



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of December 9, 2006

SUBJECT: SP #207 SITE PLAN AMENDMENT REVIEW for low volume physical therapy and fitness; premises known as 5130 Wilson Boulevard. (Body Dynamics) (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:

Renew the site plan amendment permitting a physical therapy and fitness facility subject to all previous conditions, with a review in five (5) years. (December 2011)

ISSUES: None.

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 site is located in approximately 3,675 square feet of space on the lower level of the Federal Lock and Safe commercial building located on Wilson Boulevard. The building is situated between North Emerson Street to the west and North Frederick Street to the east. The hours of operation 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 patients per hour. On January 10, 2004, the County Board renewed the site plan amendment, subject to all previous conditions, with a review in three years, December 2006. The program has successfully operated in accord with the approved site plan amendment during the review period. Therefore, staff recommends that the County Board renew the subject site plan amendment, subject to all previous conditions and with a review in five years (December 2011).

BACKGROUND: The program offers outpatient, orthopedic physical therapy including manual techniques and specific exercises for six to eight patients at a time. A total of ten staff persons are associated with the program; seven full-time and three part-time staff. To the rear, the site is bounded by "R-6" zoned residential uses; the site is bounded by "C-1" zoned

County Manager: _____

Staff: Colleen J. Connor, DCPHD, Planning Division

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commercially uses on either side and across Wilson Boulevard. Fifty parking spaces, located in front and rear surface parking lots, adequately support the uses in the building.

DISCUSSION: The County Board approved renewal of the site plan amendment review at its January 10, 2004 meeting. There have been no complaints regarding the use at this facility. There is a community-serving use provided by the facility and the use continues to meet all of the conditions of the site plan amendment. The use is in a commercial facility, bounded on three sides by commercially-zoned uses. The existing parking continues to provide parking for users of the facility.

Since the County Board review (January 10, 2004):

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.

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 has not submitted any comments on this renewal as of the time of the writing of this report.

CONCLUSION: The use has operated in compliance with the conditions of the site plan amendment approval and without complaints during the review period. The use provides a service to the community. Therefore, staff supports renewal of the site plan amendment to operate the facility. It is recommended that the site plan amendment be renewed, subject to all previous conditions, with a review in five (5) years. (December 2011)

PREVIOUS COUNTY BOARD ACTIONS:

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| 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) |

Approved Conditions:

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.