



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 15, 2011

DATE: October 5, 2011

SUBJECT: SP #346 SITE PLAN AMENDMENT for food delivery service for a restaurant, located at 3650 S. Glebe Road (RPC# 34-027-322).

Applicant:

Nashwa Kawkab
7670 Oak Field Ct.
Springfield, Virginia 22153

C.M. RECOMMENDATION:

Adopt the attached ordinance for a site plan amendment for a food delivery service subject to all previously approved conditions and the new conditions of the staff report, with an administrative review in six (6) months (April, 2012), and a County Board review in one (1) year (October, 2012).

ISSUES: This is a request for a site plan amendment to permit a food delivery service for a pizza restaurant, and no issues have been identified.

SUMMARY: The applicant, Paisano's Pizza, requests a site plan amendment to permit a pizza delivery operation. The restaurant is located in The Eclipse on Center Park residential development in the Potomac Yard development. Delivery service would be available during the restaurant's business hours, from 11 am to 10 pm weekdays and from 11 am to 11 pm weekends, and would serve an area within a 2.5-mile radius of the site. The restaurant anticipates that pizza deliveries will constitute approximately 70% of store revenue. No adverse impacts are anticipated as a result of this site plan amendment; the restaurant is located in a high-density mixed-use neighborhood with access to arterial streets, and the applicant has agreed to standard conditions for food delivery uses, which should mitigate the additional impacts of delivery service at this location. Therefore, staff recommends adoption of the attached ordinance for a site plan amendment subject to all previously approved conditions and the new conditions of the staff report, with an administrative review in six (6) months (April, 2012), and a County Board review

County Manager:

BMD/GA

County Attorney:

GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division
Robert Gibson, DES, Transportation Planning

PLA-6005

4.

in one (1) year (October, 2012).

BACKGROUND: Paisano's Pizza is requesting a site plan amendment to allow food delivery service. The following is additional information about the site:

Site: The property is located on Landbay F of the Potomac Yard development on the south side of S. Glebe Road, bound on the west by Jefferson Davis Highway (US Rt. 1), and on the east by Potomac Avenue.

Zoning: "C-O-1.5" Commercial Office Building, Hotel, and Apartment Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as 2/3 Office-Apartment-Hotel "Low" and 1/3 Residential "Medium."

Neighborhood: The property is not located within the boundaries of a civic association. However, staff contacted the Eclipse Condominium Association. The manager of the Eclipse responded that the condominium association did not have any concerns with the applicant's request.

DISCUSSION: The applicant, Paisano's Pizza, is requesting a site plan amendment for a food delivery service. The restaurant is located in the Potomac Yard Landbay F East Building (The Eclipse on Center Park), and fronts on the vehicular turnaround adjacent to the piazza feature off of S. Glebe Road. The restaurant is also adjacent to the entrance to the parking garage at this location. The applicant proposes a delivery service that would operate within the restaurant's normal business hours, which are 11 am to 10 pm weekdays and 11 am to 11 pm weekends. The applicant anticipates that delivery operations would constitute approximately 70% of store revenue. Delivery radii would be approximately 2.5 miles from the store location. The store is located in a high-density mixed-use neighborhood adjacent to a major arterial street; the proposed use will not result in adverse impacts to the neighborhood. The applicant has agreed to standard conditions for food delivery service uses, including implementation of a driver delivery safety plan which would require drivers to complete training before making deliveries, and would standardize entry and exit routes from the site. In addition, the applicant has agreed to a condition requiring the applicant to develop a plan so as to be able to respond to any on-site operational issues related to food delivery that may occur. Finally, the applicant has agreed to a condition requiring that parking and loading for delivery vehicles shall occur within the ground-floor retail parking area within the garage adjacent to the site, so as to ensure that the adjacent piazza vehicular turnaround is clear of idling delivery vehicles.

Sufficient parking is available at the Eclipse garage to accommodate delivery vehicles. According to the approved Parking Management Plan for the Eclipse, there are 166 spaces available for the non-grocery retail uses at the ground level and first below-grade level of the garage at the Eclipse, providing a parking ratio of 1 space/180.7 square feet of retail. Given the majority of store sales would be from food delivery, spaces within the garage would be used by Paisano's Pizza primarily for employee parking and loading of food in delivery vehicles. The applicant has agreed to use the three (3) spaces adjacent to the garage access for loading of delivery vehicles. The loss of

three (3) retail spaces to be used for delivery vehicles would result in a parking ratio of 1 space/184 square feet of retail, which remains high compared with the by-right retail parking ratio (1 space/250 square feet) and commonly supported and approved retail parking ratios for site plans (1 space/580 square feet). Therefore, there will be no adverse impacts to parking at the Eclipse as a result of this use. The applicant has agreed to limit the number of vehicles making deliveries at one time to six (6) vehicles due to the fact that the building management has allowed the use of three (3) spaces adjacent to the rear access of the space for loading of food in delivery vehicles. Should the applicant be able to demonstrate that the building management has allowed Paisano's Pizza to use four (4) spaces adjacent to the rear access, the applicant may request administrative approval to operate up to eight (8) delivery vehicles at one time. Staff recommends an administrative review to monitor the parking and loading operation after six (6) months. Staff concludes that this use, subject to these conditions, will not have an impact on the neighborhood.

CONCLUSION: The applicant is proposing a delivery service for Paisano's Pizza located in The Eclipse On Center Park residential development at Potomac Yard. No adverse impacts are anticipated with this use. Therefore, staff recommends adoption of the attached ordinance for a site plan amendment for food delivery service, subject to all previously approved conditions and the new conditions of the staff report, with an administrative review in six (6) months (April, 2012), and a County Board review in one (1) year (October, 2012).

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated August 4, 2011, for Site Plan #346, was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in the Staff Report(s) provided for the October 15, 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 October 15, 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:
 - Food delivery service for a restaurant; 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 August 4, 2011, for Site Plan #346, for a Site Plan Amendment for food delivery service, for the parcel of real property known as 3650 S. Glebe Road Commercial Unit #3 (RPC#34-027-322) approval is granted and the parcel so described shall be used according to the Site Plan Amendment Application, subject to all previously approved conditions and the following new conditions, and with an administrative review in six (6) months (April, 2012), and a County Board review in November 2012.

Conditions:

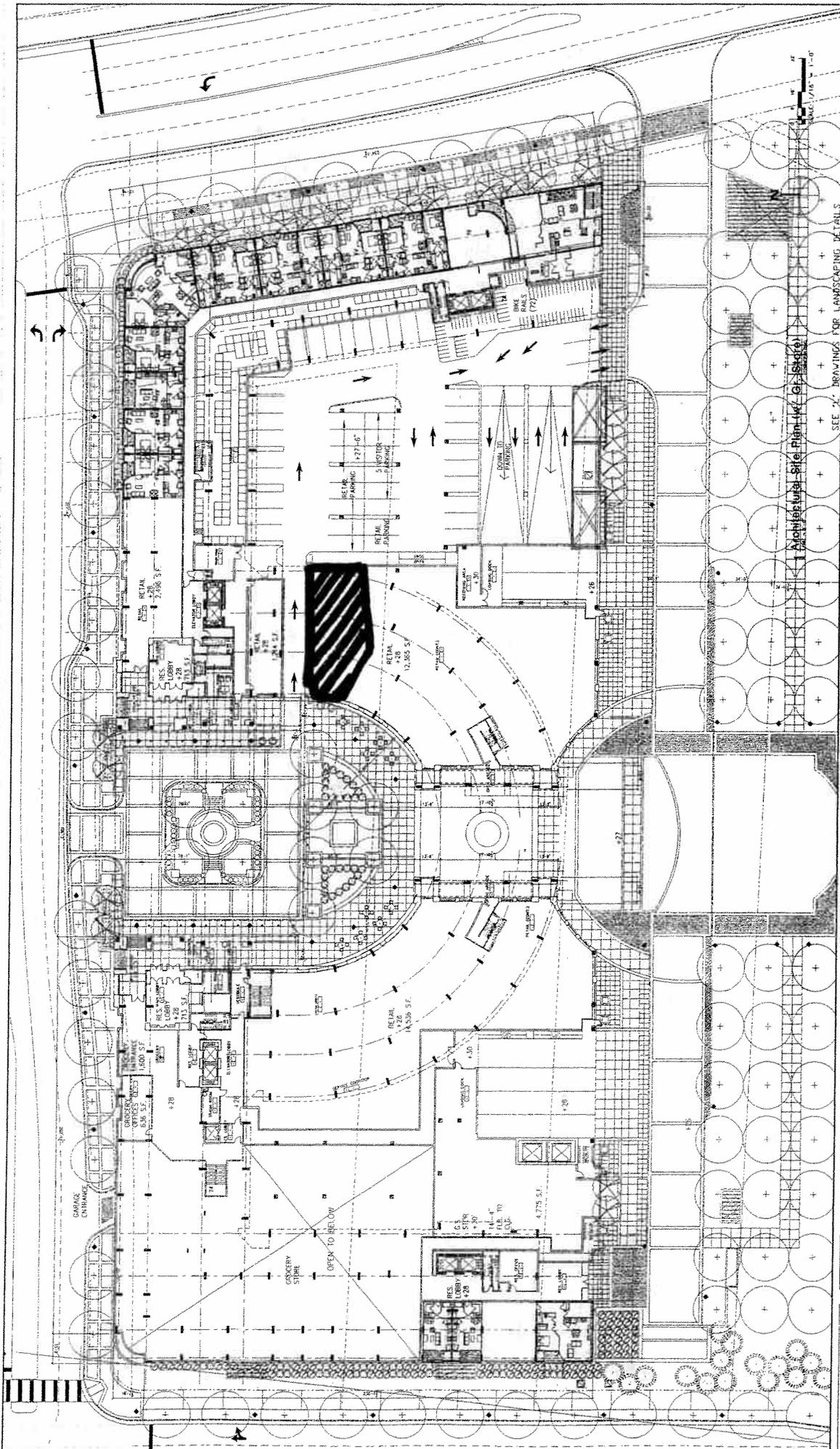
78. The applicant (applicant shall mean the applicant, owner and all successors and assigns) agrees that the hours of operation of the food delivery service (using an automobile) shall be limited to 11:00 a.m. to 10:00 p.m. Sunday through Thursday, and 11:00 a.m. to 11:00 p.m. Friday, Saturday, and the eve before the following federal holidays: Memorial Day, Independence Day, Labor Day, and News Years Day.
79. The applicant agrees to develop and implement a delivery and driver safety plan and to obtain the County Manager's approval of such a plan before any food delivery service can begin. The plan shall include at a minimum: identification of a driver safety course, completion of which will be required of all drivers employed by the applicant before they

begin delivery service; a routing plan including maps for delivery vehicles, which will show entry and exit routes from the site; and an outline of the contents of the course. The applicant understands and acknowledges that the County Board has found the exception for this use to be justified only because the applicant has represented that the use will make deliveries by vehicles using only the commercial frontages and streets to the maximum extent possible.

80. The applicant agrees to conduct in-store and on-site business operations so as not to adversely impact adjacent properties through excessive noise, improper trash bin usage, objectionable odors, and inappropriate delivery vehicle and supply truck driver activities. The applicant shall develop, and obtain approval from the Zoning Administrator of, a plan for resolution of operational problems to ensure that they are resolved immediately. This plan shall include, but is not limited to problems related to excessive noise, inappropriate driving behavior and late night/early morning supply deliveries. The approved plan shall be implemented throughout the life of the delivery service use. The applicant agrees that the effectiveness of this plan in eliminating operational problems shall determine whether the use permit is continued at the one (1) year review.
81. The applicant agrees that the maximum number of delivery automobiles that may be used in the business at any one time is six (6) vehicles. The applicant agrees that the delivery vehicles will not be parked on the street, and shall not park or idle within the piazza vehicular turnaround. The applicant further agrees that parking and loading of delivery vehicles shall occur in the ground floor of the parking garage adjacent to the restaurant space, and that the three (3) spaces adjacent to the restaurant's rear access shall be marked for such purposes. The applicant further agrees to develop, and obtain approval from the County Manager (as meeting the requirements of this condition), a plan showing parking and loading spaces for Paisano's Pizza. The applicant agrees to obtain such approval prior to the implementation of delivery service, and to implement the approved plan throughout the life of the delivery service. Should the applicant demonstrate that four (4) parking spaces are available for use by Paisano's Pizza within the parking garage adjacent to the rear access to the restaurant space, and marked as such, the applicant may request approval from the Zoning Administrator to allow a maximum of eight (8) delivery automobiles to be used at any one time.
82. The applicant agrees to identify an on-site liaison who shall be available during all hours of operation to receive and respond to community concerns. The name and telephone number of the liaison shall be sent to the President of the Eclipse Condominium Association and the Zoning Administrator.

PREVIOUS COUNTY BOARD ACTIONS:

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| September 16, 2006 | Approved comprehensive sign plan for 3600 and 3650 S. Glebe Road. |
| November 14, 2006 | Approved amendment to comprehensive sign plan for 3600 and 3650 S. Glebe Road. |
| April 28, 2009 | Approved site plan amendment for live entertainment at McGinty's Public House for one (1) year. |
| April 24, 2010 | Renewed site plan amendment for live entertainment at McGinty's Public House for three (3) years. |



PROJECT NO. _____
 DRAWING NO. **A-101 GS**
 SHEET _____ OF _____

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____

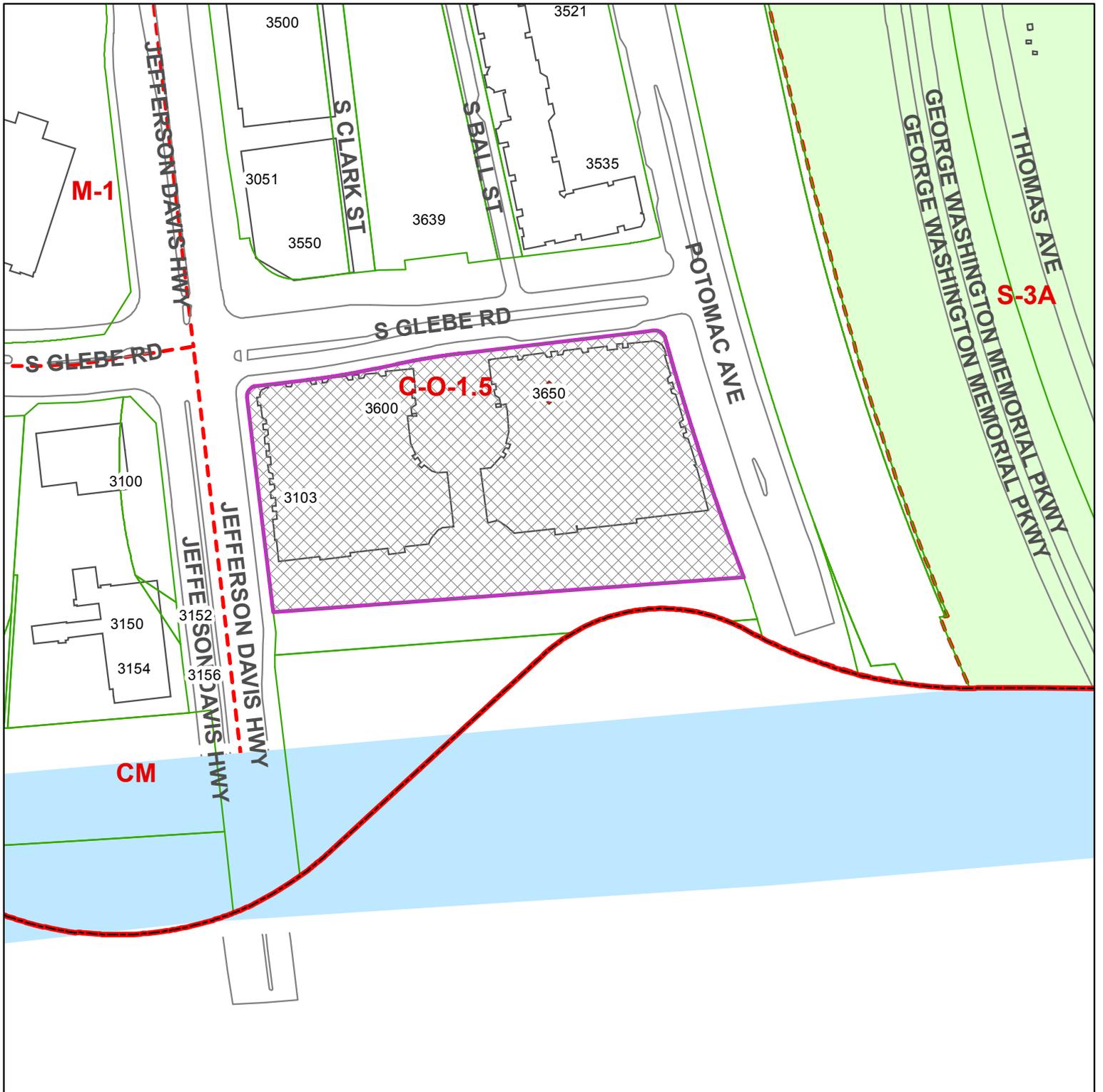
PROJECT TITLE
 Potomac Yard - Land Bay F
DRAWING TITLE
 Architectural Site Plan
 w/ Grocery Store

DAVIS • CARTER • SCOTT
 ARCHITECTS AND INTERIORS ARCHITECTURE
 1814 International Drive, Suite 100, McLean, Virginia 22101 • 703.791.9771
 801 Jefferson Street, N.W., Suite 1106, Washington, D.C. 20001 • 202.462.2100

NO.	DATE	DESCRIPTION	BY	CHKD

CONSULTANTS
 ARCHITECTS: _____
 ENGINEERS: _____
 LANDSCAPE ARCHITECTS: _____

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____



SP # 346

3650 S. Glebe Road

RPC# 34-027-322



 Case
 Location(s)
 Scale: 1:2,287

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