



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of May 14, 2011**

DATE: May 5, 2011

SUBJECT: SP #106 SITE PLAN AMENDMENT of Mark Kirwan for a restaurant with live entertainment; located at 2800 S. Randolph St., Suite 110 (RPC# 29-014-020).

Applicant:

Mark Kirwan, Owner
5786 Valley View Drive
Alexandria, Virginia 22310

C.M. RECOMMENDATION:

Adopt the attached ordinance for a site plan amendment for a restaurant with live entertainment, subject to all previously approved conditions and the new conditions of the staff report, with a County Board review in one (1) year (May 2012).

ISSUES: The applicant is requesting a site plan amendment for live entertainment, and no issues have been identified.

SUMMARY: This is a request for a site plan amendment for live entertainment at Samuel Beckett's Irish Gastro Pub, located at 2800 S. Randolph St., in Shirlington. The applicant proposes to host traditional Irish bands at the restaurant, and to be permitted to hold live entertainment Sunday through Thursday 8 p.m. to 11 p.m. and Fridays, Saturdays, and nights before federal holidays between the hours of 8 p.m. and 1a.m. The restaurant is located in the Village of Shirlington within a major mixed-use neighborhood, and live entertainment is an appropriate use at this location. Therefore, staff recommends approval of the attached ordinance for a site plan amendment for live entertainment at Samuel Beckett's Irish Gastro Pub, subject to all previously approved conditions and the new conditions of the staff report, with a County Board review in one (1) year (May 2012).

BACKGROUND: The applicant is proposing a site plan amendment for live entertainment at the Samuel Beckett's restaurant in Shirlington. The site is located in the Randolph Square project at 2800 S. Randolph St. Suite 110, and is described as follows:

County Manager:

BMD/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5877

1.

Site: The site is bound on the north by Campbell Avenue and on the east by South Randolph Street.

Zoning: The site is zoned “C-O-1.5” Commercial Office Building, Retail, Hotel, and Apartment Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Low Office-Apartment-Hotel” (up to 1.5 FAR office density, up to 72 units/acre apartment density, or up to 110 units/acre hotel density).

Neighborhood: The site is not located with the boundary of a civic association, however staff contacted the Fairlington Civic Association and the Fairlington-Shirlington Neighborhood Conservation Area representative. The Fairlington Civic Association has not responded as of the date of the report; the Fairlington-Shirlington Neighborhood Conservation Area representative has no issues with the applicant’s proposal.

DISCUSSION: The owners of Samuel Beckett’s Irish Gastro Pub are requesting a site plan amendment to allow live entertainment consisting of traditional Irish music in the restaurant. The restaurant is located in the Randolph Square building at the southwest corner of Campbell Avenue and South Randolph Street in Shirlington. The retail space occupied by the subject restaurant is located at the northwest corner of the building fronting on Campbell Avenue, and adjacent to the plaza leading to the Randolph Square garage. The requested hours of live entertainment would be Sunday through Thursday 8 p.m. to 11 p.m., and Friday, Saturday, and nights before federal holidays between 8 p.m. and 1 a.m. The applicant proposes a stage for live entertainment at the front of the restaurant to the left of the entrance. The applicant has agreed to the standard conditions for live entertainment, including keeping all doors and windows shut during live entertainment except for patrons entering and exiting, in order to minimize noise impacts. The restaurant is located on the commercial corridor along Campbell Avenue and is not within direct proximity to residential uses. Parking is available at the adjacent Randolph Square garage. The applicant’s proposal will contribute to the active, mixed-use environment at the Village at Shirlington, and further the goal of Shirlington as a 24-hour, 7-day a week environment.

CONCLUSION: Staff supports live entertainment at the Samuel Beckett’s Irish Pub as it will not result in adverse impacts to the community. Noise will not be an issue as the restaurant is not located directly adjacent to residential uses and the applicant has agreed to standard conditions for live entertainment. Parking is available at the Randolph Square garage and other public garages within the Village at Shirlington. The proposal will contribute to the active, entertainment oriented uses along Campbell Avenue in Shirlington. Therefore, staff recommends approval of the attached ordinance for a site plan amendment subject to all previously approved conditions and the new conditions of the staff report, with a County Board review in one (1) year (May 2012).

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated February 18, 2011 for Site Plan #106, was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report(s) provided for the May 14, 2011 County Board meeting and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to numerous conditions as set forth in the Staff Report; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on May 14, 2011, and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - Restaurant operating live entertainment; and
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated February 18, 2011, for Site Plan #106, for a Site Plan Amendment for restaurant live entertainment, for the parcel of real property known as 2800 S. Randolph St., Suite 110 (RPC# 29-014-020) approval is granted and the parcel so described shall be used according to the Site Plan Amendment Application, subject to the following conditions, and with a County Board review in one (1) year (May, 2012).

Conditions:

1. Live entertainment is permitted from 8 p.m. to 11 p.m., Sunday through Thursday; 8 p.m. to 1 a.m. Friday, Saturday, and the eve of all Federal Holidays. For the purposes of this condition, Federal Holidays shall be defined as all legal federal holidays, as well as St. Patrick's Day, Cinco de Mayo, and Halloween.
2. The applicant shall comply with the Arlington County noise ordinance and the windows and doors shall remain closed during the times of live entertainment. Under no circumstances shall live entertainment be permitted outside of the building or broadcast over loudspeakers outside of the building.
3. The applicant agrees to comply with all requirements of County and State Ordinances, the Environmental Health Bureau, and the Fire Marshal, the Police Department and the Alcohol Beverage Control Board.

4. The applicant agrees that dancing is not permitted until the applicant obtains a Dance Hall Permit from the Zoning Office.
5. The applicant shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns which may be related to the live entertainment and an onsite liaison that shall be available during the hours of the business operation to receive and respond to community concerns regarding the live entertainment. The name and telephone number shall be submitted to the Zoning Administrator and a copy sent to the Fairlington Civic Association and the Fairlington-Shirlington Neighborhood Conservation Area Representative.

PREVIOUS COUNTY BOARD ACTIONS:

- October 9, 1976 Approved a rezoning from “C-2” to “C-O-1.5” (Z-2086-76-3); and approved a Phased Development Site Plan. The approval expired in 1981.
- December 4, 1982 Approved a Phased Development Site Plan (PDSP) on four parcels consisting of 570,000 S.F. of office space, 428,000 s.f. of retail space, 300 hotel rooms, and 490 residential units known as the “Village at Shirlington.”
- July 9, 1983 Approved the final site plan for Phase I (SP-1) on Parcel 2, allowing 60,000 s.f. of office area and 370,000 s.f. of retail area.
- July 13, 1985 Approved PDSP amendment to increase the maximum building height on Parcel 3 from 10 stories (150 feet) to 11 stories (150 feet); and approved the final site plan for Phase II (SP-2) on Parcel 3, allowing an 11-story office building with 295,000 s.f. of office g.f.a. and 17,000 s.f. of retail g.f.a.
- December 2, 1986 Approved a site plan to “SP-1,” permitting revised signs for the Shirlington Theatre.
- June 6, 1987 Approved a PDSP amendment to establish standards by which administrative approval of subdivision can be granted.
- December 13, 1987 Approved a PDSP amendment to transfer 85,895 s.f. of office/retail area from Parcel Two to Parcel One; and approved the final site plan for Phase III (SP-3) on Parcel One, allowing a 6-story office building with 85,895 s.f. of office/retail area, and a 10-story hotel with 299 units.
- April 16, 1988 Approved a site plan amendment to allow the operation of a child care center for 79 children ages 3 to 6 years old.
- July 9, 1988 Approved a site plan amendment to extend the expiration date of the site an additional three years to July 9, 1991.

	Approved a PDSP Amendment to transfer 86 residential units from Parcel 4 to Parcel 3 or Parcel 2, and 4,485 s.f. of commercial/retail area from Parcel 1 to Parcel 2; and approved final site plan for Phase IV (SP-1) on Parcel 4, allowing an 8-story, 404 unit residential development.
October 1, 1988	Approved a PDSP amendment to install banners around the periphery of the site.
June 3, 1989	Approved a site plan amendment to permit an outdoor café in conjunction with an existing restaurant.
June 2, 1991	Continued a site plan amendment for an outdoor café with a review in three (3) years.
August 10, 1991	Approved a site plan amendment for renovation of an existing automobile service station and addition of a car wash subject to conditions.
September 18, 1991	Approved site plan amendment to permit live entertainment in conjunction with an existing restaurant.
June 13, 1992	Approved site plan amendment for an outdoor café.
September 12, 1992	Continued site plan amendment for live entertainment (Bistro, Bistro).
November 14, 1992	Approved one tenant identification sign 100.5 square feet in size on east elevation of 2775 South Quincy Street.
April 9, 1994	Approved site plan amendment to convert 4,000 s.f. of retail space to classrooms, copy facilities and shower locker room for a period not to exceed 12 years (2006) subject to two conditions and a review in five (5) years.
May 7, 1994	Approved site plan amendment to permit an outdoor café associated with California Pizza Kitchen.
May 20, 1995	Approved a site plan amendment to amend Condition #48, which restricts the use of the health

club to office tenants, and residents and to permit use by non-residents.

August 8, 1995

Deferred a PDSP amendment to amend the project's comprehensive sign plan to retain an existing free-standing sign to the December 9th County Board meeting.

Deferred a PDSP amendment to eliminate the requirement that the parking structure used by the existing office building be shared with the future hotel and to modify condition #44 and add standard subdivision conditions to the September 9, 1995 County Board meeting.

September 9, 1995

Approved a site plan amendment for live entertainment in an existing restaurant (Bistro, Bistro).

Deferred PDSP amendment to eliminate the requirement that the parking structure used by the existing office building be shared with the future hotel and to modify condition #44 and add standard subdivision language.

October 14, 1995

Approved a site plan amendment to permit exterior dining at THAI in Shirlington.

November 18, 1995

Accept withdrawal of PDSP amendment request.

December 9, 1995

Approved site plan amendment to allow outdoor café (Fresh Fare).
Deferred a PDSP to amend the comprehensive sign plan for the retention of a freestanding sign to the February 3, 1996 County Board meeting.

February 3, 1996

Deferred PDSP amendment on comprehensive sign plan to February 24th meeting.

February 24, 1996

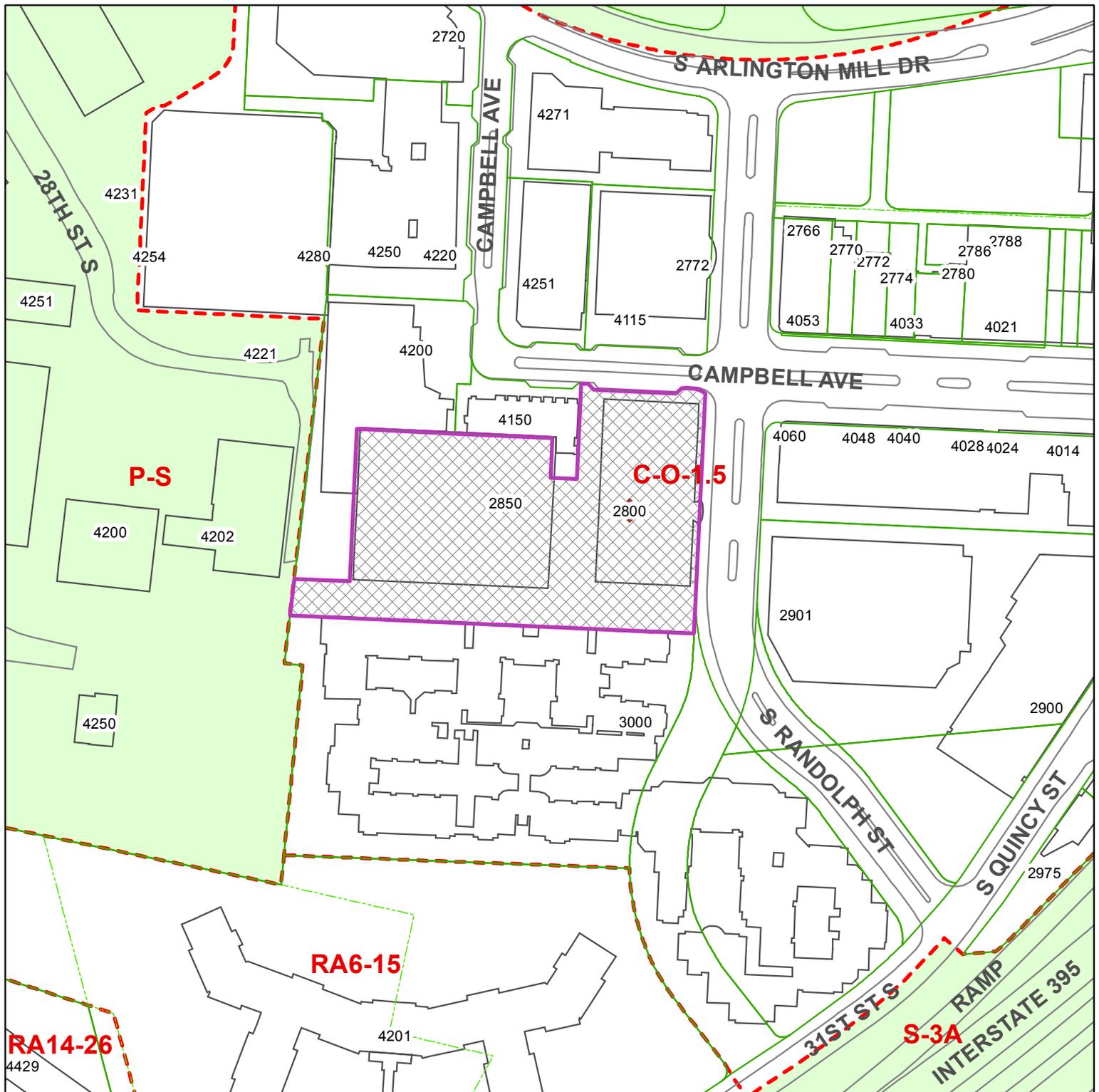
Deferred PDSP amendment on comprehensive sign plan to May 11, 1996 meeting.

May 13, 1996

Deferred PDSP amendment on comprehensive sign plan to July 20, 1996 meeting.

July 20, 1996	Denied PDSP Amendment to amend comprehensive sign plan for the retention of a freestanding sign.
November 16, 1996	Approved site plan amendment SP #106 to permit an outdoor café Capital City Brewing Company.
January 11, 1997	Approved PDSP Amendment and final site plan approval for Parcel 1 to add 2 stories of studio/mechanical/technical support space above the existing parking garage structure, an atrium between the garage and office building, antennas, an LED sign band, subject to conditions.
July 8, 1998	Approved site plan amendment to expand outdoor café (Capitol City Brewing Co.).
February 6, 1999	Defer PDSP Amendment and Final Site Plan Approval for Parcel 2 to the March 13, 1999 County Board meeting.
March 13, 1999	Defer PDSP Amendment and final site plan Approval for Parcel 2 to the April 10, 1999 County Board meeting.
April 10, 1999	Approved PDSP Amendment to reallocate from Parcel 3 to Parcel 2 150,000 square feet of approved gross floor area and a final site plan for an 8-story office building and 7-level parking structure on Parcel 2 subject to PDSP Conditions and final site plan Conditions.
July 10, 1999	Defer GLUP Amendment to the November 13, 1999 County Board meeting.
November 13, 1999	Defer GLUP Amendment to the February 12, 2000 County Board meeting.
February 20, 2000	Defer GLUP Amendment to the July 22, 2000 County Board meeting.
July 22, 2000	Defer GLUP Amendment, Rezoning and Phased Development Site Plan Amendment to the September 9, 2000 County Board meeting.

September 9, 2000	Defer GLUP Amendment, Rezoning and Phased Development Site Plan Amendment to the October 7, 2000 County Board meeting.
October 7, 2000	Approved GLUP Amendment, Rezoning, and Phased Development Site Plan Amendment.
June 30, 2001	Approved final site plan for residential/retail/streetscape for Parcel 3.
June 8, 2002	Approved final site plan for library/theater and plaza for Parcel 3.
November 16, 2002	Approved site plan amendment for residential/retail site plan to construct addition to Building 2 and reallocate 1,200 s.f. of retail space elsewhere in Parcel 3.
April 26, 2003	Approved minor site plan amendment to modify garage and extend term of site plan.
September 13, 2003	Approved minor site plan amendment for additional commercial GFA for grocery store and modification of use regulations for density.
January 29, 2005	Approved Shirlington Village Comprehensive Sign Plan.
July 10, 2006	Deferred PDSP amendment and final site plan for new office building and parking garage.
September 16, 2006	Approved site plan amendment for to convert 8 hotel units to approximately 4,752 square feet retail use for Parcel 3 to construct approximately 195,000 square feet office building, plus approximately 16,472 square feet of retail, shared parking structure, with modifications of use regulations for exclusion of tenant storage from GFA, and approval of rooftop signage
November 13, 2010	Approved site plan amendment for an amendment to the Village at Shirlington Comprehensive Sign Plan and Sign Guidelines to allow an additional sign in the plaza façade of the Samuel Beckett's Irish Gastro Pub.



SP #106

2800 South Randolph Street

RPC: 29-014-020



 Case
 Location(s)
 Scale: 1:2,000

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