



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of April 22, 2017

**DATE:** April 10, 2017

**SUBJECTS:** Potomac Yard Landbay C:

- A. SP #46 Phased Development Site Plan Amendment (PDSP) to correct a typographical error in the approved Potomac Yard PDSP Use and Density Table; located at 3535 S. Ball St. (RPC# 34-027-052; -060; -061; -062; -063; -064; -066; -067; -068; -067; -070; -071; -072; -065).
- B. SP #346 Final Site Plan Amendment to extend the term of validity for the final site plan for Landbay C for three years; located at Crystal Drive (Lidl US, LLC) (RPC# 34-027-071; -072).

**Applicant:**

Lidl US, LLC  
3500 S. Clark Street  
Arlington, Virginia 22202

**By:**

Carl R. Shaw Jr.  
Architecture, Inc.  
1902 Campus Commons Drive, #101  
Reston, Virginia 20191

**C.M. RECOMMENDATIONS:**

1. Adopt the attached ordinance to approve an amendment to the PDSP to correct a typographical error in the approved Use and Density Table (Condition #4).
2. Accept the applicant's request to withdraw the subject site plan amendment to extend the term of validity for the final site plan for Landbay C.

County Manager:

*MJS/GA*

County Attorney:

Staff: Matthew W. Pfeiffer, DCPHD, Planning Division

PLA-7540

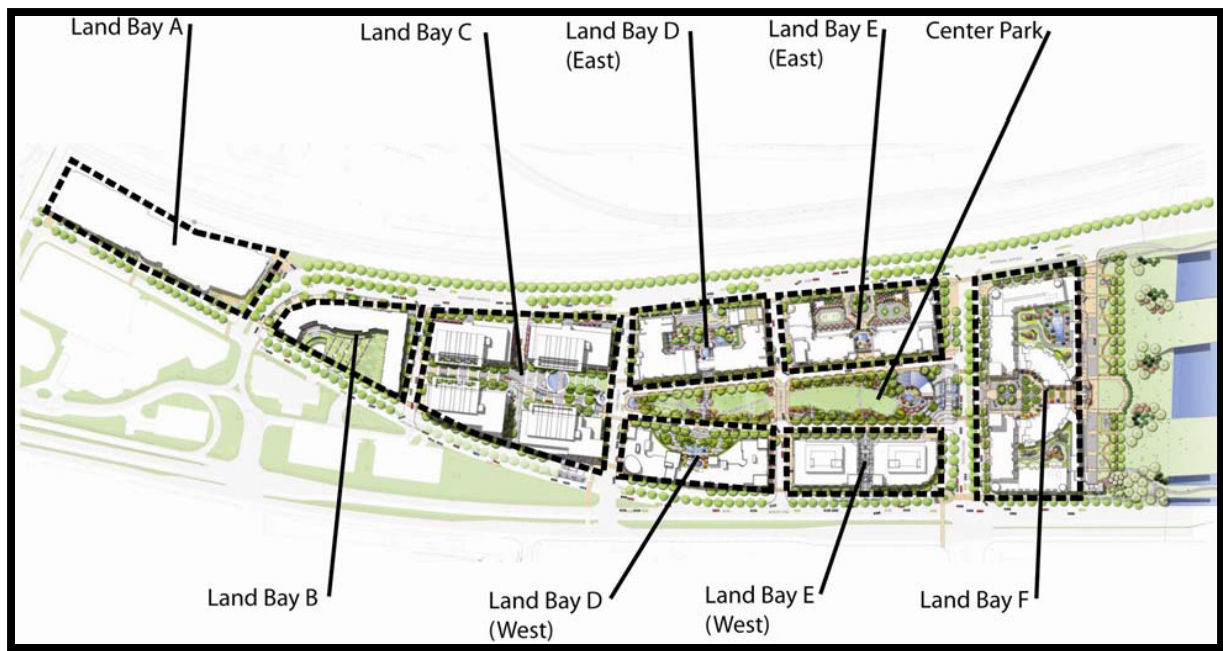
1.

**ISSUES:** Since the application was filed, the governor has signed a bill (HB 1697) automatically extending special exception approvals to July 1, 2020. Therefore, there is no need for County Board action on the requested site plan extension. However, staff recommends correcting a typographical error in the PDSP Use and Density Table to accurately reflect use and density for the project.

**SUMMARY:** Lidl US, the owner of Potomac Yard Landbay C, requested an extension to the Final Site Plan for three (3) additional years. Subsequent to the application being filed and a site plan amendment advertised, the Virginia General Assembly passed a bill (HB 1697), which the governor has signed, automatically extending special exception entitlements to July 1, 2020. Therefore, County Board approval of the site plan amendment is no longer needed and the applicant has requested withdrawal. However, a correction to a typographical error in the Use and Density Table provided for in PDSP Condition #4 is still needed. Therefore, staff recommends acceptance of the applicant's request to withdraw the application to extend the Potomac Yard Landbay C final site plan, and adoption of the attached ordinance to approve an amendment to the PDSP to correct a typographical error in the approved Use and Density Table (Condition #4).

**BACKGROUND:** The Potomac Yard PDSP was approved by the County Board on October 21, 2000. The PDSP established the overall density, building locations, heights, uses and location of open space. The Potomac Yard Landbay C Final Site Plan was approved on December 15, 2007 and included four (4) buildings over an underground parking podium. The development included 1,064,298 square feet of office GFA, 41,325 square feet of retail GFA, and a half-acre park (North Plaza) that will be the terminus of the Potomac Yard open space system.

*Figure 1: Potomac Yard Phased Development Site Plan*



**The following provides additional information about the site and location:**

Site: The site is located within Potomac Yard on the block bound by S. Potomac Avenue to the east, 29<sup>th</sup> Street S. to the north, Crystal Drive to the west, and 33<sup>rd</sup> Street S. to the south.

Zoning: The site is zoned [C-O-1.5, Commercial Office Building, Hotel, and Apartment District](#).

Land Use: The site is designated on the [General Land Use Plan \(GLUP\)](#) as striped one-third, “Medium” Residential (37-72 units per acre) and two-thirds “Low” Office Apartment Hotel, up to 1.5 FAR office, up to 72 units per acre residential and up to 110 units per acre hotel, and subject to GLUP Note 18.

Neighborhood: The subject site is not located within a civic association boundary. It is east of the Aurora Highlands Civic Association and south of the Crystal City Civic Association. Staff contacted the Aurora Highlands, Arlington Ridge and Crystal City Civic Associations as well as the management of the adjacent Eclipse residential buildings. As of the writing of this report, no comments have been received.

*Figure 2: Potomac Yard PDSP Aerial Image*



Source: Google Maps 2017

**DISCUSSION:** This was a request to extend the term of validity for SP #346, Potomac Yard Landbay C. The applicant applied for a site plan amendment to permit the extension on November 14, 2016; the site plan amendment was deferred by the County Board twice to allow

staff and the applicant to work on updates to the approved conditions. Since that time, both houses of the Virginia General Assembly passed a bill (HB 1697), which the governor has signed, that automatically extends special exception entitlements that were previously extended as part of the recovery from the 2008 housing crisis, from July 1, 2017 to July 1, 2020. The subject site plan will thus be automatically extended to July 1, 2020; therefore, the site plan amendment to extend the term is not necessary. The applicant has requested withdrawal of the site plan amendment, and staff is recommending that the County Board accept the withdrawal.

While the applicant is not proposing any changes to the approved PDSP, staff is correcting a previous typographical error whereby the Use and Density Table provided for in PDSP Condition #4 was not updated to reflect the changes to the PDSP approved with the Landbay C Final Site Plan. This error occurred during the amendment to the PDSP for Landbay D West in July 2015 to permit approximately 24,000 square feet of GFA for a religious institution. Specifically, the current (incorrect) table shows Landbay C allocated 1,086,986 square feet of office GFA and 18,637 square feet of retail GFA. The correct figures should be **1,064,298** square feet of office GFA and **41,325** square feet of retail GFA. Total approved densities for each landbay and each land use type remain unchanged.

**CONCLUSION:** Therefore, staff recommends acceptance of the applicant's request to withdraw the application to extend the Potomac Yard Landbay C final site plan, and adoption of the attached ordinance to approve an amendment to the phased development site plan to correct a typographical error in the approved Use and Density Table (Condition #4).

## **PHASED DEVELOPMENT SITE PLAN AMENDMENT ORDINANCE**

WHEREAS, an application for a Phased Development Site Plan Amendment dated November 14, 2016, for Phased Development Site Plan #346 to amend Condition #4 to correct a typographical error, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] prepared for the April 22, 2017, County Board meeting and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Phased Development Site Plan Amendment subject to all previous conditions applicable to the PDSP at 3535 S. Ball Street only, as revised and set forth below and in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on April 22, 2017, and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Phased Development Site Plan:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance; and
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally approved on October 25, 2000, pursuant to an application for Phased Development Site Plan #346, and as such

application has been modified, revised, or amended to include the drawings, documents, conditions and other elements (which drawings, etc... are hereafter collectively referred to as “Revised Phased Development Site Plan Application”), for a Phased Development Site Plan Amendment to amend Condition #4 to correct a typographical error to the Use and Density Table in Condition #4, at the parcel of real property known as RPC# 34-027-052; -060; -061; -062; -063; -064; -066; -067; -068; -067; -070; -071; -072; -065 and 3535 S. Ball Street, approval is granted and the parcel so described shall be used according to the Phased Development Site Plan as originally approved on October 25, 2000, as shown in the records of the Office of Zoning administration, and as amended from time to time and as amended by the Revised Phased Development Site Plan Application, subject to all previously- approved conditions, with the following amended conditions:

The applicant is providing the features, design elements, uses, services or amenities called for in these conditions in return for approval to use a building and property that has density and other benefits not permitted by right in the district as follows:

4. The approved uses and densities, after conveyance of the North Tract as specified in Condition #3(a), for each parcel of the Phased Development Site Plan are as follows:

| Land Bay | Maximum Office GFA                | Minimum Retail GFA          | Hotel Rooms GFA | Residential Dwelling GFA | <u>Religious Institutions GFA</u> |
|----------|-----------------------------------|-----------------------------|-----------------|--------------------------|-----------------------------------|
| A        | 645,511                           | 8,489                       |                 |                          |                                   |
| B        |                                   | 10,000                      | 430,000         |                          |                                   |
| C        | <del>1,086,986</del><br>1,064,298 | <del>18,637</del><br>41,325 |                 |                          |                                   |
| D-East   |                                   | 16,503                      |                 | 425,752                  |                                   |
| D-West   |                                   | 5,015                       |                 | 385,382                  | 23,906                            |
| E-East   |                                   | 4,143                       |                 | 391,714                  |                                   |
| E-West   | 374,379                           | 71,418                      |                 |                          |                                   |
| F        |                                   | 30,000                      |                 | 482,000                  |                                   |
| Total    | 2,106,876                         | 164,205                     | 430,000         | 1,684,848                | 23,906                            |

- Note 1: Pursuant to paragraph (a) under Retail Floor Area below, the total office and hotel GFA includes a balance of 19,442 square feet of GFA of Potential Retail Space as of April 21, 2007.
- Note 2: Maximum number of hotel rooms shall be 625.
- Note 3: The total number of residential dwelling units shall be no less than 800 dwelling units and no more than 1,575 dwelling units.
- Note 4: Land Bay F is approved for 50,000 square feet of grocery store GFA which is not included in the table above. This is GFA over and above the maximum permitted retail GFA in Land Bay F. Pursuant to the approved final site plan for Land Bay F, this GFA is restricted to grocery store use only.
- Totals: The total development program shall consist of 2,271,081 square feet of office/commercial GFA (51.50% of total GFA); 2,114,848 square feet of residential/hotel GFA (47.96% of total GFA) unless otherwise adjusted as specifically permitted in these PDSP conditions.

PREVIOUS COUNTY BOARD ACTIONS:

October 21, 2000

South Tract: Approved a General Land Use Plan (GLUP) Amendment to a striped pattern of 1/3 "Medium" Residential (37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel, with Note 18.

Approved Amendments to the Master Transportation Plan, including Part I to add public streets and designate several streets as private; Arlington Bicycle Plan to add on-street bike lanes; Arlington County Pedestrian Transportation Plan to add a pedestrian corridor; and establishment of a transitway.

Approved a rezoning from "M-1" to "C-O-1.5".

Approved a Phased Development Site Plan for a mixed-use office, retail, hotel and residential development.

Adopted a resolution affirming Arlington County's commitments to developing transit facilities to provide high quality local transit service in the Jefferson Davis Corridor and facilitating traffic movements between U.S. 1 in Arlington and Potomac Avenue.

North Tract: Approved a General Land Use Plan (GLUP) Amendment for the area north of 6th Street South, from "Service Industry" to "Public".

Approved a General Land Use Plan (GLUP) Amendment for the area south of 6th Street from "Service Industry" to "Low" Office-Apartment Hotel.

February 9, 2002

Deferred a site plan for a Land Bay A, for office and retail development totaling 654,000 square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of

fitness center, to February 25, 2002 Planning Commission and March 23, 2002, County Board meeting.

March 23, 2002

Approved a final site plan for Land Bay A, for office and retail development totaling 654,000 square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of fitness center.

April 20, 2002

Approved a Preliminary Infrastructure Plan (PIP) for the Potomac Yard PDSP.

December 9, 2003

Approved a final site plan for Land Bay E, for a residential rental building containing 391,714 square feet of residential GFA, 386 units and 4,120 square feet of ground floor retail.

Approved a final site plan for Land Bay F, for two residential condominium buildings containing 482,000 square feet of residential GFA, 479 units and 80,000 square feet of ground floor retail, including 50,000 square feet of grocery store use.

July 10, 2004

Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to September 18, 2004.

September 18, 2004

Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to November 16, 2004.

November 16, 2004

Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to January 2005.

February 1, 2005

Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to

|                    |   |
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|                    | amend condition #25 to clarify affordable dwelling unit requirement to May 7, 2005.   |
| May 17, 2005       | Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to a County Board meeting of a later date to be determined by staff and the applicant.                           |
| July 9, 2005       | Approved a minor site plan amendment for Land Bay A, to modify the first floor configuration and uses for the north and south office buildings, subject to amended Condition #57.   |
| April 22, 2006     | Approved a site plan amendment request to amend Condition #57(b) regarding a reduction in the size of the three (3) flat screen televisions (Land Bay A).   |
| September 16, 2006 | Approved site plan amendment request for a comprehensive sign plan (Land Bay F) conditional upon amendments staff was directed by the County Board to make to the Potomac Yard Sign Guidelines to allow signs for retail tenants located on the interior courtyard. |
| December 9, 2006   | Approved the site plan amendment request for a comprehensive sign plan (Land Bay F) for a period of ten (10) years.   |
| January 27, 2007   | Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of March 17, 2007.   |
| March 17, 2007     | Approved a site plan amendment request for a comprehensive sign plan (Land Bay E-East).   |
| March 20, 2007     | Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of April 21, 2007.   |

April 21, 2007

Approved a PDSP Amendment to convert office to residential in Land Bay D-West, to increase the maximum permitted residential units to 1,548 units, and to reallocate and convert densities within and between Land Bays B, C, D-East, D-West and E-West, subject to amended PDSP Condition #4.

Approved a final site plan for Land Bay D-East, for a residential building containing 425,752 square feet of residential GFA, 360 units and 16,503 square feet of ground floor retail.

Approved a final site plan for Land Bay D-West, for a residential building containing 398,435 square feet of residential GFA, 331 units and 15,868 square feet of ground floor retail.

Approved a final site plan for Land Bay E-West, for an office development containing 374,379 square feet of office GFA and 71,418 square feet of ground floor retail.

Approved Conceptual Design Plan for Center Park.

November 13, 2007

Deferred PDSP Amendment to convert 22,313 square feet of office use in Land Bay C to ground floor initial and potential retail use in Land Bay C to December 15, 2007 (RPC #34-027-071, -072).

Deferred final site plan for Land Bay C for approximately 1,064,673 square feet office, approximately 23,675 square feet initial retail, 17,275 square feet potential retail, modification of use regulations for fewer loading bays than required, and to exclude approximately 5,598 square feet garage entry from GFA to December 15, 2007 (RPC #34-027-071, -072) (Potomac Yard Land Bay C).

December 18, 2007

Approved PDSP Amendment to convert 22,313 square feet of office use in Land Bay C to ground floor initial and potential retail use in Land Bay C (RPC #34-027-071, -072).

Approved final site plan for Land Bay C for approximately 1,064,673 square feet office, approximately 23,675 square feet initial retail, 17,275 square feet potential retail, modification of use regulations for fewer loading bays than required, and to exclude approximately 5,598 square feet garage entry from GFA (RPC #34-027-071, -072) Potomac Yard Land Bay C).

Approved final site plan to construct approx. 625 hotel rooms, approx. 10,000 sq. ft. retail with modification of use regulations for exclusion of storage area from gross floor area, parking ratio (Land Bay B, RPC #34-027-066).

June 17, 2008

Deferred site plan amendment for an amendment to the comprehensive sign plan for Land Bay F to July 17, 2008.

July 19, 2008

Deferred site plan amendment for an amendment to the comprehensive sign plan for Land Bay F to September 13, 2008.

September 13, 2008

Approved a comprehensive sign plan amendment to add six (6) window signs for the Bank of America, increasing the existing site sign area by a total of 135.2 square feet.

October 18, 2008

Approved proposed amendment to the comprehensive sign plan for two (2) freestanding signs, pursuant to the conditions of the staff report, and with a County Board Review in ten (10) years (October 2018).

Deferred consideration of a site plan amendment for a comprehensive sign plan

for Land Bay E-West to the November 2008 County Board meeting.

November 15, 2008

Approved a site plan amendment for a comprehensive sign plan (Land Bay E-West).

April 28, 2009

Approved a site plan amendment to modify conditions related to timing for final design review by the USGBC, #69b. and eliminated the requirement for parking garage doors #34 for Land Bay B.

Deferred consideration of a site plan amendment to extend the timing per Condition #1 of final design concept of Land Bay D-East, D-West and Center Park to the July 2010 County Board meeting.

Approved a site plan amendment for live entertainment and dancing at McGinty's Pub (Land Bay F) with a review in one year (April 2010).

March 13, 2010

Approved a site plan amendment to allow an above grade emergency back-up generator for Land Bay A.

April 24, 2010

Renewed the site plan amendment for live entertainment at McGinty's Pub with a County Board review in three (3) years (April 2013).

Approved a site plan amendment for a comprehensive sign plan amendment for Land Bay E-West.

Deferred consideration of a site plan amendment for a comprehensive sign plan including rooftop sign for Land Bay B to the May 2010 County Board meeting.

May 22, 2010

Deferred a site plan amendment for façade modifications and a comprehensive sign plan including rooftop sign for Land Bay B to the June 2010 County Board meeting.

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| June 12, 2010    | Approved a site plan amendment for façade modifications and a comprehensive sign plan for Land Bay B.   |
| July 10, 2010    | Approved a site plan amendment for a comprehensive sign plan amendment for the “Roundhouse” signs at 3500 and 3550 S. Clark Street and 3639 S. Glebe Road.  |
| October 23, 2010 | Approved a site plan amendment to allow medical clinic uses in retail space at 3535 S. Ball Street, Land Bay E-East.  |
| October 15, 2011 | Approved a site plan amendment on the County Board’s Own Motion to add a new condition granting the Zoning Administrator the authority to modify the timing required for compliance with certain conditions and to modify the condition requirements for the excavation plat and wall check survey. |
| January 21, 2012 | Approved a site plan amendment for food delivery service at 3650 S. Glebe for one year (October 2012) and an administrative review in six months (April 2012).  |
| June 16, 2012    | Approved a use permit associated with a site plan for live entertainment and dancing at Melody Tavern with a County Board review in one (1) year (January 2013).  |
| July 21, 2012    | Approved a site plan amendment on the County Board’s Own Motion to modify the condition language and the timing required for compliance with certain conditions related to the final landscape plan, civil engineering plan, street lighting, and contributions to the County’s Tree Canopy Fund.   |
| July 21, 2012    | Approved a PDSP Amendment to temporarily expand the types of uses permitted within space designed for retail use in Land Bay A.   |

|                  |  |
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| October 20, 2012 | Renewed site plan amendment for food delivery service for Paisano's Pizza for three years (October 2015) and with an administrative review in 3 months (January 2013).   |
| December 8, 2012 | Approved a site plan amendment to convert approximately 1,458 square feet of GFA below grade from residential storage to other building operations for Potomac Yard Land Bay D-East.   |
| January 26, 2013 | Discontinued a use permit associated with the site plan for live entertainment and dancing at Melody Tavern.   |
| April 20, 2013   | Approved a site plan amendment to allow approximately 187,000 square feet of office GFA (Gross Floor Area) to be used for a school of higher instruction, subject to all previously approved conditions, and new condition #83 for Land Bay E-West.                              |
| May 18, 2013     | Approved SP-346-U-13-2, at Land Bay F, a use permit associated with a site plan for a child care center for up to 108 children with a County Board review in one (1) year (May 2014).  |
| May 10, 2014     | Renewed SP-346-U-13-2 at Land Bay F, a use permit associated with a site plan for a child care center for up to 108 children with a County Board review in one (1) year (May 2015).  |
| July 18, 2015    | Approved a PDSP and Final Site Plan Amendment to Landbay D West to permit the change in use of approximately 13,053 square feet of residential GFA and approximately 10,853 square feet of retail GFA for use as approximately 23,906 square feet of religious institutions use. |
| January 28, 2017 | Deferred a PDSP and Final Site Plan amendment to Landbay C to extend the Final Site Plan term for three (3) years and  |

correct a typographical error, to the  
February 25, 2017 County Board meeting.

February 25, 2017

Deferred a PDSP and Final Site Plan  
amendment to Landbay C to extend the  
Final Site Plan term for three (3) years and  
correct a typographical error, to the April  
22, 2017 County Board meeting.

VIRGINIA ACTS OF ASSEMBLY — CHAPTER

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*An Act to amend and reenact § 15.2-2209.1 of the Code of Virginia and to amend and reenact the second enactment of Chapter 509 of the Acts of Assembly of 2013, relating to extension of certain local approvals.*

[H 1697]

Approved

**Be it enacted by the General Assembly of Virginia:**  
**1. That § 15.2-2209.1 of the Code of Virginia is amended and reenacted as follows:**

**§ 15.2-2209.1. Extension of approvals to address housing crisis.**

A. Notwithstanding the time limits for validity set out in § 15.2-2260 or 15.2-2261, or the provisions of subsection F of § 15.2-2260, any subdivision plat valid under § 15.2-2260 and outstanding as of January 1, ~~2011~~ 2017, and any recorded plat or final site plan valid under § 15.2-2261 and outstanding as of January 1, ~~2011~~ 2017, shall remain valid until July 1, ~~2017~~ 2020, or such later date provided for by the terms of the locality's approval, local ordinance, resolution or regulation, or for a longer period as agreed to by the locality. Any other plan or permit associated with such plat or site plan extended by this subsection shall likewise be extended for the same time period.

B. Notwithstanding any other provision of this chapter, for any valid special exception, special use permit, or conditional use permit outstanding as of January 1, ~~2011~~ 2017, and related to new residential or commercial development, any deadline in the exception permit, or in the local zoning ordinance that requires the landowner or developer to commence the project or to incur significant expenses related to improvements for the project within a certain time, shall be extended until July 1, ~~2017~~ 2020, or longer as agreed to by the locality. The provisions of this subsection shall not apply to any requirement that a use authorized pursuant to a special exception, special use permit, conditional use permit, or other agreement or zoning action be terminated or ended by a certain date or within a set number of years.

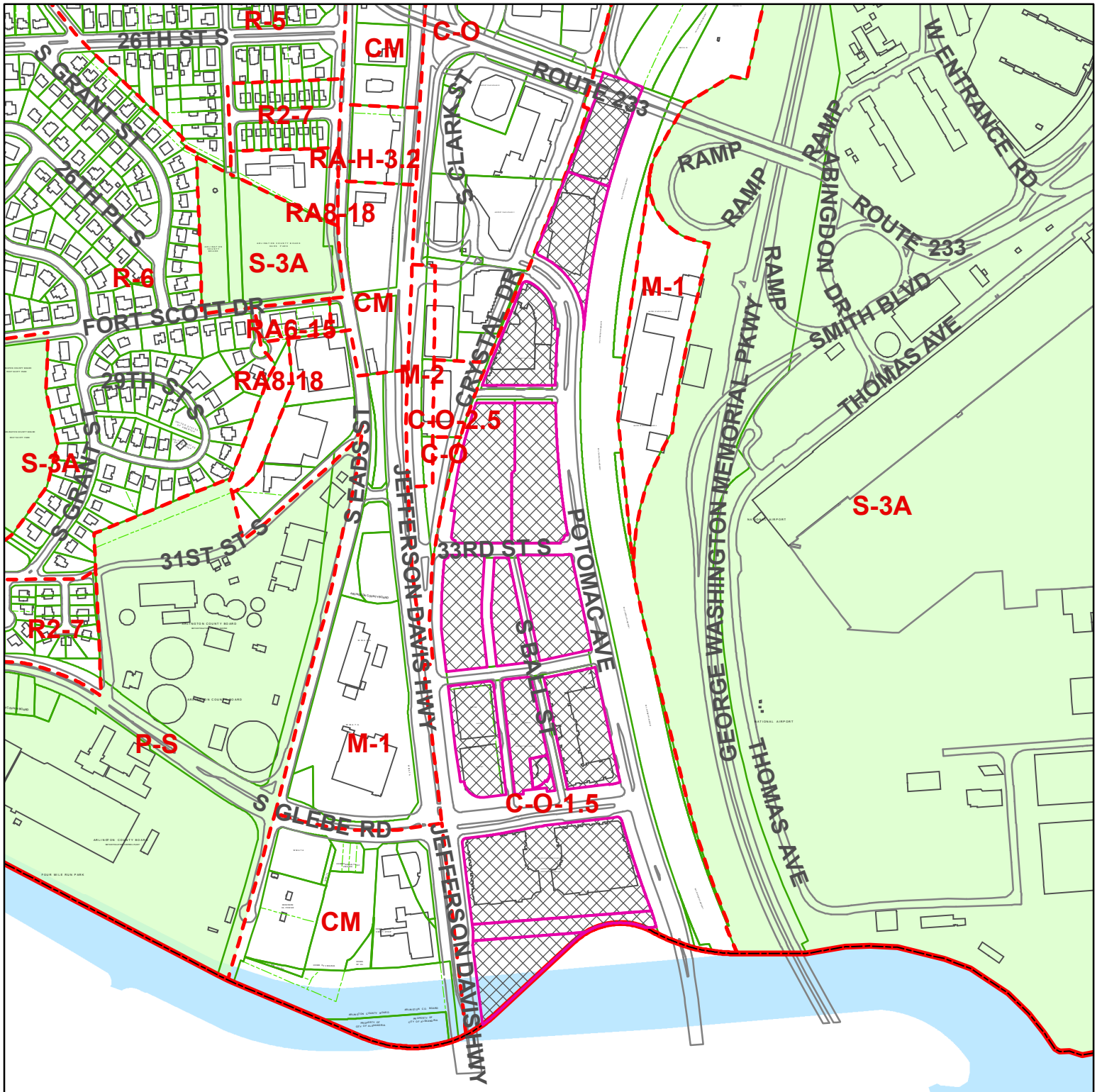
C. Notwithstanding any other provision of this chapter, for any rezoning action approved pursuant to § 15.2-2297, 15.2-2298, or 15.2-2303, valid and outstanding as of January 1, ~~2011~~ 2017, and related to new residential or commercial development, any proffered condition that requires the landowner or developer to incur significant expenses upon an event related to a stage or level of development shall be extended until July 1, ~~2017~~ 2020, or longer as agreed to by the locality. However, the extensions in this subsection shall not apply (i) to land or right-of-way dedications pursuant to § 15.2-2297, 15.2-2298, or 15.2-2303, (ii) when completion of the event related to the stage or level of development has occurred, or (iii) to events required to occur on a specified date certain or within a specified time period. Any proffered condition included in a special exception, special use permit, or conditional use permit shall only be extended if it satisfies the provisions of this subsection.

D. The extension of validity provided in subsection A and the extension of certain deadlines as provided in subsection B shall not be effective unless any unreleased performance bonds and agreements or other financial guarantees of completion of public improvements in or associated with the proposed development are continued in force; however, if the locality has enacted a bonding moratorium or deferral option, the performance bonds and agreements or other financial guarantees of completion may be waived or modified by the locality, in which case the extension of validity provided in subsection A and the extension of certain deadlines provided in subsection B shall apply. The landowner or developer must comply with the terms of any bonding moratorium or deferral agreement with the locality in order for the extensions referred to in this subsection to be effective.

**2. That the second enactment of Chapter 509 of the Acts of Assembly of 2013 is amended and reenacted as follows:**

**2. That Chapter 508 of the Acts of Assembly of 2012 is amended by adding a third enactment as follows:**

**3. That extensions of validity effective pursuant to § 15.2-2209.1 of the Code of Virginia and the second enactment of Chapter 193 of the Acts of Assembly of 2009 as of June 30, ~~2012~~ 2017, shall continue to be valid pursuant to this act until the extension date provided in this act.**




SP # 346-PDSP

3535 S Ball St

RPC#s 34-027-052; -060; -061; -062; -063; -065; -066; -067; -068; -069; -070; -071; -072; -549; -562; -563; -564; -PCA

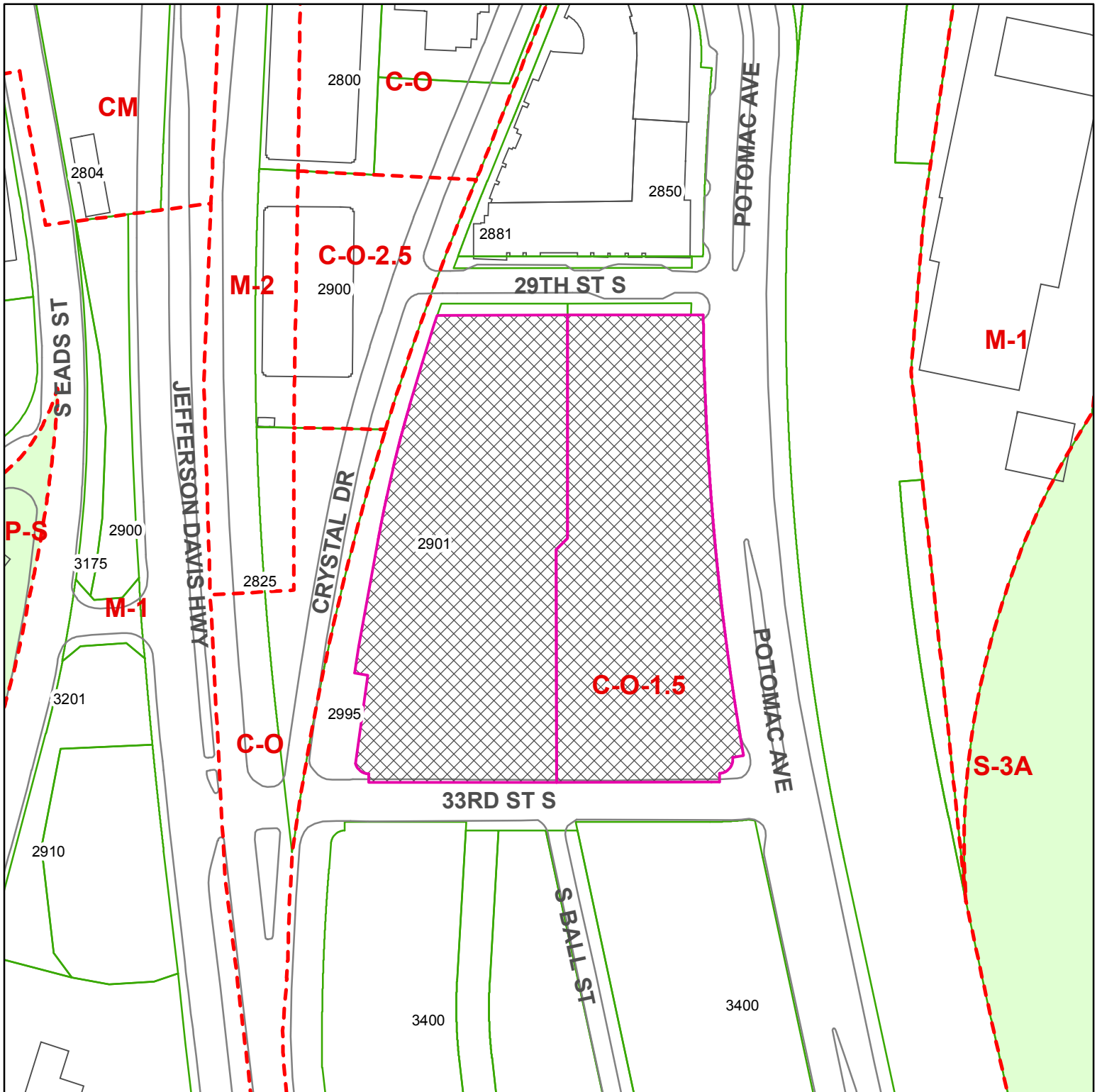


 Case Location(s)  
Scale: 1:6,000

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development

County Use Only  
Date Placard Posted \_\_\_\_\_  
By \_\_\_\_\_  
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**SP # 346**

**Crystal Dr**

**RPC #s 34-027-071 & 34-027-072**



 Case Location(s)  
Scale: 1:1,800

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.

**Department of Community Planning, Housing and Development**

County Use Only  
Date Placard Posted \_\_\_\_\_  
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