



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 17, 2011**

DATE: August 23, 2011

SUBJECT: SP# 239 SITE PLAN AMENDMENT REVIEW for an outdoor cafe in the public right-of-way at Pizza Autentica; located at 850 N. Randolph St. (RPC# 14-047-020).

Applicant:

Hakan Ilhan
4561 Indian Rock Terrace, NW
Washington, D.C. 20007

C. M. RECOMMENDATION:

Renew the site plan amendment for an outdoor café in the public right-of-way, subject to all previously approved conditions, and with a County Board review in three (3) years (September 2014).

ISSUES: This is a site plan amendment renewal for an outdoor café in the public right-of-way for a Pizza Autentica establishment that is located in the ground floor of the Lincoln Towers apartment building. No issues have been identified.

SUMMARY: The subject site plan amendment is for a review of an outdoor café in the public right-of-way for a Pizza Autentica restaurant located in the ground floor of the Lincoln Towers apartment building at the northwest corner of the intersection between Wilson Boulevard and North Randolph Street. On September 25, 2010, the County Board approved a site plan amendment for an outdoor café consisting of eight (8) tables of two (2) seats each for a total of 16 seats. Raised planters (36-inches in height) were approved with the outdoor seating as an impermanent feature to surround the outdoor café seating area and provide separation between this area and the sidewalk. In addition, a minimum clear zone sidewalk width of seven (7) feet was required to be maintained at all times. Pizza Autentica's outdoor café use has been implemented and operates in compliance with the approved site plan amendment conditions. Therefore, staff recommends renewal of Pizza Autentica's outdoor café in the public right-of-way, with a County Board review in three (3) years (September 2014).

County Manager: *BMD/GA*

County Attorney: *[Signature]*

Staff: Aaron Shriber, DCPHD, Planning Division

PLA-5983

5.

BACKGROUND: The subject site plan amendment was approved by the County Board on September 25, 2010. Conditions approved with the site plan amendment require that a seven (7) foot wide clear zone sidewalk be maintained; that no speakers, radio, or live entertainment activities occur in the outdoor seating area; and that a neighborhood liaison be appointed to communicate with the community.

DISCUSSION: Site visits to this outdoor café during the review period confirmed that the applicant is in compliance with the site plan amendment conditions.

Since the last site plan amendment review (September 25, 2010):

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

Community Code Enforcement: The Community Code Enforcement office has not reported any issues with the site plan amendment.

Police Department: The Police Department has not reported any issues with the use.

Fire Marshal's Office: The Fire Marshal's Office has not reported any issues with the use.

Civic Association: The site is located within the Ballston-Virginia Square Civic Association. The civic association has been contacted, and to date, has not provided a response regarding this site plan amendment renewal.

CONCLUSION: Pizza Autentica's outdoor café use in the public right-of-way operates in compliance with the approved site plan amendment conditions. Therefore, staff recommends renewal of the outdoor café use in the public right-of-way, subject to all previously approved conditions, with a County Board review in three (3) years (September 2014).

PREVIOUS COUNTY BOARD ACTIONS:

May 31, 1980	Approved a rezoning of the subject property from “C-2” and “C-O”, to “C-O-A” (Z-2181-80-6).
January 4, 1986	Approved a site plan (Z-2181-80-6 [SP-2]) for a mixed-use office, residential and retail project.
August 16, 1986	Approved a site plan for a temporary parking lot at 900 N. Randolph St. with a review in 15 months.
December 2, 1986	Approved the design of pedestrian bridges associated with the subject site (Z-2181-80-6) (SP-2) and with the Ballston Metro Center site (Z-2181-80-6) (SP-3).
November 7, 1987	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in three (3) months.
March 5, 1988	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in two (2) months.
July 9, 1988	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in one (1) year.
October 1, 1988	Extended site plan approval for a mixed-use office, residential and retail project from January 4, 1989 to January 4, 1991.
February 11, 1989	Approved a site plan amendment to permit temporary service and loading off 9th Street North for the Phase I office building.
July 11, 1989	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in six months.
September 23, 1989	Approved a site plan amendment to reconfigure the western office portion of the site plan from three office buildings connected with an atrium to two office buildings connected with an atrium.

December 2, 1989	Approved a site plan amendment to increase office density by approximately 55,000 square feet at 4201 Wilson Blvd. subject to previous conditions and new conditions #54 and #55.
January 9, 1990	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in one (1) year.
January 5, 1991	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in five (5) years.
April 6, 1991	Deferred a site plan amendment request to amend Condition #54 regarding the timing of a 2.2 million payment relative to issuance of building permits until the May 11, 1991 County Board meeting.
May 11, 1991	Approved a site plan amendment request to amend Condition #54 regarding the timing of a \$2.2 million payment relative to issuance of building permits.
August 10, 1991	Approved a site plan amendment for one additional temporary leasing banner at 98 square feet for the Lincoln Towers project.
November 16, 1991	Approved a site plan amendment permitting a 25 percent reduction in the required bicycle parking to 109 spaces subject to amended condition #13.
March 7, 1992	Approved a site plan amendment for a temporary parking lot at 4101 Wilson Blvd. with conditions and review in one (1) year.
July 11, 1992	Approved site plan amendments for a comprehensive sign plan for project and tenant identification; to permit an outdoor greenhouse eating area in the plaza with associated landscaping modifications on premises known as 4201 Wilson Boulevard; and to permit a food delivery service at 850 N. Randolph St., with a review in one (1) year.

September 12, 1992	Accepted withdrawal of an application for a food delivery service at 850 N. Randolph St.
November 14, 1992	Took no action on a review of a site plan amendment to stockpile construction materials from another construction project on the site.
March 6, 1993	Approved a site plan amendment for one additional retail tenant identification sign facing North Stuart Street and the proposed decorative awning treatment, deleted the external strip lights, on premises known as 4201 Wilson Boulevard (Pizzeria Uno).
March 10, 1993	Renewed a site plan amendment for a temporary parking lot with a review one (1) year following a certificate of occupancy.
June 5, 1993	Approved the conversion of approximately 3,404 square feet of retail space on the lobby level to a visitor's center for the National Science Foundation, on premises known as 4201 Wilson Boulevard.
July 13, 1993	Approved a site plan amendment for an outdoor café and a food delivery service at 850 N. Randolph Street (Little Kings Subs).
February 5, 1994	Approved a site plan amendment for live entertainment (Kramerbooks) subject to a review in one year.
April 9, 1994	Approved a comprehensive sign plan to permit two freestanding tenant signs, six double-sided banners and two window mounted neon signs.
February 4, 1995	Deferred site plan amendment to reduce parking requirement for new office building from 315 to 237 parking spaces to March 4, 1995 County Board meeting.
March 4, 1995	Approved a site plan amendment to approve the use of 360 parking spaces on the P-3 and P-4 parking decks by George Mason University.

January 20, 1996	Approved a site plan amendment to allow the temporary use of 2,023 square feet of retail space to be occupied by a Century 21 real estate office for a period of five years at 4201 Wilson Blvd.
April 13, 1996	Approved a site plan amendment to convert approximately 10,288 square feet of retail space on the ground floor to office use at 4201 Wilson Boulevard, subject to all previous conditions and two (2) new conditions.
May 17, 1997	Approved a site plan amendment to convert 10,288 square feet of ground floor retail/office to a day care center for 94 children, with a review in one year following the issuance of a Certificate of Occupancy.
July 19, 1997	Approved a site plan amendment for conversion of the National Science Foundation Visitor's Center to a National Science Foundation Outreach and Conference Center at 4201 Wilson Blvd.
May 20, 2000	Approved a site plan amendment for a rooftop sign, at 4121 Wilson Boulevard subject to conditions and administrative review in May 2001.
November 16, 2002	Approved site plan amendment (SP #239) to permit outdoor seating (32 seats) at Matsutake in conjunction with an existing restaurant with a review in one (1) year. (November 2003)
November 15, 2003	Renewed site plan amendment (SP #239) to permit outdoor seating (32 seats) at Matsutake in conjunction with an existing restaurant with a review in three (3) years. (November 2006)
January 10, 2004	Approve a site plan amendment for Matsutake for live entertainment in conjunction with the existing restaurant subject to all previous conditions and (2) new conditions with an administrative review in (1) year (January 2005) and a County Board Review in November 2006 to coincide with review of the applicant's outdoor seating use.

November 14, 2006	Renewed an amendment of a special exception for a site plan for outdoor seating (32 seats) and live entertainment at Matsutake subject to all previous conditions, with a review by the County Board in three (3) years (November 2009).
October 22, 2008	Approved a site plan amendment for live entertainment at the Front Page restaurant at 4201 Wilson Blvd., subject to conditions and a County Board review in one (1) year (October 2009).
October 24, 2009	Renewed a site plan amendment for live entertainment at the Front Page restaurant at 4201 Wilson Blvd., subject to all previous conditions, and with a County Board review in three (3) years (October 2012)
November 14, 2009	Renewed a site plan amendment for outdoor seating at Matsutake/Boru Asia with a County Board review in five (5) years (November 2014), and did not renew a site plan amendment for live entertainment at Matsutake/Boru Asia.
September 25, 2010	Approved a site plan amendment for an outdoor café in the public right-of-way for Pizza Autentica, subject to conditions and a County Board review in one (1) year (September 2011).

Approved Conditions

60. The applicant agrees that the outdoor café shall be in the same general location as shown on the attached drawing labeled “A-.2” dated August 7, 2010, and as approved by the County Board on September 25, 2010. The applicant further agrees to maintain a minimum of seven (7) feet of clear, unobstructed sidewalk width at all times.
61. The applicant agrees that there shall be no speakers, radio, or live entertainment in any outdoor seating area.
62. The applicant shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns which may be related to the outdoor seating and an onsite liaison that shall be available during the hours of the business operation to receive and respond to community concerns regarding the outdoor café. The name and telephone number shall be submitted to the Zoning Administrator and a copy sent to the Ballston-Virginia Square Civic Association before issuance of the certificate of occupancy.

PIZZA
AUTENTICA



WILEY & ASSOCIATES
 525 MAIN STREET #101
 LARHEL, MARYLAND
 PHONE: (301) 776-2780
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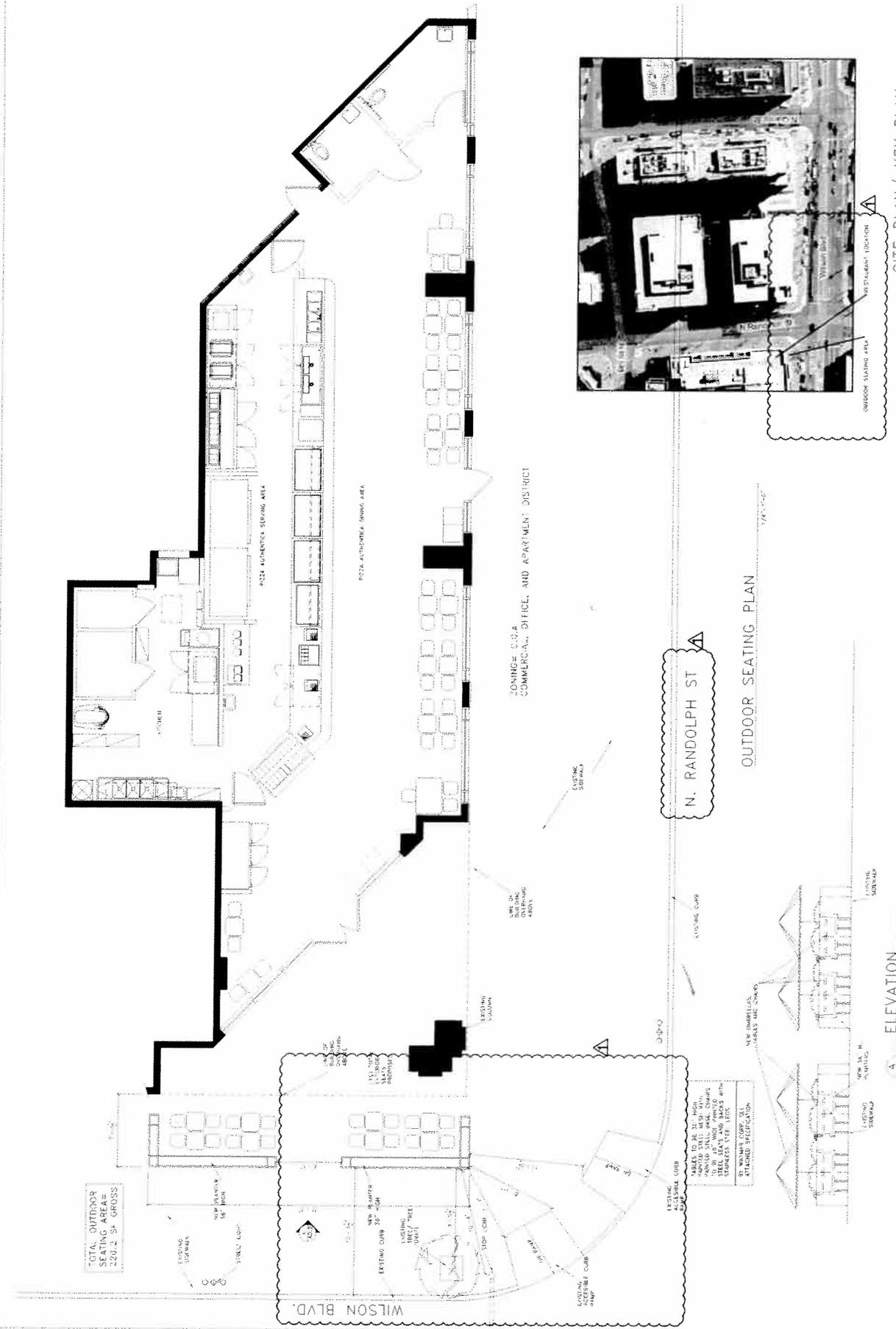


PIZZA AUTHENTICA
 850 N RANDOLPH ST
 ARLINGTON, VA 22203

PROJECT:
 SHEET TITLE:
 REVISIONS:
 DATE: JULY 1, 2010

SCALE: 1/4" = 1'-0"
 A-0.2

REVISIONS:
 SCALE: 1/4" = 1'-0"
 A-0.2



SITE PLAN / KEY PLAN
 NO SCALE

OUTDOOR SEATING PLAN
 1/4" = 1'-0"

ELEVATION
 1/4" = 1'-0"

