



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of April 25, 2009**

DATE: April 13, 2009

SUBJECT: SP #108 Site Plan amendment to modify the compact parking ratio, for property known as the Amelia and located at 816 N. Oakland St., and identified as RPC #14-041-187.

Applicant:

Amelia 2, L.C.

By:

Christopher Brigham
8321 Old Courthouse Road, Suite 300
Vienna, Virginia 22182

C. M. RECOMMENDATION:

Approve the site plan amendment request to modify the compact parking ratio to 17%.

ISSUES: The applicant has requested a modification to the compact parking ratio maximum due to provision of parking spaces above the number approved in the site plan. There are no issues associated with this request.

SUMMARY: During construction of the approved site plan project, the applicant was able to achieve parking spaces in excess of the number approved, as well as in excess of the minimum requirement. However, a majority of the excess spaces are compact in size, resulting in an overall compact parking ratio of 17%, compared to a maximum of 15% permitted in the Zoning Ordinance. Staff supports the proposed change in the overall ratio since the number of standard size spaces proposed would exceed the minimum required for this project. The applicant could stay within the zoning ordinance maximum of 15% compact spaces if the excess spaces were not provided. In addition, several of the compact parking spaces fall below standard size by a few inches in length only. Fewer than 12% of the overall parking spaces fall below the width of a standard size space.

BACKGROUND: On June 12, 2004, the County Board approved a major site plan amendment on the subject site for an eight story residential building with 108 units and ground floor retail at

County Manager: _____

Staff: Lisa Maher, CPHD Planning
Adam Denton, DES Planning

PLA-5243

the northwest corner of Wilson Boulevard and North Oakland Street in the Virginia Square Metro Station Area. On September 19, 2006, the County Board approved an extension of the site plan term, to December 1, 2008. Construction of the project is nearing completion. The applicant has been able to achieve more parking spaces in the garage than were originally approved, which in turn exceeded the minimum number required by the Zoning Ordinance. The proposed parking layout would exceed the Zoning Ordinance maximum compact parking ratio of 15%. However, the number of standard spaces would be significantly larger than the number required by the zoning ordinance. If the 15 excess parking spaces, all compact in size, above the approved number were removed, the compact ratio would be 8.2%, well below the Zoning Ordinance maximum. The applicant has requested a modification of the compact parking ratio to accommodate the proposed parking counts.

Following is a table of approved, proposed, and required parking data:

	Approved	Proposed	Required
Total Parking	147	162	
Residential	134	149	108 by SP 122 by right
Retail (employees)	7	7	0
Visitor	6	6	0
Standard Spaces	141	135	92 by SP 104 by right
Compact Spaces	6	27	
<i>Max. compact permitted</i>	22	24	16 by SP 18 by right
Compact Ratio	4%	17% ¹	
<i>Max. compact permitted</i>	15%	15%	15%

DISCUSSION: The Amelia, with 108 residential units and 4,158 square feet of retail space, was approved with 147 garage parking spaces. Of these, seven would be for retail employees, six for visitors, and the 134 remaining spaces would be for residential use, with a compact parking ratio of four percent.

Given the maximum compact parking ratio of 15%, a minimum of 92 spaces by site plan, and 104 by right, would need to be standard size. The applicant has exceeded the required number of standard size parking spaces, whether compared to the by right or site plan minimum, with a proposed count of 135. However, the applicant has achieved a higher parking count than either required or originally approved, with significantly more compact spaces, for an overall compact parking ratio of 17%. Of the 27 compact spaces, eight meet the required width for standard

¹ The compact ratio for the 147 originally approved parking spaces would be 8.2% under the proposed parking layout.

spaces and are less than six inches short of standard size in length. This results in less than 12% of the total parking count being narrower than standard width and/or more than six inches shorter than standard length. Since the number of standard size spaces exceeds the number that is required under the Zoning Ordinance, and the deviation of several of the compact spaces is by less than six inches in length alone, and since the modification to the maximum compact ratio is caused only by provision of excess spaces above the number originally approved, staff supports the proposed modification.

CONCLUSION: During construction of the approved site plan building, the applicant was able to create below ground parking spaces in excess of the number approved, which is also more than the minimum number required in the Zoning Ordinance. However, a majority of the excess spaces are compact in size, resulting in an overall compact parking ratio of 17%. Staff supports the proposed ratio since the number of standard size spaces to be provided would exceed the minimum required for this project either by right or by site plan, and several of the compact spaces fall short of standard size only by six inches or less in length.

PREVIOUS COUNTY BOARD ACTIONS:

September 19, 1953	Approved a use permit for a private school at 3811 Wilson Blvd.
June 26, 1954	Renewed a use permit for a private school at 3811 Wilson Blvd.
November 13, 1954	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 11, 1955	Renewed a use permit for a private school at 3811 Wilson Blvd.
November 30, 1955	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 9, 1956	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 8, 1957	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 7, 1958	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 6, 1959	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 4, 1960	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 17, 1961	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 6, 1966	Denied a request for a change in land classification from "R-5" to "C-2" at 3802-3824 Ninth St. N.
June 8, 1967	Accepted withdrawal of a request for a change in land classification from "R-5" and "C-2" to "C-O" at 3802-3824 Ninth St. S.
October 12, 1976	Approved a rezoning from "R-5" One-Family, Restricted Two-Family Dwelling District and "C-2" Service Commercial – Community Business District

	to "R-C" Apartment Dwelling and Commercial District, and a site plan for a two-story, 5,000 square foot office building, at 3801 Wilson Blvd. and 3802 Ninth St. N.
September 10, 1977	Approved a site plan amendment to add a third floor to an office building, for a total of 7,500 square feet.
May 16, 1981	Denied a site plan amendment request for a projecting sign display.
October 20, 1981	Approved a site plan amendment to add a fourth floor to an office building, for a total of 10,000 square feet.
August 7, 1982	Approved a General Land Use Plan Amendment from "High" Residential to "High-Medium Residential Mixed-Use"
November 6, 1982	Approved an amendment for two rooftop signs.
December 12, 1987	Took no action on a request for a change in land classification from "R-5" to "C-2" on 3816, 3820, and 3824 Ninth St. S.
January 9, 1988	Deferred a rezoning and site plan request to March 5, 1988.
March 5, 1988	Deferred a rezoning and site plan request to July 9, 1988.
July 9, 1988	Approved a rezoning request from "R-5" and "C-2" to "R-C" on 3816, 3820, and 3824 Ninth St. N. and 3821 Wilson Blvd.
May 20, 1995	Approved a use permit for food delivery service at 3811 Wilson Blvd. with a review in four months.
September 9, 1995	Continued a use permit for food delivery service at 3811 Wilson Blvd. with a review in March 1996.
March 9, 1996	Continued a use permit for food delivery service at 3811 Wilson Blvd. with a review in March 1997.

March 8, 1997	Continued a use permit for food delivery service at 3811 Wilson Blvd. with a review in March 2000.
March 11, 2000	Continued a use permit for food delivery service at 3811 Wilson Blvd. with a review in March 2003.
March 15, 2003	Continued a use permit for food delivery service at 3811 Wilson Blvd. with a review in March 2008.
May 15, 2004	Deferred a rezoning request from “C-O-1.0” to “R-C” and a site plan request to the June 1, 2004 Planning Commission meeting and the June 12, 2004 County Board meeting.
June 12, 2004	Approved a rezoning request from “C-O-1.0” to “R-C” and a site plan request.
October 2, 2004	Approved a site plan amendment request for a Martial arts training facility and a comprehensive sign plan amendment.
September 19, 2006	Approved extension of the site plan term to December 1, 2008