

CITY OF WINCHESTER, VIRGINIA

PROPOSED CITY COUNCIL AGENDA ITEM

CITY COUNCIL MEETING OF: 09/23/14 (work session) CUT OFF DATE: 9/17/14
10/14/14 (regular mtg)

RESOLUTION ___ ORDINANCE ___ PUBLIC HEARING X

ITEM TITLE:

CU-14-485 Request of EFD Investments, LLC for a conditional use permit for extended stay lodging at 132 North Braddock Street zoned Central Business (B-1) District with Historic Winchester (HW) District overlay .

STAFF RECOMMENDATION:

Approval with conditions.

PUBLIC NOTICE AND HEARING:

Public hearing for 10/14/14 Council mtg

ADVISORY BOARD RECOMMENDATION:

Planning Commission recommended approval with conditions

FUNDING DATA: N/A

INSURANCE: N/A

The initiating Department Director will place below, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda.

Table with 4 columns: DEPARTMENT, INITIALS FOR APPROVAL, INITIALS FOR DISAPPROVAL, DATE. Rows include Zoning & Inspections, City Attorney, City Manager, and Clerk of Council.

Initiating Department Director's Signature: [Signature] 9/17/14 (Planning Dept)



APPROVED AS TO FORM: [Signature] 9/17/2014 CITY ATTORNEY

CITY COUNCIL ACTION MEMO

To: Honorable Mayor and Members of City Council

From: Tim Youmans, Planning Director

Date: September 17, 2014

Re: CU-14-485 Request of EFD Investments, LLC for a conditional use permit for extended stay lodging at 132 North Braddock Street (*Map Number 173-01-F-6*) zoned Central Business (B-1) District with Historic Winchester (HW) District overlay .

THE ISSUE:

Conversion of ground floor office space and two second floor apartments to extended stay lodging.

RELATIONSHIP TO STRATEGIC PLAN:

Vision 2028, Principle 3: Vibrant Downtown; #6: Increased occupancy with more people living in the Historic Old Town

Vision 2028, Principle 5: Great Neighborhoods with a Range of Housing Choices; #2: Choice of housing opportunities - different life style and price points

Goal 3: Continue Revitalization of Historic Old Town; Objective 5: Increase the number of residents living in Downtown

BACKGROUND:

See attached staff report

BUDGET IMPACT:

N/A

OPTIONS:

1. Approve with conditions as recommended by Planning Commission
2. Table request
3. Deny

RECOMMENDATIONS:

Recommend approval

City Council Work Session
September 23, 2014

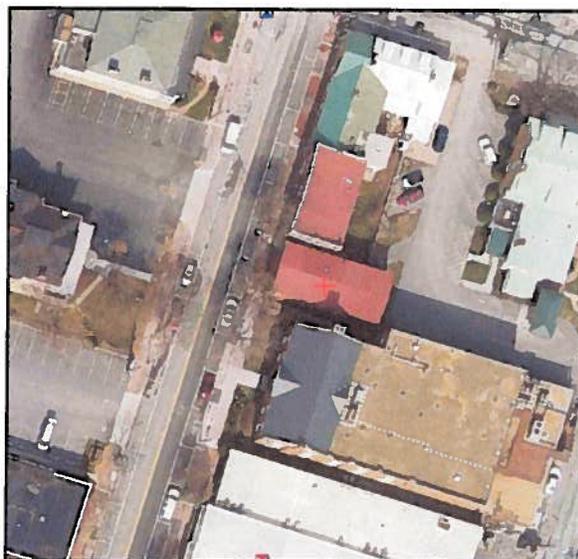
CU-14-485 Request of EFD Investments, LLC, for a Conditional Use Permit for extended stay lodging at 132 N. Braddock Street zoned Central Business (B-1) District with Historic Winchester (HW) District overlay

REQUEST DESCRIPTION

The request is for Conditional Use Permit (CUP) approval under Section 9-2-19 of the Zoning Ordinance pertaining to extended stay lodging. The ground floor vacant and retail spaces and the two second-floor apartments in the two-story structure are proposed for conversion to extended stay lodging.

AREA DESCRIPTION

The property and all adjoining properties along both sides of N. Braddock Street are zoned B-1 with Historic Winchester (HW) overlay District. The site is also located in the Winchester National Historic District and restoration of the circa 1945 Jacobean Tudor Revival structure would likely be eligible for State and Federal Tax Credits. The subject stretch of N. Braddock Street has structures primarily associated with commercial use, including numerous offices and some retail. The site immediately to the south was recently approved for a 4-unit Extended Stay Lodging facility. The site falls within the 100% parking exempt district, although the applicant proposes to lease spaces in the Braddock Street Auto Park or in a private surface lot across the street.



STAFF COMMENTS

The CUP request for conversion of the ground-floor nonresidential space and upper level apartments to extended stay lodging use is outlined in a letter from Mr. Dearing of EFD Investments, LLC to the City dated July 29, 2014 (see attached). The Tudor Revival structure has an exterior appearance that lends itself to either commercial or residential use. It already contains two apartments on the upper level of the building. The door and window openings are more typical of a multifamily structure rather than a retail storefront. The building currently has a single recessed doorway directly oriented to N. Braddock Street providing access to all spaces within the building.

There is very little distance between the front of the structure and the public street. The applicant should consider some planter boxes to place out along the front of the building to create some separation between the windows of the front living room space and the public sidewalk. Two 2-bedroom units are proposed on the first floor. They do not have any bedrooms facing toward the street. All four units would have access to a hallway connecting to the front door of the building. No rear access

from the ground floor units is proposed since the building effectively takes up the entire lot area except for a narrow strip along the south side of the building. There is green area behind the building, but it is owned by a separate property owner.

In his letter, the applicant notes the commitment to provide weekly maid service and owner maintenance to ensure that the property is taken care of in a way consistent with the intent of an extended stay lodging facility. Because this is an Extended Stay Lodging proposal (as opposed to a ground-floor residential conversion), there is no provision for the Planning Director to make a determination whether or not the segment of N. Braddock Street represents a major commercial street, thus potentially restricting the ground-floor residential conversion. If proposed as multifamily instead of Extended Stay Lodging, the four units probably would not meet the average minimum floor area requirements for two-bedroom units.

Section 1-2-35.1 of the Zoning Ordinance defines 'EXTENDED STAY LODGING' as: *One (1) or more buildings containing individual sleeping rooms, designed for and used primarily by business travelers for more than thirty (30) consecutive days, with garage or parking space conveniently located to each unit. Cooking facilities are provided for each unit. Units are not intended to be primary residences.*

A similar type of Extended Stay Lodging facility was approved by City Council for the building just to the south at 126 N. Braddock Street. At its June 10, 2014 meeting, Council approved that Conditional Use Permit (CU-14-267) subject to:

1. Weekly maid service provided for all four (4) units to ensure consistency with definition of the units as accommodations serving business travelers, not primary residences; and,
2. Leasing of at least 4 parking spaces in the Braddock Street AutoPark or other nearby parking lot to ensure compliance with the requirement for garage or parking space conveniently located to each Extended Stay Lodging unit.

RECOMMENDATION

At their September 16, 2014 meeting, the Planning Commission forwarded **CU-14-485** to Council recommending approval per Sections 9-2-19 of the Zoning Ordinance because the proposal, as submitted, will not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood. The approval is subject to:

1. Weekly maid service provided for all four (4) units to ensure consistency with definition of the units as accommodations serving business travelers, not primary residences; and,
2. Leasing of at least 4 parking spaces in the Braddock Street AutoPark or other nearby parking lot to ensure compliance with the requirement for garage or parking space conveniently located to each Extended Stay Lodging unit.

July 29, 2014

City of Winchester
Planning Commission

Planning Commission Members:

EFD Investments, LLC has a contract to purchase 132 North Braddock Street. The building currently has two apartments upstairs. The North side of the downstairs is vacant and the South side is leased for retail use. The site is zoned B-1.

EFD Investments, LLC previously purchased 126 North Braddock Street, the next building to the South, and was granted a conditional use permit to convert the entire building to extended stay lodging.

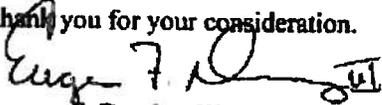
This request is for consideration of converting 132 North Braddock to extended stay lodging, as defined by 1-2-35.1 of the City of Winchester Zoning Ordinance. The two apartments would remain upstairs and the ground floor would be converted to two apartments. As defined these units will be fully furnished units which will be primarily rented to business travelers who are relocating to the area or are in the area for short term assignments.

This use is listed as a conditional use in the B-1 District. No additional variances are being requested. Although this location is parking exempt, we propose to lease space in the Braddock Street Parking Garage for use of the tenants to satisfy the requirement that extended stay units have nearby parking available.

The building is in the Historic District and no changes are proposed to the building footprint or exterior. Since this project is eligible for Federal and State Tax Credits, the final design will have to be approved by these agencies. The façade of this building, as the 126 North Braddock Street building, has a residential appearance with no display type windows that would be covered or altered.

We believe that this is an appropriate use for the building. Business travelers typically like the fact that they can walk to the Loudoun Mall area to take advantage of the many restaurants and shops. We believe that this project furthers the goal of having people live and shop in the downtown area. We see no negative impact. These units are designed for single adults. Traffic impact will be minimal since in most cases there would be only one or two trips a day resulting from each unit. These units provide for weekly maid service and owner property maintenance which will insure that the property is well taken care of. The completed project will result in an increased real estate tax base as well as generate revenue through the patronization of local shops and restaurants.

Thank you for your consideration.


Eugene F. Dearing III
EFD Investments, LLC