



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of December 13, 2008**

DATE: December 3, 2008

SUBJECT: SP #108 SITE PLAN REVIEW: Chau Bui, Martial arts training and comprehensive sign plan; 3801 Wilson Blvd., 816 N. Oakland St. (RPC #14-041-187)

Applicant:

Chau Bui, Owner
Team Lloyd Irving Martial Arts & Fitness
3801 Wilson Blvd, Suite 300
Arlington, Virginia 22203

C. M. RECOMMENDATION:

Discontinue the subject site plan amendment for martial arts training and a comprehensive sign plan at 3801 Wilson Blvd.

DISCUSSION: This is a three (3) year review for a martial arts facility and comprehensive sign plan, which was approved on October 2, 2004. The subject property is the site of the future mixed-use Amelia project (SP# 108), which will consist of an eight-story residential building with 108 units and 3,000 square feet of ground floor retail approved by the County Board in June 2004. The martial arts facility was intended to be an interim use until redevelopment of the site occurred. The small office building where the martial arts facility was located has been demolished. The martial arts facility has relocated to another location in the Courthouse neighborhood, and the applicant has obtained a use permit for that use at the new location (U-3193-08-1) on February 23, 2008. Therefore, staff recommends that the County Board discontinue the subject site plan amendment for the martial arts facility and comprehensive sign plan at 3801 Wilson Blvd.

County Manager: _____

Staff: Melanie Wellman, DCPHD, Planning

PLA-5144

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 - 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.
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-” 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 “R-5”, “C-O-1.0” and “C-2” to “R-C” and a site plan request, with modifications of use regulations for exclusion of GFA for below ground storage and vertical shafts, and for 1,212 square feet of additional density, subject to the conditions in the staff report.
- October 2, 2004 Approved a site plan amendment (SP#108) for a martial arts facility and comprehensive sign plan with an administrative review in six months (April 2005) and a County Board review in 14 months (December 2005).
- December 10, 2005 Continued the subject site plan amendment (SP # 108) for a martial arts facility and comprehensive sign plan and a County Board review in three (3) years (December 2008).

Approved Conditions:

1. The applicant shall meet the requirements of the Child Care Ordinance, the Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, including the installation of smoke detectors and securing the required fire inspection assembly permit.
2. The applicant agrees that all signs and their size, design, and locations shall be consistent with the signage presented to and approved by the County Board on October 2, 2004. The total sign area shall not exceed thirty-five (35) square feet. The Zoning Administrator may approve a change to the wording of these signs upon a finding that such changed signs will be consistent with all other requirements of this comprehensive sign plan.