



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 12, 2011**

DATE: January 31, 2011

SUBJECT: SP #121 SITE PLAN AMENDMENT REVIEW for a temporary parking lot; located between 2611 Jefferson Davis Highway (Airport Plaza II Office Building) and 2799 Jefferson Davis Highway (Hyatt Regency Hotel) (RPC: 34-027-025)

Applicant:

Kingdon Gould III, et al

By:

Nan E. Walsh, Agent/Attorney
Walsh, Colucci, Lubeley, Emrich and Walsh
2200 Clarendon Blvd, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew the site plan amendment, subject to all previous conditions and with a review by the County Board in five (5) years (February 2016).

ISSUES: This is a site plan amendment review for a temporary parking lot and no issues have been identified.

SUMMARY: This is a review of an existing 70-space temporary parking lot located between 2611 Jefferson Davis Highway (Airport Plaza II Office Building) and 2799 Jefferson Davis Highway (Hyatt Regency Hotel). Originally approved in 1983, the temporary parking lot use was last renewed in February 2008 for three (3) years. The use has operated in compliance with the conditions of the site plan and staff has not received any complaints. The use is still appropriate for the location until redevelopment occurs. Therefore, staff recommends that the County Board renew the site plan amendment for a temporary parking lot, subject to all previous conditions and with a review by the County Board in five (5) years (February 2016).

BACKGROUND: The original site plan was approved in June 1979 for an 18-story hotel and 13-story office building. In June 1981, a site plan amendment was approved to redesign the permitted density for the area, which allows for 172 units per acre for hotel use or the existing

County Manager:

BMD/GA

Staff: Marco Antonio Rivero, DCPHD, Planning Division

PLA-5829

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allowable density for residential apartment use which currently permits up to 4.8 F.A.R. The site contains the Hyatt Regency Hotel located at 2799 Jefferson Davis Highway, the Airport Plaza II office building located at 2611 Jefferson Davis Highway and an underground parking garage. This site plan amendment for a temporary surface parking lot was approved in November 1983. It was last continued in February 2008 with a three (3) year review. The temporary parking lot contains 70 spaces located on a parcel of land with the Real Property Code (RPC) #: 34-027-025, between 2611 and 2799 Jefferson Davis Highway. The subject property is zoned “C-O,” Commercial Office Building, Hotel and Multiple-Family Dwelling districts, and the site is designated on the General Land Use Plan (GLUP) as 5/7 “High” Residential & 2/7 “High Office–Apartment-Hotel.”

DISCUSSION: The lot provides daily parking for surrounding buildings and for hotel events. The applicant would like to continue the temporary parking lot use for the site. A site plan inspection was conducted on the site and no issues were identified. No other County departments report issues with the use. The applicant plans to redevelop the site and is working on financing options, but no specific decisions have been made at this time pending market conditions. Furthermore, the applicant is exploring how to integrate the Crystal City Sector Plan, which was adopted by the County Board in September 2010, within their development plans.

Since the prior County Board review (February 23, 2008):

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

Site Plan Inspector, Fire Marshal’s Office and Police Department: The site plan inspector, the Fire Marshal’s Office and the Police Department have not reported any complaints or concerns on the subject site.

Civic Association: The site is not located in a civic association area, but the Aurora Highlands Civic Association was contacted about the site plan amendment review. As of the date of this report, no comments have been provided. In addition, the Crystal City BID and two other interested parties were contacted about the site plan amendment review and have not provided comments to staff at this time.

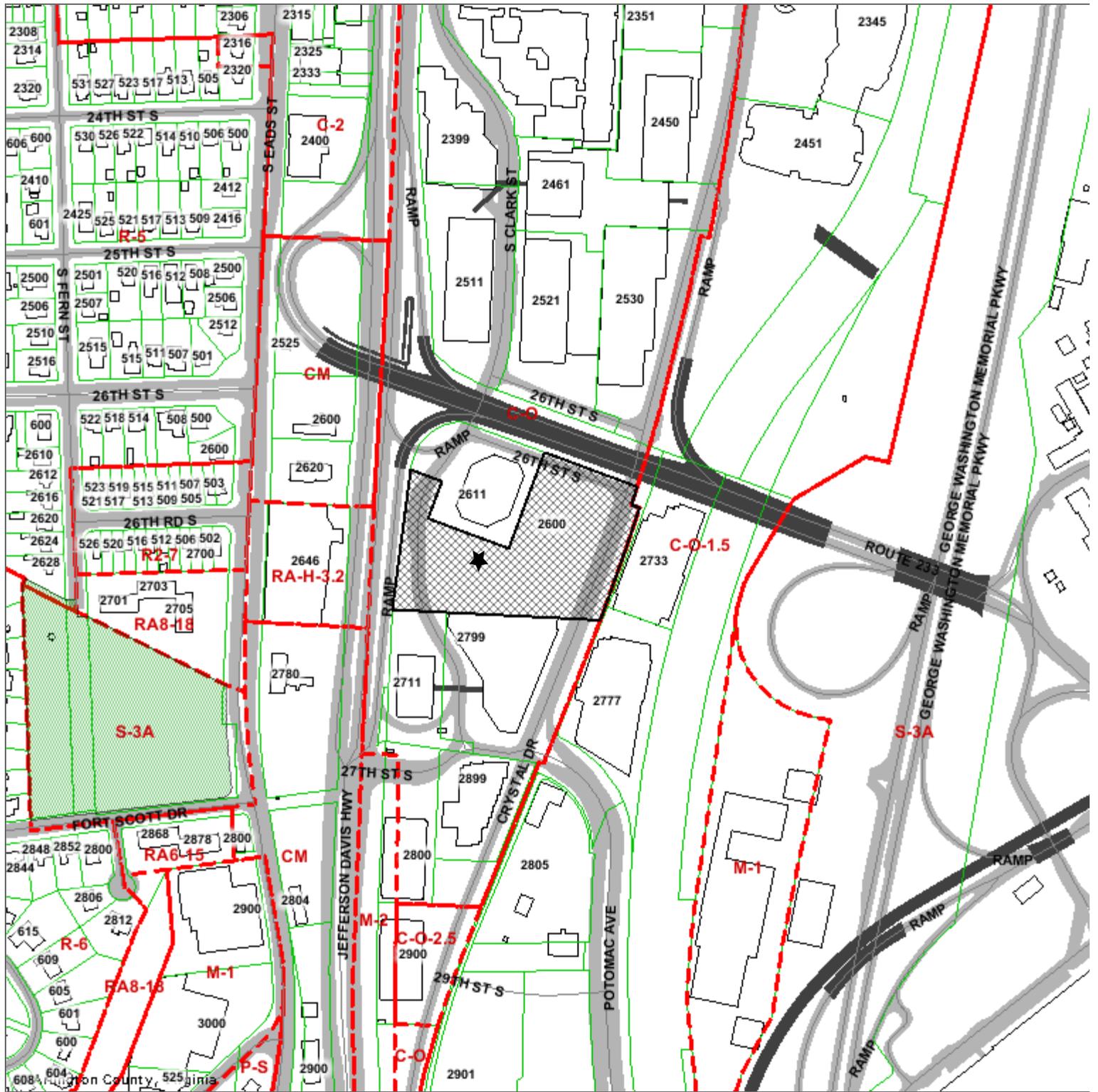
CONCLUSION: This temporary parking lot is still an appropriate interim use for this location because it serves as daily parking for surrounding buildings and the hotel. The temporary parking lot is compliant with the conditions of the site plan. Therefore, staff recommends that the site plan amendment be renewed, subject to all previous conditions and with a review by the County Board in five (5) years (February 2016).

PREVIOUS COUNTY BOARD ACTIONS:

June 1, 1971	Deferred rezoning request from “M-2” to “C-O” until Jefferson Davis Corridor Plan could be reviewed.
December 21, 1971	Approved rezoning request from “M-2” to “C-O.”
November 6, 1976	Approved site plan amendment (Z-1993-71-2) for a 68,000 square foot surface parking lot.
June 25, 1977	Approve site plan amendment to enlarge surface parking lot by 185,130 square feet.
May 12, 1979	Denied motion for approval of 18-story hotel and 15-story office building.
June 7, 1979	Approved a site plan (Z-1993-71-2) for an 18-story hotel and 13-story office building.
April 1, 1981	Denied site plan amendment (Z-1993-71-2) for a temporary surface parking lot of 70 spaces and for redesign of permitted density for one (1) office building and two (2) hotel buildings.
June 20, 1981	Approved site plan amendment (Z-1993-71-2) for redesign of the permitted density.
November 21, 1983	Approved site plan amendment (Z-1993-71-2) for a temporary surface parking lot of 70 spaces with a review in three (3) years.
May 12, 1984	Denied site plan amendment (Z-1993-71-2) to convert approximately 6,000 square feet of first floor retail commercial space to office space.
December 2, 1986	Deferred site plan amendment (Z-1993-71-2) to continue the temporary parking lot.
January 10, 1987	Approved extension of a site plan amendment (Z-1993-71-2) of a temporary surface parking lot of 70 spaces with a review in three (3) years.
June 6, 1987	Approved site plan amendment (Z-1993-71-2) to establish standards by which administrative

approval can be granted for future subdivision of the property, subject to the approved site plan.

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| January 9, 1990 | Continued site plan amendment (Z-1993-71-2/SP #121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years. |
| January 16, 1993 | Continued a site plan amendment (SP#121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years. |
| January 20, 1996 | Continued a site plan amendment (SP#121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years. |
| January 23, 1999 | Continued a site plan amendment (SP#121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years (January 2002). |
| January 26, 2002 | Continued a site plan amendment (SP#121) for a temporary surface parking lot containing 70 spaces with a review in five (5) years (January 2007). |
| December 10, 2005 | Approved a site plan amendment (SP#121) for a rooftop sign subject to a condition. |
| January 27, 2007 | Continued a site plan amendment (SP#121) for a temporary surface parking lot containing 70 spaces with a review in one (1) year (January 2008). |
| January 26, 2008 | Deferred a site plan amendment (SP#121) to continue the temporary parking lot. |
| February 23, 2008 | Renewed a site plan amendment (SP #121) to continue the temporary parking lot with a review by the County Board in three (3) years (February 2011). |



SP #121 SITE PLAN REVIEW
 review temporary parking lot
 (RPC #34-027-025)

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



Not To Scale

