



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of May 22, 2010**

DATE: May 12, 2010

SUBJECT: SP #231 SITE PLAN AMENDMENT for a Flea Market; premises known as 1400 North Courthouse Road. (RPC #18-002-001)

Applicant:

The Clarendon Alliance

By:

Susan T. Anderson, Executive Director
3195 Wilson Boulevard
Arlington, Virginia 22201

STAFF RECOMMENDATION:

Discontinue

ISSUES: This is a three (3) year review of the Georgetown Flea Market at Court House Plaza and the applicant has informed staff that they no longer operate the use.

DISCUSSION: The Clarendon Alliance has notified staff that they no longer operate this market. They continue to operate the Saturday Market which takes place in the 15th Street right-of-way and which operates under a separate special exception. Therefore, staff recommends that the County Board discontinue the use permit.

County Manager: BMD/GA

Staff: Marco Antonio Rivero, DCPHD, Planning Division

PLA-5590

6.

to all previous conditions and the revised Condition #54 and new Condition #57.

- April 6, 1991 Deferred a site plan amendment request (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard.
- June 4, 1991 Deferred a site plan amendment request (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard to the July 13, 1991 County Board meeting.
- July 13, 1991 Deferred a site plan amendment (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard to the August 10, 1991 County Board meeting.
- August 10, 1991 Accepted withdrawal of a site plan amendment (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard.
- February 8, 1992 Approved a site plan amendment (SP #231) for a conversion of 2,625 square feet of area designated for community meeting space to retail use.
- July 11, 1992 Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, #43, and #44, to increase the ratio of compact car parking spaces to the August 8, 1992 County Board meeting.
- August 8, 1992 Deferred a site plan amendment (SP #231) for a special exception to amend Conditions#42, #43, and #44, to increase the ratio of compact car parking spaces to the September 12, 1992 County Board meeting.
- September 12, 1992 Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, #43, and #44, to increase the ratio of compact car

	parking spaces to the November 14, 1992 County Board meeting.
November 14, 1992	Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, #43, and #44, to increase the ratio of compact car parking spaces to the December 12, 1992 County Board meeting.
December 12, 1992	Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, #43, and #44, to increase the ratio of compact car parking spaces to the February 6, 1993 County Board meeting.
February 6, 1993	Approved a site plan amendment (SP #231) for a special exception to amend Conditions #42, #43, and #44, to increase the ratio of compact car parking spaces, subject to all previous conditions, revised Conditions #9, #42, and #44, and a new Condition #58.
August 14, 1993	Approved a site plan amendment (SP #231) for live entertainment from 7:00 p.m. to 11:00 p.m. on Thursdays, (Capitol Grille) 2300 Clarendon Boulevard, from 9:00 p.m. to 1:00 a.m. on Fridays and Saturdays, and from 10:00 a.m. to 2:00 p.m., and 7:00 p.m. to 10:00 p.m. on Sundays, subject to conditions and an administrative review in one (1) year.
September 11, 1993	Approved a site plan amendment (SP #231) to permit a dentist office (2250 Courthouse Plaza) on the plaza level in designated retail space, subject to all previous conditions and an additional condition.
February 4, 1995	Deferred a site plan amendment (SP #231) to March 4, 1995 to extend the term of decoration building banners and approve an alternative design depicting seasonal themes. (2100 - 2400 Clarendon Blvd.)
March 4, 1995	Approved a site plan amendment (SP #231) to extend the term of decorative banners and approve an alternative design depicting seasonal themes

	(2100 - 2400 Clarendon Blvd.) for a period of five (5) years, subject to all previous conditions and conditions #51 and #53 amended.
January 20, 1996	Approved site plan amendment (SP #231) to convert 4,290 square feet of retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office uses for the parcels of real property known as 2100 through 2400 Clarendon Boulevard, for a period of five (5) years until January 2001.
April 12, 1997	Approved a site plan amendment (SP #231) to permit construction and operation of a temporary metered parking lot (175 spaces) subject to conditions.
November 15, 2003	Deferred a site plan amendment (SP #231) for a flea market at 1400 North Court House Road to January 10, 2004
January 10, 2004	Deferred site plan amendment (SP #231) for a flea market at 1400 North Courthouse Road to March 13, 2004.
March 13, 2004	Deferred site plan amendment (SP #231) for a flea market at 1400 North Courthouse Road to April 24, 2004.
April 24, 2004	Approved site plan amendment request (SP #231) for a flea market at 1400 North Courthouse Road with an administrative review in six (6) months (September 2004) and a review by the County Board in one (1) year (April 2005).
March 15, 2005	Renewed site plan amendment (SP #231) for conversion of retail space (dentist office) subject to all previous conditions with a review in three (3) years (March 2008).
March 15, 2005	Deferred site plan amendment SP #231 for live entertainment and dancing to the April 16, 2005 County Board meeting

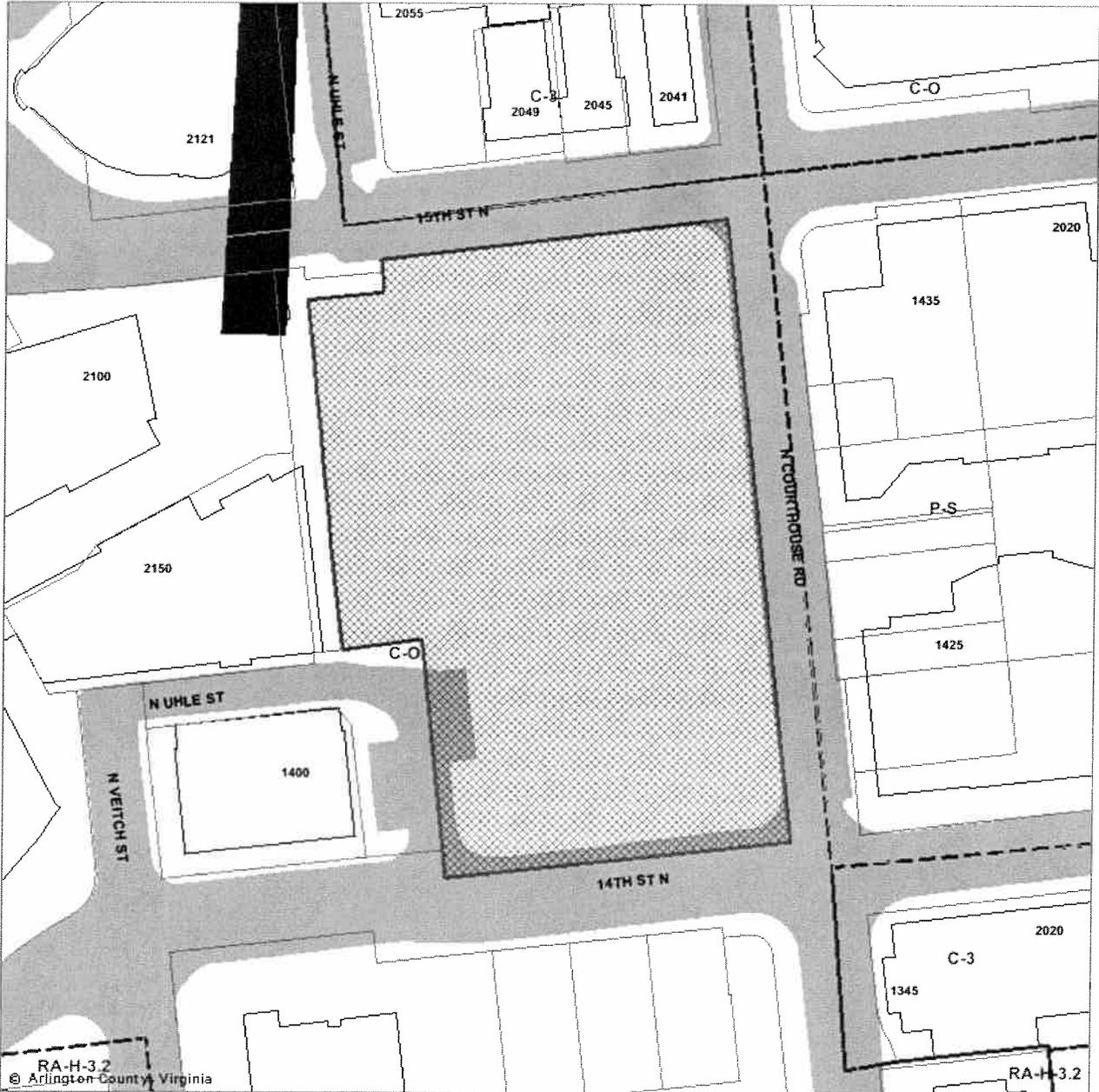
April 16, 2005	Approved site plan amendment SP #231 for live entertainment and dancing with an administrative review in three (3) months (July 2005) and a review by the County Board in one (1) year (April 2006).
May 17, 2005	Renewed site plan amendment request (SP #231) for a flea market at 1400 North Courthouse Road with an administrative review in one (1) year (May 2006) and a review by the County Board in two (2) years (May 2007).
December 14, 2005	Deferred site plan amendment request (SP #231) for 1425 North Adams Street, a.k.a. Lot 6, Courthouse Plaza to January 2006 for a 176-room hotel and up to approximately 10,000 square feet of retail and restaurant space.
January 21, 2006	Deferred site plan amendment request (SP #231) for 1425 North Adams Street, a.k.a. Lot 6, Courthouse Plaza to February 2006 for a 176-room hotel and up to approximately 10,000 square feet of retail and restaurant space.
February 25, 2006	Approved site plan amendment request (SP #231) for 1425 North Adams Street, a.k.a. Lot 6, Courthouse Plaza for a 176-room hotel and up to approximately 10,000 square feet of retail and restaurant space.
April 22, 2006	Deferred to October 14, 2006 site plan amendment review (SP#231) for 2300 Clarendon Boulevard (Music Box) for live entertainment and dancing.
October 14, 2006	Did not renew site plan amendment (SP #231) for 2300 Clarendon Boulevard (Music Box) for live entertainment and dancing.
May 5, 2007	Renewed site plan amendment request (SP #231) for a flea market at 1400 North Courthouse Road with a review by the County Board in three (3) years (May 2010).

Approved Conditions for the Flea Market:

1. The applicant agrees that the hours of operation in the parking lot for the flea market will be limited to Sundays only, between the hours of 9:00 a.m. (vendors arrive at 7:30 a.m.) and 6:00 p.m. (Vendor clean up and departure shall be completed no later than 7:00 p.m.)
2. The applicant agrees to work with the surrounding neighborhoods and the County to provide adequate signs at appropriate locations identifying the location of the Georgetown Antiques and Collectibles Market and directing vendors and patrons into the Courthouse Plaza's underground parking garage. Such signage shall be approved by the County Manager or his designee as consistent with the sign ordinance and as sufficient to direct patrons to the underground garage prior to issuance of a Certificate of Occupancy.
3. The applicant agrees to submit a parking plan (to scale) delineating the parking layout and table layout for the vendor and to obtain the Zoning Administrator's approval of the plan prior to the issuance of a Certificate of Occupancy. The applicant agrees that the plan shall include information showing how patrons will be directed into the Courthouse Plaza garage.
4. The applicant agrees to identify a person who will serve as liaison to the community throughout the operation of the flea market use. The liaison's name shall be submitted to the Zoning Administrator and to the Clarendon-Courthouse and the Radnor/Fort Myer Heights civic associations prior to the issuance of a Certificate of Occupancy.
5. The applicant agrees to meet all applicable County requirements and work cooperatively with the Police Department, the Fire Department, the Community Code Enforcement Office, the Department of Environmental Services and the Department of Public Works in doing so.
6. The applicant agrees to ensure that the parking lot is maintained in a clean and orderly manner at all times of the flea market operation and that all trash and debris is removed from the site by 7:00 p.m. each Sunday. Space shall be provided for the collection and storage of trash and for the recycling of reusable materials as defined by the County. The applicant agrees to include the location of such space on the proposed parking plan (Condition #3).
7. The applicant agrees to provide all vendors associated with the Market with a document that lays out the preferred approach routes for vehicles and identifying major arterial roadways to avoid the use of neighborhood residential streets. This document shall be provided to the Zoning Administrator for approval and then shall

be provided to the Clarendon-Courthouse and Radnor/Fort Myer Heights civic/citizens associations prior to the issuance of a Certificate of Occupancy.

8. The applicant agrees that the Market shall take all practical measures to encourage the use of the Metro and to encourage customer parking in adjacent parking facilities as designated in the parking plan required by Condition #3. The applicant agrees that such measures will include, but will not be limited to verbal and written documents (including maps) directing patrons to the Metro access points and to public parking garages in the area.
9. The applicant agrees to comply with the requirements of the County's Noise Ordinance. The applicant agrees to ensure that no amplified sound that can be heard beyond the perimeter of the market site shall be allowed at any time. In any case, no amplified sound of any kind, including music or announcements shall be used prior to 10:00 a.m. on the day of operation of the flea market.
10. The applicant agrees to lay out the vendor spaces substantially in accordance with the attached Clarendon Alliance Inc., open-air Flea Market Vendor Space Layout Plan dated (Revised) 3/31/04.
11. The applicant agrees to operate under the conditions of the staff report and under the previously agreed upon attached document entitled "Clarendon Antiques & Collectibles Market (CACM) Rules of Operation and Compliance" and the "Special Site Plan Amendment Conditions and Narrative for a Relocation of the Georgetown open-air Market (COAM)" dated January 2004 both of which are incorporated herein.
12. The applicant agrees to take full responsibility for securing the parking lot from public access while it is in use by the Georgetown Flea Market.
13. The applicant agrees that any future request for County services to secure the site will require a fee and that the fee, set by the County, will be paid prior to the provision of those services.
14. The applicant agrees that, unless and until the County Board grants a license to the applicant, or other specific permission to use the site, this approval shall be null and void and of no effect.

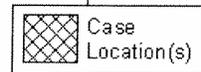


SP#231
1400 N Courthouse Rd
RPC: 18-002-001.

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



Not To Scale



Department of Community Planning, Housing and Development

Planning Division