



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 21, 2012**

DATE: January 3, 2012

SUBJECT: SP #408 SITE PLAN AMENDMENT to revise the approved parking plan for Mary Marshall Assisted Living Residence, located at 2000 5th St. S. (RPC# 24-032-036).

Applicant:

Kevin White, Development Director
Arlington VOA Assisted Living Residence, Inc.
1660 Duke Street
Alexandria, Virginia 22314

C. M. RECOMMENDATION:

Adopt the attached Ordinance for a site plan amendment to allow a modification to the compact parking ratio, subject to all previous conditions.

ISSUES: This is a site plan amendment request to revise the approved parking plan for the Mary Marshall Assisted Living Residence. No issues have been identified.

SUMMARY: The applicant is requesting approval to have three (3) additional compact parking spaces in lieu of three (3) standard parking spaces. The request is due to site constraints discovered during recent on-site construction. The constraint reduced the area available for the provision of standard parking spaces. Staff is supportive of the applicant's proposal to modify the ratio of compact parking spaces on the site.

BACKGROUND: The application and advertisement for this Site Plan Amendment originally included two (2) additional requests that are no longer part of this amendment. The application previously included a request to amend Condition #9 to alter the certificate of occupancy requirements. In addition, the applicant also requested the placement of an emergency generator on the site. These items were not required as site plan amendments and are therefore not included in this report.

County Manager: *BMD/GA*

County Attorney: *CEWM* *GA*

Staff: Jason Beske, DCPHD, Planning Division

PLA-6095

8.

The Volunteers of America (VOA) in partnership with the Arlington County Department of Human Services (DHS) recently renovated a vacant, 39-unit building and built an additional 13 units of assisted living at 2000 5th Street S. The 52 unit facility was approved by Site Plan in 2007 and is commonly referred to as the Mary Marshall Assisted Living Residence. The residence is currently used as assisted living units for low-income seniors with serious mental illness, mental retardation and/or physical disabilities that necessitate assistance with activities of daily living.

The 41,832 square-foot property contains a three-story apartment building and was approved with a total of 19 parking spaces to accommodate visitors and employees. Residents do not own or operate automobiles due to cognitive and financial reasons. During on-site construction, it was determined that constraints reduced the available area for parking and that full development of the parking scheme as approved is not feasible. Therefore, the applicant is asking for a site plan amendment to permit a modification from the zoning ordinance requirement for allowable compact parking spaces.

The following provides additional information about the site and location:

Site: The site plan is located at 2000 S. 5th St. – east of South Courthouse Road and at the end of the cul-de-sac. The property backs to Washington Boulevard. The site is 41,832 square feet (0.9603 acres).

Adjacent development includes:

To the north: Adjacent parcels include land belonging to the Fort Myer Military Reservation, zoned “S-3A” and designated “Public” on the General Land Use Plan (GLUP), and an apartment house on a parcel zoned “RA8-18” and designated “Low-Medium Residential” on the GLUP.

To the west: S. 5th St. extends to the west of the building, and garden apartments are located on both sides of South 5th Street. The parcels adjacent to the site plan are zoned “RA8-18” and designated “Low-Medium Residential” on the GLUP.

To the east: Behind the building is a steep embankment that leads to Washington Blvd. The land is zoned “S-3A” and designated “Public” on the GLUP.

To the south: Parcels to the south contain a mix of garden apartments, single family homes, and townhouses, and are zoned “RA8-18” and designated “Low-Medium Residential” on the GLUP.

Zoning: The site is zoned “RA8-18” Apartment Dwelling District.

Land Use: The site is designated “Low-Medium Residential” on the General Land Use Plan (GLUP). The existing zoning district is consistent with the GLUP designation.

Neighborhood: The property is located within the Penrose Civic Association. The civic association was apprised of the applicant's request. Staff has not received correspondence in either opposition or support for the proposal.

Trip Generation: The project consists of 52 assisted living rooms. The residents are not expected to own vehicles due to financial and cognitive reasons. The facility operates with approximately 15 staff during daylight hours and reduces to approximately 12 staff in the evening hours. It is estimated that the 52 residential unit development generates eight (8) a.m. and 15 p.m. peak hour vehicle trips.

DISCUSSION: The applicant recently remodeled an existing building to accommodate 52 assisted living units. The building provides units for low-income seniors with serious mental illness, mental retardation and/or physical disabilities that necessitate assistance with activities of daily living. In conjunction with the new development, 19 parking spaces were approved as a combination of regular, compact, and accessible spaces (see parking tabulations below).

As it exists, the current parking configuration includes seven (7) compact parking spaces. Five (5) of the compact parking spaces are located along the east side of the parking lot at the northwest corner of the site (see plan on next page). The approved 4.1 Plan indicates that the five (5) existing spaces are to be striped as three (3) standard spaces. However, site constraints discovered during construction reduced the available area for these spaces in such a way that all five (5) spaces can only be eight (8) feet wide. Standard spaces are required to be eight and a half (8 ½) feet wide, while compact spaces are allowed to be eight (8) feet wide. Parking stall depth in all cases will remain 16 ½ feet. The applicant is requesting a revised parking breakdown with the following proposed totals.

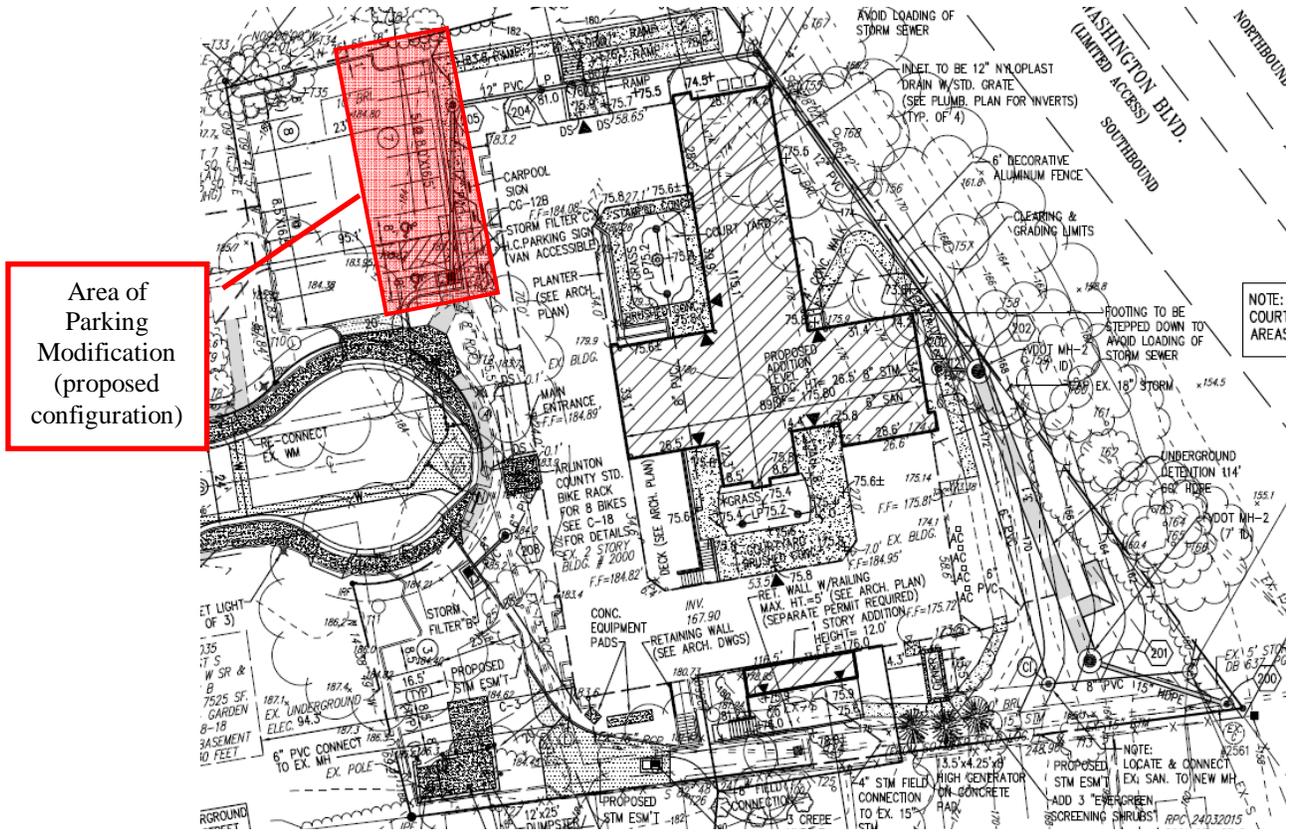
Parking Tabulations:

<u>Total Parking Approved</u>		<u>Total Parking Proposed</u>	
13	Regular Spaces	10	Regular Spaces
4	Compact Spaces (21% of Total)	7	Compact Spaces (37% of Total)
<u>2</u>	<u>Accessible Spaces</u>	<u>2</u>	<u>Accessible Spaces</u>
19	Total Spaces	19	Total Spaces

The Arlington County Zoning Ordinance (ACZO) specifies that compact parking spaces may not comprise more than 15 % of the total parking spaces of any parking area (Section 33.A.7). According to the most recent site plan approval for this site, a total of 21% or four (4) of the spaces were approved as compact parking spaces, thus representing a previous modification to the allowable parking ratio. The applicant is now asking that 37% or seven (7) spaces be approved as compact parking spaces.

Considering the nature of the land use and the amount of parking, staff is comfortable supporting the applicant's request. Vehicle trips into and out of assisted living facilities is relatively low when compared to other residential uses. Vehicular trips are primarily made by employees and

visitors to the facility. The applicant is proposing to alter only three (3) parking spaces, the total number of parking spaces will remain the same as approved with the original site plan, and the site will include the same number of accessible spaces as previously approved.



CONCLUSION: Staff is comfortable supporting the applicant’s request to modify the ratio of standard and compact parking spaces. The County Board previously approved a minor modification for the compact parking space ratio higher than what is permitted by the ACZO for this site. In addition, the nature of the land use does not generate a high demand for vehicle trips and parking, the number of parking spaces will remain the same as originally approved, and staff is not aware of any neighborhood opposition to the proposal. Therefore, staff recommends that the County Board adopt the attached ordinance to allow a modification to the parking requirements.

PREVIOUS COUNTY BOARD ACTIONS

July 7, 2007

Approved a site plan (SP #408) for an three-story assisted living facility.

October 26, 2010

Approved new condition giving the Zoning Administrator authority to modify the timing required for compliance with certain conditions, and to modify the condition requirements for the excavation plat and wall check survey.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated October 10, 2011 for Site Plan # 408, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Reports provided to the County Board for its January 21, 2012 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on January 21, 2012 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:

Compact parking spaces to comprise 37% of the total site parking spaces;
and

- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated October 10, 2011 for Site Plan # 408, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements included in this application, for a Site Plan Amendment to modify the compact parking ratio for the parcel of real property known as RPC# 24-032-036 and 2000 5th Street S., approval is granted and the parcel so described shall be used according to the site plan approval dated July 7, 2007 as amended by the Revised Site Plan Application, subject to all previously approved conditions numbers 1 through 60.

