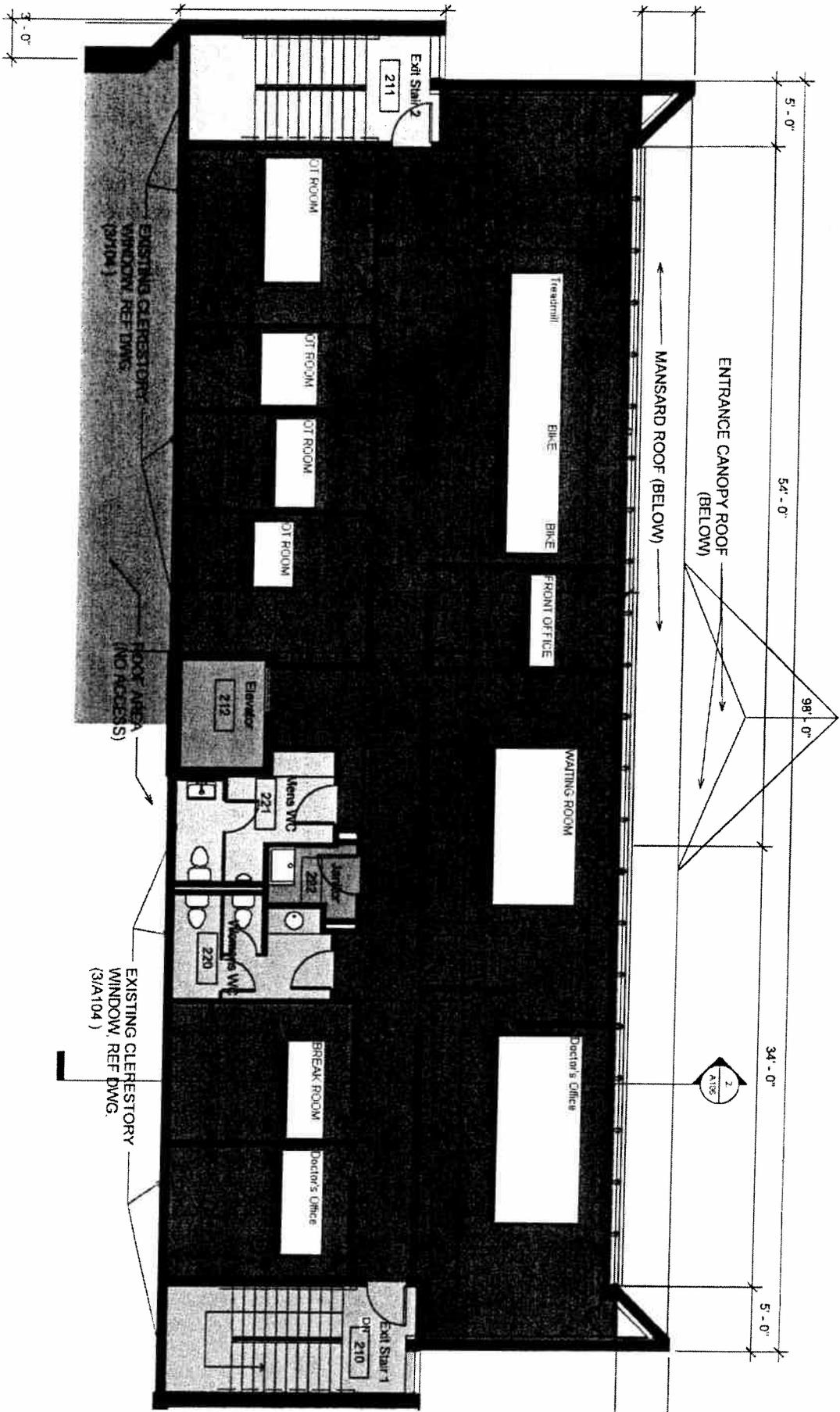
Should you have any further questions, please contact me at:

(703) 627-8920 or falcon@fedlock.com

Thank you

Mike Groves
Horus Group





02 Second Floor - Office 2

1 Plan Detail

