

Kristen Walentisch

From: Duncan Blair <dblair@landcarroll.com>
Sent: Tuesday, February 06, 2018 4:40 PM
To: mindyllyle@comcast.net; Nathan Macek; Stephen Koenig (swk@lkarchitects.com); Maria Wasowski; Mary Lyman; dwbapc@gmail.com; Melissa McMahon (m.e.b.mcmahon@gmail.com)
Cc: Duncan Blair; Steve Weinstock; Kristen Walentisch; Ann Horowitz
Subject: Text Amendment #2018-001

Good afternoon. I am writing on behalf of my client Arlandria Center, LLC, the owner of the shopping center at 3809A, 3811, 3811A Mount Vernon Avenue and 3907 Bruce Street to request that the Planning Commission amend the staff proposed text of Section 4-1403 (A)(8) from: **“Health and Athletic club if located in a shopping center and operating hours are limited from 5 a.m. to 11 p.m.”** as a permitted use to **“Health and athletic club located within a shopping center, hotel or office complex.”** The requested amendment is identical with the permitted use provisions contained in all of the designated commercial zones with the exception of the CL, CC and CSL commercial zones which do not permit health and athletic clubs as a permitted use. The amended language will treat all shopping centers (as defined in the Zoning Ordinance) in a consistent and uniform manner.

As background, Arlandria Center, LLC approached the City in December, 2017, and requested that the City initiate a text amendment to the NR Zone regulations to include as a permitted use health and athletic clubs in shopping centers, hotels or office complexes. Arlandria Center is in the process of re-tenanting the center and has been approached by a health and athletic club to lease the space that CVS vacated several years ago. Arlandria Center LLC was surprised that the regulations precluded health and athletic clubs which are frequently mini-anchor tenants in shopping centers. Additionally the use is consistent with the intent of section 14-1401 of the NR zone regulations to “enhance the pedestrian oriented commerce with greater opportunities for shopping , **recreation**, cultural activities , with a variety of uses”. Prior to the rezoning of the center to NR, the center was zoned CG. The CG zone permits is one of the commercial zones that allows health and athletic clubs as a permitted use.

I submit that the suggested amendment to the Staff’s proposal is consistent with City policies on governing shopping center and will not be detrimental to the Arlandria Community.

I look forward to you questions, thoughts or comments this evening.

Duncan W. Blair

