



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of March 10, 2012**

DATE: February 29, 2012

SUBJECT: SP #197 SITE PLAN AMENDMENT to add a new condition #25 to allow a new use for a Yoga and Pilates studio in an office complex; located at 3300 Fairfax Drive, Suite B (RPC# 14-033-005).

By:
Mind the Mat Pilates and Yoga

Applicant:
Daniel Bender
41 West Del Ray Avenue
Alexandria, VA 22301

C.M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment to convert office space to allow a Yoga and Pilates studio for Site Plan #197, subject to all previously approved conditions and a new Condition #25.

ISSUES: This is a site plan amendment request to allow the use of a yoga and Pilates studio in approved office space. No issues have been identified.

SUMMARY: The applicant is requesting a site plan amendment to allow a Yoga and Pilates studio in an office building that is part of the Virginia Executive Center office complex. The complex includes two (2) buildings with a total approved GFA of 42,600 square feet of office use. The Yoga and Pilates use is not allowed by-right or use permit in the Zoning District, therefore the proposed use requires a site plan amendment.

County Manager: *BMD/GA*

County Attorney: *[Signature]* *[Signature]*

Staff: Jason Beske, DCPHD, Planning Division

PLA-6131

5.

Staff is supportive of the applicant's request to add the proposed use since it is located in the "Special Coordinated Mixed Use District" at the east end of Virginia Square and the use will blend well with the primary office use within the site plan. In addition, the *Rosslyn-Ballston Corridor: Retail Action Plan* classifies the adjacent street as a location for Personal and Business Services. Yoga and Pilates studios are similar in nature and use to dance studios, which are specifically listed as an acceptable Personal and Business Services use. Therefore, staff recommends that the County Board adopt the attached ordinance to permit the proposed use, subject to all previously approved conditions and a new Condition 25.

BACKGROUND: The applicant is requesting a modification to the site plan, which was originally approved in 1982. The request is for the use of a 1,187 square-foot Yoga and Pilates studio in the ground floor street frontage of a 26,482 square-foot office building. The "C-O-1.5" zoning district does not allow a Yoga and Pilates studio as a by-right use, nor does it allow the use by use permit. Therefore, the applicant is requesting an amendment to the site plan and a new condition that will allow the requested use.

The following provides additional information about the site and location:

Site: The 26,482 square-foot building that is the subject of this application is located on an approximately .8 acre parcel located at the southwest quadrant of the intersection of Jackson Street and Fairfax Drive. The uses surrounding the site include:

To the north: George Mason University Law School (SP #410). The property is part of the "Special Coordinated Mixed Use District" at the east end of Virginia Square and is designated "Public" on the GLUP and is zoned "C-3."

To the east: Hess Gas Station is part of the "Special Coordinated Mixed Use District" at the east end of Virginia Square and is designated "Medium Density Mixed-Use Development District" on the GLUP and is zoned "C-3."

To the south: Retail strip designated is part of the "Special Coordinated Mixed Use District" at the east end of Virginia Square and is designated "Medium Density Mixed-Use Development District" on the GLUP and is zoned "C-2."

To the west: C & G Imports car sales, which is part of the "Special Coordinated Mixed Use District" at the east end of Virginia Square and is designated "Medium Density Mixed-Use Development District" on the GLUP and is zoned "C-2."

Zoning: The zoning for the subject site (SP #197) is "C-O-1.5."

Land Use: The General Land Use Plan (GLUP) indicates that this site as is part of the "Special Coordinated Mixed Use District" at the east end of Virginia Square and is designated "Medium Density Mixed-Use Development District." Allowable densities in this District are not to exceed 3.24 FAR.

Neighborhood: The subject site is located within the Ballston-Virginia Square Civic Association. The Civic Association has been contacted regarding this proposal and has not expressed any concerns to date.

DISCUSSION: The applicant is requesting a modification to the site plan, which was originally approved in 1982. The request is for the use of an approximately 1,200 square-foot yoga and Pilates studio in the ground floor street frontage of a 26,482 square-foot office building. The space was previously approved as office space.

The applicant expects that the studio will conduct classes between the hours of 6:00 a.m. and 10:00 p.m. Peak hours are anticipated between 6:00 p.m. to 9:00 p.m. It is not anticipated that class sizes will exceed more than 15 – 20 students. All classes are performed without equipment on Pilates and yoga mats.

Staff does not anticipate any issues with the on-site parking. The site plan includes 91 parking spaces, which is 112% of the requirement for the site. In addition, the heaviest parking requirement for the site is for the on-site office users. Office users primarily use the parking during daytime hours, which is counter to the estimated largest requirement for the yoga and Pilates studio use, which is in the evening. Staff anticipates that a number of students will be walking to the site from Clarendon, Virginia Square, or the Metro. The applicant has indicated that the business will add value to the neighborhood, both in regards to health benefits and the provision of an active streetfront. It is the applicant's intent to maintain transparency into the space and not place window coverings along the streetscape. Increased views and transparency into and out of the business will help create a livelier street frontage.

The subject site plan is located within the "Special Coordinated Mixed Use District" in the east end of Virginia Square. This district was established to allow for redevelopment and use changes in the area consistent with the Virginia Square Sector Plan. The proposed use will provide a mixture of uses within the office complex and help enliven and activate the street in this mixed-use district. The *Rosslyn-Ballston Corridor: Retail Action Plan* classifies the adjacent street as a location for Personal and Business Services, which is a category that allows some flexibility for similar uses. Yoga and Pilates studios are akin to dance studios, which are listed as a Personal and Business Services use.



Proposed Yoga & Pilates Studio

CONCLUSION: The applicant is requesting a site plan amendment to allow a Yoga and Pilates studio in the “C-O-1.5” zoning district since the district does not allow the use by-right or through a use permit. The 1,187 square-foot studio will provide a mixture of uses in an office building located in the “Special Coordinated Mixed Use District” at the east end of Virginia Square. Additionally, guidance within the *Retail Action Plan* is supportive of the proposed use in the subject location. Therefore, staff recommends, based on the merits of the project, its consistency with the *Retail Action Plan*, the proposed location of the use in the Special Coordinated Mixed Use District, and good planning practices, that the County Board adopt the ordinance to allow the proposed use in the office building located at 3300 Fairfax Drive, subject to all previously approved conditions and a new Condition 25.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated January 3, 2012, for Site Plan #197 was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] provided to the County Board for its March 10, 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 subject to all previous conditions and new or revised conditions; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on March 10, 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 C-O-1.5 district as set forth in the Zoning Ordinance and modified as follows:

A modification to the site plan allowing a yoga and Pilates studio.

- 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 requested by an application dated January 3, 2012, for Site Plan #197, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements on file in the office of Arlington County (AC) Zoning Administration (which drawings are hereafter collectively referred to as “Revised Site Plan Application”), for a Site Plan Amendment for the parcel of real property known as RPC# 14-033-005 and 3300 N. Fairfax Drive, approval is granted and the parcel so described shall be used according to Site Plan #197 as shown in the records of AC Zoning Administration as amended by the Site Plan Amendment Application, subject to all previous conditions, and one (1) new condition #25 as follows:

25. The applicant agrees that no more than 1,200 square feet of the ground floor for the building located at 3300 Fairfax Drive may be used for a yoga and Pilates studio instead of office use, as shown on the plan.

- a. The applicant agrees to comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by the Community Code Enforcement Office, Environmental Health

Bureau and the Fire Marshal's Office, including securing the appropriate building permit prior to the issuance of a certificate of occupancy.

- b. The applicant agrees to encourage customers and staff to walk, bike, and use public transportation by providing information at the yoga and Pilates studio regarding public transit and other alternatives to driving.

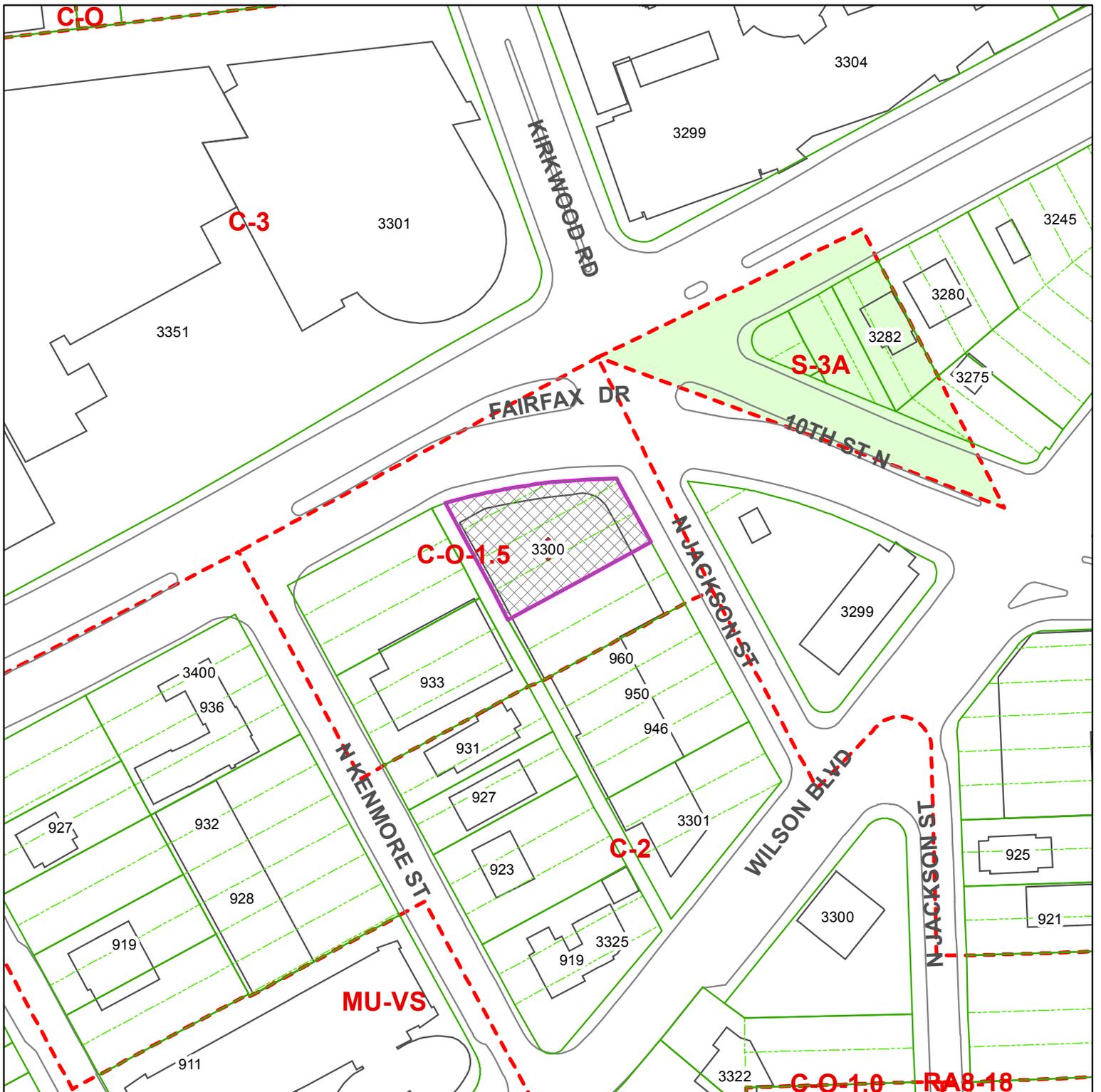
PREVIOUS COUNTY BOARD ACTIONS:

October 26, 1982

Approved Site Plan #197 for a new office building, the consolidation of two buildings into the site plan area, and a rezoning of the property to C-O-1.5.

June 29, 1988

Denial of Site Plan Amendment Z-2222-82-1 to permit a carryout and food delivery establishment in a 1,200 square foot portion of the first floor at 3300 N. Fairfax Drive.



SP# 197

3300 Fairfax Drive

RPC# 14-033-005



 Case Location(s)
 Scale: 1:1,200

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