



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of April 24, 2010**

DATE: April 8, 2010

SUBJECT: SP #371 SITE PLAN AMENDMENT for restaurant outdoor seating at Café Assorti; property located at 1800 Wilson Blvd. (RPC # 17-010-038, -040 through -194)

Applicant:

Ainur Bekturghanov
AACH, LLC/Café Assorti
1800 Wilson Boulevard, Unit R-1
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew the site plan amendment request for outdoor seating, subject to all previous conditions and a County Board review in three (3) years (April 2013).

ISSUES: This is a one (1)-year review of a site plan amendment for outdoor seating for Café Assorti at 1800 Wilson Boulevard and no issues have been identified.

SUMMARY: This is a review of a site plan amendment for an outdoor café at Café Assorti that was approved by the County Board in April 2009. Since approval, the use has operated without complaint, and is in compliance with the site plan conditions. The president of the Radnor/Ft. Myer Heights Civic Association has commented that they have no issues with the renewal of this use. Therefore, staff recommends renewal of the site plan amendment subject to all previously approved conditions and with a County Board review in three (3) years (April 2013).

BACKGROUND: On June 14, 2003 the County Board approved a site plan referred to as 1800 Wilson Boulevard (SP #371) for a 153-unit residential development with ground floor retail and live/work units. In March 2009, the County Board reviewed a site plan amendment request to permit Café Assorti to have outdoor seating in the plaza of 1800 Wilson Boulevard. During the March County Board hearing there were questions raised regarding the appropriateness of the outdoor café seating in proximity to an existing public art sculpture in the plaza. Staff presented the applicant's proposed outdoor seating plan to the Public Art Committee. The committee reiterated that outdoor seating is an appropriate use adjacent to the public art in this plaza, and that the artist had taken into consideration that outdoor seating would surround the sculpture. However, the committee recommended that the applicant revise its plan to allow the public art to be more visible from Wilson Boulevard. In addition, conditions were added to ensure proper access to the public art. The County Board approved the applicant's proposal in April 2009.

County Manager: BMD/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5542

5.

DISCUSSION: Since the Use Permit Amendment approval (April 2009):

Use Permit Conditions: The Zoning Inspector found that the applicant has been in compliance with all conditions.

Community Code Enforcement: There have been no complaints or concerns reported regarding the subject use.

Civic Association: The Radnor/Ft. Myer Heights Civic Association president has expressed to staff that there are no objections to the renewal of this use.

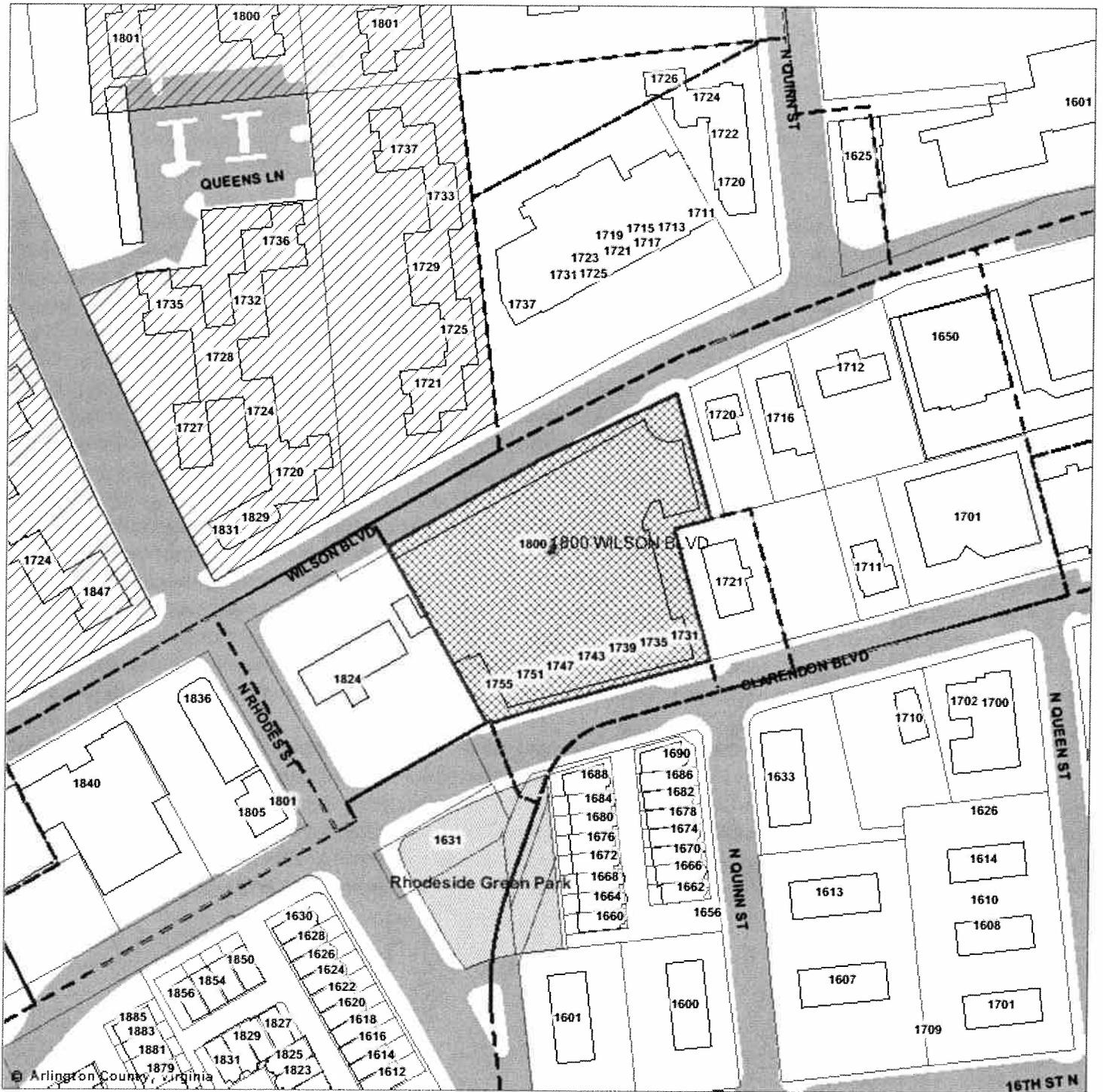
CONCLUSION: This is a one (1)-year review of the site plan amendment for outdoor seating at the Café Assorti restaurant located at 1800 Wilson Boulevard. No issues have been reported regarding this use, and the applicant has been found to be in compliance with all conditions. The Radnor/Ft. Myer Heights Civic Association has commented that there are no objections to the renewal of this site plan amendment. Therefore, staff recommends renewal of the site plan amendment subject to all previously approved conditions and a County Board review in three (3) years (April 2013).

for resale at market-rate prices at 1722, 1738, and 1800 Wilson Boulevard and 1727 and 1735 Clarendon Boulevard to October 14, 2006.

- October 24, 2006 Approved site plan amendment to amend condition #63 to delete existing affordable housing requirement in site plan condition and require developer to sell affordable units at previously set affordable prices to County or its designee for resale at market-rate prices for the parcels of real property known as 1722, 1738, and 1800 Wilson Boulevard and 1727 and 1735 Clarendon Boulevard.
- January 30, 2007 Deferred Site Plan Amendment to modify condition #49 regarding restaurant parking at 1800 Wilson Boulevard to February 24, 2007.
- February 26, 2007 Approved site plan amendment to modify condition #49 regarding restaurant parking at 1800 Wilson Boulevard.
- March 17, 2009 Deferred a site plan amendment for outdoor seating at Café Assorti to April 25, 2009.
- April 24, 2009 Approved a site plan amendment for outdoor seating at Café Assorti with a County Board review in one (1) year (April 2010).

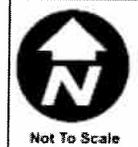
Approved Conditions:

1. The outdoor seating area is permitted on the plaza on Wilson Boulevard as shown on the plans entitled "Exterior Seating" dated February 17, 2009. The seating area shall leave a minimum of six (6) feet of clearance width along all sidewalks for pedestrians. The outdoor seating shall be limited to a maximum of 18 tables with a maximum total seating capacity of 56 seats.
2. The applicant agrees that any use of umbrellas in the outdoor seating area shall not contain any signs or interfere with pedestrian movement along the sidewalk. No outdoor fixtures shall display any sign messages unless a sign permit has been approved by the Zoning Office.
3. The applicant agrees that all tables, chairs, and barriers shall be located at least one (1) foot from the outer circumference of the public artwork at the plaza. All umbrellas, when extended, must be at least three (3) feet away from the outer circumference of the public art. The applicant agrees that if the County Manager finds that any portion of the outdoor seating has an adverse impact on the public art at the plaza, the applicant shall immediately, upon receipt of notice from the County Manager, carry out any recommendation to reconfigure or reduce the outdoor seating.
4. The proposed plaza outdoor seating is subject to review and modification as requested by the County at the time of the construction of North Quinn Street and/or the adjacent property, 1716 Wilson Boulevard. The applicant agrees to submit a modified plan for the plaza outdoor seating within 60 days of receiving notification of construction from the developer of the adjacent property at 1716 Wilson Boulevard or a letter from Arlington County for the construction of the North Quinn Street road extension.



SP #371
1800 Wilson Blvd.
(RPC #17-010-038, -040 through -194)

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



Not To Scale

