



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 7, 2007

DATE: June 21, 2007

SUBJECT: SP #167 SITE PLAN REVIEW to convert approximately 11,000 square feet of first floor office and for a daycare use located at 2451 Crystal Dr. (RPC # 34-020-243)

Applicant:

Fifth Crystal Park Associates

By:

M. Catharine Puskar, Attorney
Walsh, Colucci, Lubeley, Emrich and Walsh
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Defer consideration of the renewal of the site plan amendment to the July 2008 County Board meeting.

ISSUES: None.

DISCUSSION: On July 8, 2006, the County Board approved a site plan amendment for the Crystal Park V Building which permitted the conversion of approximately 11,000 square feet of ground floor office space to a child care center use. The subject space is located next to a 2.85-acre public use easement for recreational purposes, currently improved with three (3) outdoor volleyball courts, picnic tables, and an outdoor exercise area maintained by the applicant. A vacation of a portion of the recreational easement was approved to accommodate an outdoor play area for the childcare center. The applicant was required to submit plans for the proposed outdoor play equipment and make necessary site improvements for the conversion of the primary space prior to occupancy. The applicant has submitted play equipment plans to PRCR for review and approval. However, the construction of the interior space has not yet been completed. The applicant anticipates completion of construction to occur within the next two months and in time for the fall school season. Therefore, staff recommends deferral of the site plan review to the July 2008 County Board meeting to allow sufficient time to observe the child care center's operations and ensure compliance with approved site plan conditions.

County Manager: _____

Staff: Rasheda DuPree McKinney, DCPHD, Planning

PLA-4714

PREVIOUS COUNTY BOARD ACTIONS:

May 17, 1980	Approved a rezoning from "M-1" to "C-O-1.5" and approved a site plan for a mixed use development.
February 5, 1983	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for identification and directional signage for Crystal City and the Crystal Plaza Shops.
April 9, 1983	Deferred a site plan amendment for a comprehensive sign program.
May 21, 1983	Accepted a withdrawal of a site plan amendment to add 120 residential units.
January 7, 1984	Approved a site plan amendment to add 120 residential units, increase garage parking and revise loading dock area.
May 12, 1984	Deferred a site plan amendment to adjust boundaries to July 7, 1984.
July 7, 1984	Approved a site plan amendment to adjust the boundary of the Crystal Park project by removing 23,866 square feet of land from the south end and adding a like amount to the north end.
May 18, 1985	Deferred a site plan amendment to amend Condition #29 to increase office gross parking area to 1,600,700 square feet.
July 13, 1985	Approved a site plan amendment to increase office gross parking area to 1,584,100 square feet and increase retail commercial from 50,000 square feet to 77,917 square feet.
December 7, 1985	Approved a site plan amendment to permit subdivision into parcels with each building being on a separate parcel of land.
August 13, 1988	Deferred a site plan amendment to amend Condition #34 to permit rooftop signs on east and west elevations, 234 square feet each (2341 Crystal Drive).
September 10, 1988	Denied a site plan amendment to amend Condition #34 to permit rooftop signs on the east and west

	elevations, 234 square feet each (2341 Crystal Drive).
July 8, 1989	Deferred a site plan amendment (SP #11, 56, 90, 135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs to the August 12, 1989 County Board meeting.
August 12, 1989	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs including Metro Station and Buchanan House signage.
February 2, 1991	Approved a site plan amendment to amend the coordinated sign plan to permit two temporary office leasing beamers on two office buildings.
February 9, 1991	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) to amend the coordinated sign plan to permit two temporary office leasing banners, at heights below 35 feet, on two office buildings until November 27, 1991, at 1225 and 2211 Jefferson Davis Highway.
March 2, 1991	Approved a site plan amendment with amended Conditions # 37 and #41 and the approved comprehensive sign plan to permit construction and operation of Virginia Railway Express commuter rail platform.
July 13, 1993	Approved a site plan amendment for conversion of approximately 2,450 square feet of retail gross floor area to office use for the parcel of real property known as 2231 Crystal Drive with the condition that the space being occupied is secondary retail uses.
November 21, 1995	Approved a site plan amendment for conversion of 1, 650 square feet of gross floor area to conference facilities for the Patent and Trademark Office for the parcel of real property known as 2121 Crystal Drive with one new condition.
March 18, 1995	Approved a site plan amendment for an amendment to the Crystal City Comprehensive Sign Plan to permit a rooftop sign of 531, revised to 426, square feet on the east building elevation for the parcel of

real property known as 2121 Crystal Drive with one new condition.

April 26, 2003

Approved a site plan for installation of an internally illuminated rooftop building identification sign, containing a logo and lettering, with a total sign area of 206.2 square feet on the southwest elevation of the Crystal Park V Office Building subject to one new condition.

September 18, 2004

Approved a site plan amendment for rooftop signage on the Crystal Park III building to one tenant identification sign on the southwest elevation. The total area for the rooftop sign shall be limited to no more than 200 square feet, and the sign shall be illuminated only as shown on the drawings dated February 25, 2004.

April 22, 2006

Approved a site plan amendment for a comprehensive sign plan for 2345 Crystal Drive to permit signs at the garage entrance. The size, design, location and color of the proposed garage entrance signs at 2345 Crystal Drive shall be as shown on the drawings prepared by Art Display Co. and dated October 27, 2005, except that the size of the circular portion of the sign structure shall be reduced in size and shall not exceed 33 square feet.

May 20, 2006

Deferred consideration of a site plan amendment to convert approximately 11,000 square feet of first floor office for daycare use located at 2451 Crystal Dr. to the June 10, 2006 County Board meeting.

June 10, 2006

Deferred consideration of a site plan amendment to convert approximately 11,000 square feet of first floor office for daycare use located at 2451 Crystal Dr. to the July 8, 2006 County Board meeting.

July 8, 2006

Approve the conversion of approximately 11,000 square feet of office space to child care use, subject to eleven (11) new conditions which apply solely to the subject child care use, and with a review in one (1) year (July 2007).