



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of December 11, 2010

**DATE:** November 19, 2010

**SUBJECT:** SP #221 SITE PLAN AMENDMENT REVIEW to renew an outdoor café in the public right-of-way for Kopan House (now Hikaru Sushi), located at 2200 Wilson Blvd. (RPC#: 18-004-007, -008, -012, -013, -014, -015, -016).

**Applicant:**

Hikaru Sushi  
2200 Wilson Boulevard  
Suite 103  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Renew the site plan amendment for an outdoor café in the public right-of-way, subject to all previous conditions and a new condition #37, and with a County Board review in five (5) years (December 2015).

**ISSUES:** This is a renewal request for an outdoor café in the public right-of-way and no issues associated with the use have been identified.

**SUMMARY:** The applicant is requesting renewal of a site plan amendment for an outdoor café in the public right-of-way. The applicant has approval for an outdoor café with a maximum of 16 seats, but the applicant has never placed more than eight (8) in the right-of-way. In the life of the site plan amendment, no issues have been raised by staff or the community regarding this use. The applicant is also compliant with the conditions of approval. Therefore, staff recommends that the County Board renew the site plan for an outdoor café in the public right-of-way, subject to all previous conditions, and a new condition #37, and with a County Board review in five (5) years (December 2015).

**BACKGROUND:** The applicant's outdoor seating was approved for 16 seats by the County Board in December 2006, and renewed for three (3) years in December 2007.

County Manager:

*BMD/GA*

Staff: Peter Schulz, CPHD

PLA-5762

4.

**DISCUSSION:** The establishment is in compliance with the conditions of the site plan amendment for outdoor seating in the public right-of-way and therefore staff recommends that the County Board renew the site plan amendment, subject to all previous conditions and a new Condition #37, and with a County Board review in five (5) years (December 2015).

**Since site plan amendment approval (December 2007)**

Site Plan Conditions: The applicant is in compliance with the site plan conditions.

Community Code Enforcement: Community Code Enforcement has not received any complaints.

Fire Marshal's Office: The Fire Marshal's Office did not report any concerns.

Police Department: The Police Department did not report any concerns.

Civic Association: The Clarendon-Courthouse Civic Association was notified in writing of the upcoming site plan amendment review. There have been no comments received as of the date of the staff report.

**CONCLUSION:** The applicant is in compliance with the conditions of the site plan amendment for an outdoor café in the public right-of-way and there have been no comments or concerns raised in the past three (3) years. Therefore, staff recommends that the County Board renew the site plan amendment, subject to all previous conditions and a new Condition #37, and with a County Board review in five (5) years (December 2015).

New Condition:

38. The applicant agrees that if the business changes ownership, a County Board review of the outdoor café use will be scheduled.

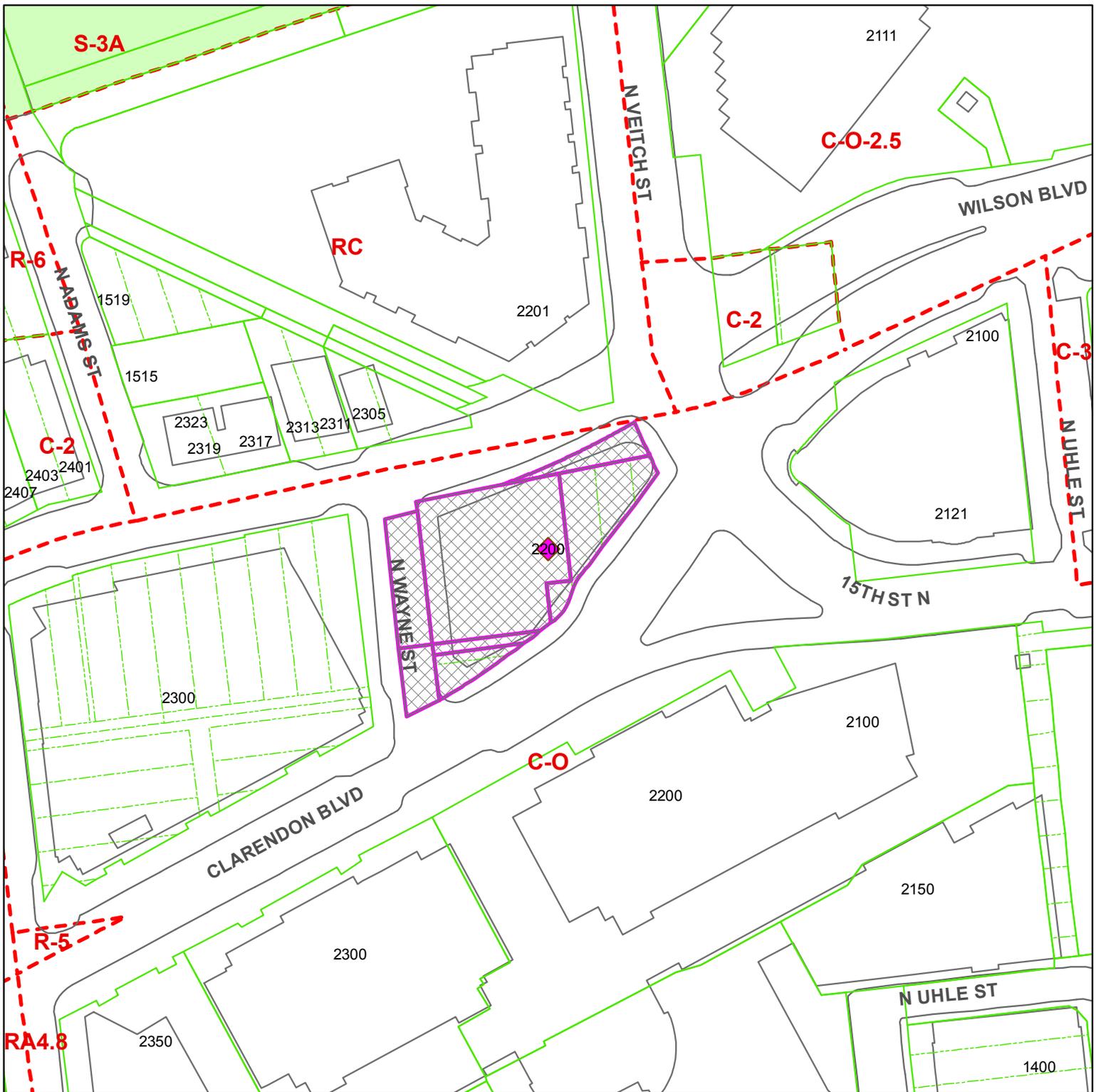
PREVIOUS COUNTY BOARD ACTIONS:

- October 13, 1984                      Approved a rezoning from “R-5” and “C-2” to “C-O”, and a site plan for an existing 48 unit hotel plus a new office building on a site containing 27,525 square feet; to convert the ground level garage into gross floor area and add a 14 story office building for a total gross floor area of 112,852 square feet consisting of 64,714 square feet of office space, 43,138 square feet of hotel space, and 5,000 square feet of retail space; a building height of 153 feet to the top of the parapet wall, elevation 386.5 feet above sea level, taken from the average elevation, 233.5 feet, at the perimeter of the site and 133 subject to an office parking ratio of one space to every 634 square feet of office space parking spaces (Z-2266-84-1) and related vacations subject to conditions.
- October 18, 1986                      Authorized advertising a December 1986 public hearing on a major site plan amendment to replace the hotel with an enlargement of the proposed office building.
- December 2, 1986                      Took no action on the proposed site plan amendment (Z-2266-84-1) to replace the hotel with an expanded office building.
- December 6, 1986                      Took no action to on a site plan amendment (Z-2266-84-1) to extend the site plan for two years to October 13, 1988.
- Approved a site plan amendment (Z-2266-84-1) to replace the existing hotel, King Arthur's Court, with an enlargement of the proposed office building with a possible total gross floor area of 104,595 square feet of office and commercial/retail space.
- November 21, 1989                      Approved a site plan amendment (Z-2266-84-1) to permit a rooftop sign on the east elevation of the building.
- December 9, 2006                      Approved a site plan amendment (SP#221) for outdoor seating, subject to new conditions #34-36, with a review in one (1) year (December 2007).
- December 15, 2007                      Renewed a site plan amendment (SP#221) for an outdoor café in the public right-of-way, subject to all previous conditions with a County Board review in three (3) years (December 2010).



Approved Conditions:

35. The applicant agrees that the outdoor café shall extend no more than 5.0 feet from the building wall into the sidewalk. The number of seats used in the outdoor café will be limited to a maximum of 16 seats. Furniture used in the outdoor café, including tables, chairs, railings, umbrellas and planters shall be removed and not stored in front of the restaurant when the café is not in use.
36. The outdoor café is permitted to be used during normal restaurant hours. There shall be no music or audio system piped outside to the café.
37. The applicant shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns, which may be related to the outdoor café. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator and the Clarendon-Courthouse Civic Association.



**SP# 221**

**2200 Wilson Blvd**

**RPC: 18-004-007, -008, -012, -013, -014, -015, -016**



 Case Location(s)  
Scale: 1:1,200

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