



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of July 19, 2008

**DATE:** July 2, 2008

**SUBJECT:** SP #220 SITE PLAN AMENDMENT: LPC Commercial Services, Inc., convert approx. 12,087 sq ft of storage, office and fitness center space back to parking; 2500 Wilson Blvd. (RPC #18-007-011)

**Applicant:**

LPC Commercial Services, on behalf of TCAM Core Property Fund Operation, LP

**By:**

Nan E. Walsh, attorney  
Walsh, Colucci, Lubeley, Emrich & Walsh  
2200 Clarendon Boulevard, 13<sup>th</sup> Fl.  
Arlington, Virginia 22201

**C. M. RECOMMENDATION:**

Defer the proposed site plan amendment to the September 13, 2008 County Board meeting.

**ISSUE:** This is a site plan amendment request for an existing development, and several issues regarding compliance with approved conditions and current policies have been identified. Additional time is needed to resolve these issues.

**DISCUSSION:** The site plan for the subject five-story office building with ground floor retail space was approved in May 1985. In July 1994, the County Board approved a site plan amendment to convert 12,087 square feet of parking area to a training room, copy facilities, an exercise room, mechanical, and storage spaces. The conversion removed a total of 42 parking spaces from the site. The current request is to convert this area back to the 42 originally approved parking spaces. However, the proposed request would not be consistent with conditions which were approved as part of the original conversion. Staff recommends that the applicant address how the proposed request will maintain adherence to the approved conditions. Second, the site has been found to be in violation of several approved TDM measures which must be corrected before proceeding with this request. Finally, the proposed conversion exceeds the current required parking ratio, and is therefore inconsistent with the County's goals to limit excessive parking within the Rosslyn-Ballston Corridor. The deferral will allow the applicant time to provide additional information to staff to demonstrate compliance with approved site plan conditions as well as conformance to current parking ratios. Therefore, staff recommends deferral of the proposed site plan amendment to the September 13, 2008 County Board meeting.

County Manager: \_\_\_\_\_

Staff: Rasheda DuPree McKinney, CPHD, Planning Division

PLA-5011