



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of December 10, 2011

**DATE:** December 2, 2011

**SUBJECT:** SP# 207 SITE PLAN AMENDMENT REVIEW for occupation of basement level office space by a medical office (low volume occupational and physical therapy); located at 5130 Wilson Boulevard. (Body Dynamics, Inc.) (RPC# 13-029-001).

**Applicant:**

Body Dynamics, Inc.

**By:**

Jennifer M. Gamboa, Director  
5130 Wilson Boulevard, Suite B-1  
Arlington, Virginia 22205

**C. M. RECOMMENDATION:**

Approve the site plan amendment to allow a medical office to occupy office space, subject to all previously approved site plan conditions, including the 2002 approved conditions applicable to this use only, deletion of condition #3 (approved in 2002 and applicable to this use only), and with no further review by the County Board.

**ISSUES:** This is a review of a Site Plan Amendment to allow a medical office to occupy office space. No issues have been identified.

**SUMMARY:** The County Board approved a site plan amendment in December 2002, permitting the applicant to operate a physical therapy and fitness facility on the subject site. The hours of operation of the center are 7:30 a.m. to 8:30 p.m., Monday through Friday, and between 8:30 a.m. and noon on Saturdays, serving an average of four (4) patients per hour. The program has successfully operated in accord with the approved site plan amendment during the review period. Staff is also recommending the deletion of Condition #3 (approved in 2002 and applicable to this use only) regarding hours of operation in order to be consistent with other approved uses in the building. Therefore, staff is recommending approval of the site plan amendment with no further review.

County Manager:

*BMD/GA*

Staff: Sophia S. Fisher, CPHD, Planning Division

PLA-6072

5.

**BACKGROUND:** The applicant has operated the subject use at this location for approximately nine (9) years. The subject use is located in a two-story professional, 17,000 square foot office building, which received site plan approval in 1983. Medical uses in the “C-O-1.0” zoning district require special exception approval. When the applicant began operation of the low volume physical therapy and fitness use, there was no awareness that the use required special exception approval by the County Board; however, once notified the applicant took immediate steps to comply with County regulations for the special exception. The program offers outpatient, orthopedic physical therapy including manual techniques and specific exercises for six (6) to eight (8) patients at a time. A total of ten (10) staff persons are associated with the program. There are seven (7) full-time and three (3) part-time staff. The building currently houses three uses: Body Dynamics, Inc., Advanced Physical Medicine, and Rehabilitation of Virginia and Federal Lock and Safe. The 52 parking spaces, located in front and rear surface parking lots, adequately support the uses in the building.

Review of the site plan amendment to operate the subject facility was deferred at the December 6, 2003, County Board meeting to allow the applicant additional time to complete necessary improvements to the property in order to secure the required Certificate of Occupancy (CO). The applicant secured the CO in December 2003. The site plan amendment was reviewed in January of 2004 and renewed for a period of three years. On December 9, 2006, the County Board renewed the site plan amendment, subject to all previous conditions, with a review in five (5) years, December 2011.

**DISCUSSION:** The County Board approved renewal of the site plan amendment review at its December 9, 2006 meeting. Because this use has operated successfully for some time, and does not have an undue impact on the surrounding residential neighborhood, staff is recommending approval as a permanent site plan amendment with no further review. No issues have been identified and there are no land use or policy concerns regarding granting a permanent approval. The use is also consistent with a previous site plan amendment for a physical therapy business on another floor in the same building. The other physical therapy use, for Advanced Physical Medicine and Rehabilitation of Virginia, was approved without a condition restricting hours of operation. Furthermore, the by-right use in the building, Federal Lock and Safe, also operates without a restriction on the hours of operation. Therefore, staff recommends removing condition 3, hours of operation, from this site plan amendment in order to be consistent with the other uses.

**Since the last County Board approval (December 9, 2006):**

Site Plan Amendment Conditions: The use has operated in compliance with the conditions of site plan amendment approval.

Site Plan Inspection Enforcement: Staff reports that the use has operated without complaints during the review period. Staff states that they are not aware of any issues or concerns with this use.

Arlington County Police Department: The Police Department reports that there have been no calls for service or incidents reported at the subject business.

Fire Marshal's Office: The Fire Marshal's Office reports that the use is in compliance with the County's Fire Code.

Neighborhood: The Bluemont Civic Association was contacted. As of the date of this report, the civic association, which submitted a statement in support of renewal of this facility at the proposed location in 2004, has not commented on this review.

This is a site plan amendment for use of basement level office space as medical office in a commercial building currently occupied by another physical therapy office, Advanced Physical Medicine and Rehabilitation of Virginia and Federal Lock and Safe. There are currently 52 parking spaces located in front and rear surface parking lots on the site, which was a modification of the 56 parking spaces that were required for the original site plan approval for a printing company in 1983. The current Ordinance requirement for medical office use would call for approximately 20 parking spaces for the subject use. Staff finds that there is adequate parking for all three uses (two physical therapy establishments and Federal Lock and Safe) operating on the site.

**CONCLUSION:** Staff supports approval of the site plan amendment to continue operating the facility. The use has operated since a temporary site plan amendment was first approved in 2002 and there are no known issues. Therefore, it is recommended that the permanent site plan amendment be approved subject to all previously approved site plan conditions, including the 2002 approved conditions applicable to this use only (#1 and #2), deletion of condition #3 (approved in 2002 and applicable to this use only), and with no further review by the County Board.

**2002 CONDITIONS (applicable to this use only):**

1. The applicant agrees to comply with the requirements of the Community Code Enforcement Office, the Health Department, and the Fire Marshal's Office, including the installation of a smoke detection system and the acquisition of the required assembly permit.
2. The applicant agrees to submit the name and telephone number of a neighborhood liaison to the Zoning Administrator and the president of the Bluemont Civic Association prior to the issuance of a certificate of occupancy.
3. ~~The applicant agrees that the hours of operation shall be limited to 7:30 a.m. to 8:30 p.m., Monday through Friday and 8:30 a.m. to 12:00 noon on Saturdays.~~

**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, subject to conditions and with a County Board review in one (1) month. (January 2004)
- January 10, 2004                      Approved renewal of the site plan amendment (SP #207) to permit a low volume physical therapy and fitness, subject to all conditions and with a County Board review in three (3) years. (December 2006)
- December 9, 2006                      Approved renewal of the site plan amendment (SP #207) to permit a low volume physical therapy and fitness, subject to all conditions and with a County Board review in five (5) years. (December 2011)
- June 2, 2010                              Approved a site plan amendment (SP #207) to permit a low-volume physical therapy establishment on the second floor (Advanced Physical Medicine and Rehabilitation of Virginia).

