



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of November 19, 2011**

**DATE:** October 31, 2011

**SUBJECT:** SP#65 SITE PLAN AMENDMENT REVIEW for an outdoor cafe in the public right-of-way for Pizza Autentica, located at 2450 Crystal Drive (RPC# 34-020-034).

**Applicant:**

Hakan Ilhan  
4501 Indian Rock Terrace NW  
Washington, DC 20007

**C. M. RECOMMENDATION:**

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

**ISSUES:** This is a one (1) year review of an outdoor café in the public right-of-way and no issues have been identified.

**SUMMARY:** This is a one-year renewal of a site plan amendment for an outdoor café in the right-of-way. The applicant is compliant with the conditions of approval. Therefore, staff recommends renewal of the subject site plan amendment subject to all previously approved conditions with a County Board review in three (3) years (November 2014).

**BACKGROUND:** The subject site plan amendment for an outdoor café in the Century Center in Crystal City was approved in November 2010. The outdoor café has been operating since the spring with a maximum of 26 seats along Crystal Drive.

**DISCUSSION:** A staff visit confirmed that the applicant is in compliance with the conditions of approval and the approved layout, and the maximum clear sidewalk is being maintained.

County Manager: *BMD/GA*

County Attorney: *MNC* *[Signature]*

Staff: Peter Schulz, DCPHD, Planning Division

PLA-6039

1.

**Since the Initial Approval (November 2010):**

Site Plan Amendment Conditions: The subject use is currently in compliance with the approved conditions of the site plan amendment.

Zoning Division Site Plan Inspections: No complaints have been reported.

Fire Marshal's Office: The Fire Marshal's office has not expressed concerns regarding the subject site plan amendment renewal.

Police Department: The Police Department has no concerns regarding the subject site plan amendment renewal.

Virginia ABC: The ABC Board has not expressed any concerns regarding the subject site plan amendment renewal.

Civic Associations: The property is not located within a civic association area, but interested area citizens were notified of the renewal, and staff is not aware of any concerns about this use at this time.

Public/Private Partnership: The Crystal City Business Improvement District has been notified of this renewal, but has not commented at this time.

**CONCLUSION:** The applicant is compliant with the conditions of approval. Therefore, staff recommends renewal of the subject site plan amendment subject to all previously approved conditions with a County Board review in three (3) years (November 2014).

## Approved Conditions

32. The applicant agrees that the outdoor café shall be in the same general location as shown on the attached drawing labeled “A-0.1” dated July 1, 2010, and as approved by the County Board on November 13, 2010. The applicant further agrees to maintain a minimum of seven (7) feet of clear unobstructed sidewalk width at all times.
33. The applicant agrees that there shall be no speakers, radio, or live entertainment in any outdoor seating area.
34. 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 cafe. The name and telephone number shall be submitted to the Zoning Administrator before issuance of the certificate of occupancy.

PREVIOUS COUNTY BOARD ACTIONS:

- January 20, 1968                      On the Board’s own motion, authorized advertisement for the February 17, 1968 County Board meeting a rezoning from “M-2” to “C-O”.
- February 17, 1968                      Approved a rezoning from “M-2” to “C-O”, and a site plan (Z-1909-68-1) for the National Center, Jefferson Davis Highway of four 12-story office buildings, one 8-story office building and one 12-story apartment building. This site plan was approved with a gross floor area not to exceed 2.0 F.A.R. and 603 apartment units.
- October 26, 1968                      Approved a site plan amendment for National Center permitting subdivision of the property.
- April 12, 1969                          Approved a site plan amendment for the National Center reconfiguring the approved plan and increasing densities.
- June 4, 1969                              Approved the addition of 559 motel units to the National Center.
- February 7, 1970                      Approved a site plan amendment to permit 1) approval for the revised configuration of the James Buchanan House, which contains 433 dwelling units, and 2) approval of the revised configuration of the Zachary Taylor office building.
- September 12, 1970                      Approved a site plan amendment to permit the reconfiguration of the Pierce office building into two separate towers with no increase in approved office gross floor area.
- February 24, 1971                      Approved a site plan amendment to permit 263,000 square feet of commercial floor area in the National Center complex.
- August 7, 1971                          Approved a site plan amendment permitting the redesign in the approved motel and an increase in the number of units from 350 to 400 units.

November 6, 1971	Approved a site plan amendment permitting the relocation of the approved Pierce office building tower.
June 8, 1972	Approved a site plan amendment permitting signs.
December 1, 1973	Approved a site plan amendment for the Buchanan House to permit a canopy over the front entrance, change storefront façade, and signs.
March 23, 1974	Denied a site plan amendment to convert commercial floor area and to delete a pedestrian tunnel.
April 6, 1974	Approved a site plan amendment permitting a public dance hall and live entertainment in the second floor lounge of the Stouffer's Inn (2399 Jefferson Davis Highway).
September 7, 1974	Approved a site plan amendment permitting a health and social club to occupy 5,800 square feet on the lower commercial level of the Zachary Taylor building.
November 9, 1974	Approved a site plan amendment to convert 51,308 square feet of commercial space to office space on the upper commercial level of the Century building, and to convert 27,500 s.f. of commercial space to office space on the upper commercial level of the Zachary Taylor building, and to delete a required pedestrian tunnel.
February 8, 1975	Denied a site plan amendment to delete a required pedestrian corridor through the Van Buren Building.
March 8, 1975	Authorized advertising for May 10, 1975 a site plan amendment to remove a required wall between the Fillmore/Pierce and Buchanan buildings.
April 15, 1975	Approved a site plan amendment for the Hayes building to convert approximately 44,250 square feet from commercial to office space, and to enclose approximately 12,750 square feet under the building for office space and restaurant.
May 10, 1975	Approved a site plan amendment for the Fillmore-Pierce building and Buchanan House to remove the

requirement of a temporary or permanent wall between the two buildings.

June 17, 1975

Approved a site plan amendment to close the South entrance to the truck drive and convert to commercial space, reduce truck unloading area and relocate pedestrian corridor on the lower commercial level.

September 20, 1975

Approved a site plan amendment to permit one "box" sign; illuminated, visible in both directions.

October 4, 1975

Approved a site plan amendment for construction signs for one (1) year.

February 7, 1976

Approved a site plan amendment to permit computer facilities on the penthouse floor level of the Zachary Taylor building.

August 7, 1976

Approved a site plan amendment to convert 26,484 square feet of first floor commercial space and 3,696 square feet of cafeteria to office in the Zachary Taylor building.

September 11, 1976

Approved a site plan amendment to use 19,872 square feet of the penthouse or executive offices, subject to an occupancy not to exceed one employee per 400 square feet in the Fillmore building, and to use 2,300 square feet of commercial space at the ground floor level for a cinematography studio in the Hayes building.

March 22, 1977

Approved a site plan amendment to convert 1,000 square feet of commercial space (snack bar and vending area) on the plaza level to office space in the Polk building, and approved a site plan amendment to install a connecting hallway at the third floor level between the Polk and Taylor buildings.

June 4, 1977

Approved a site plan amendment to permit two signs 2.5" X 15.5" each, one on Ball Street and one on 23rd Street South (Sharp Electronics) and to place the signs under the soffit.

July 30, 1977

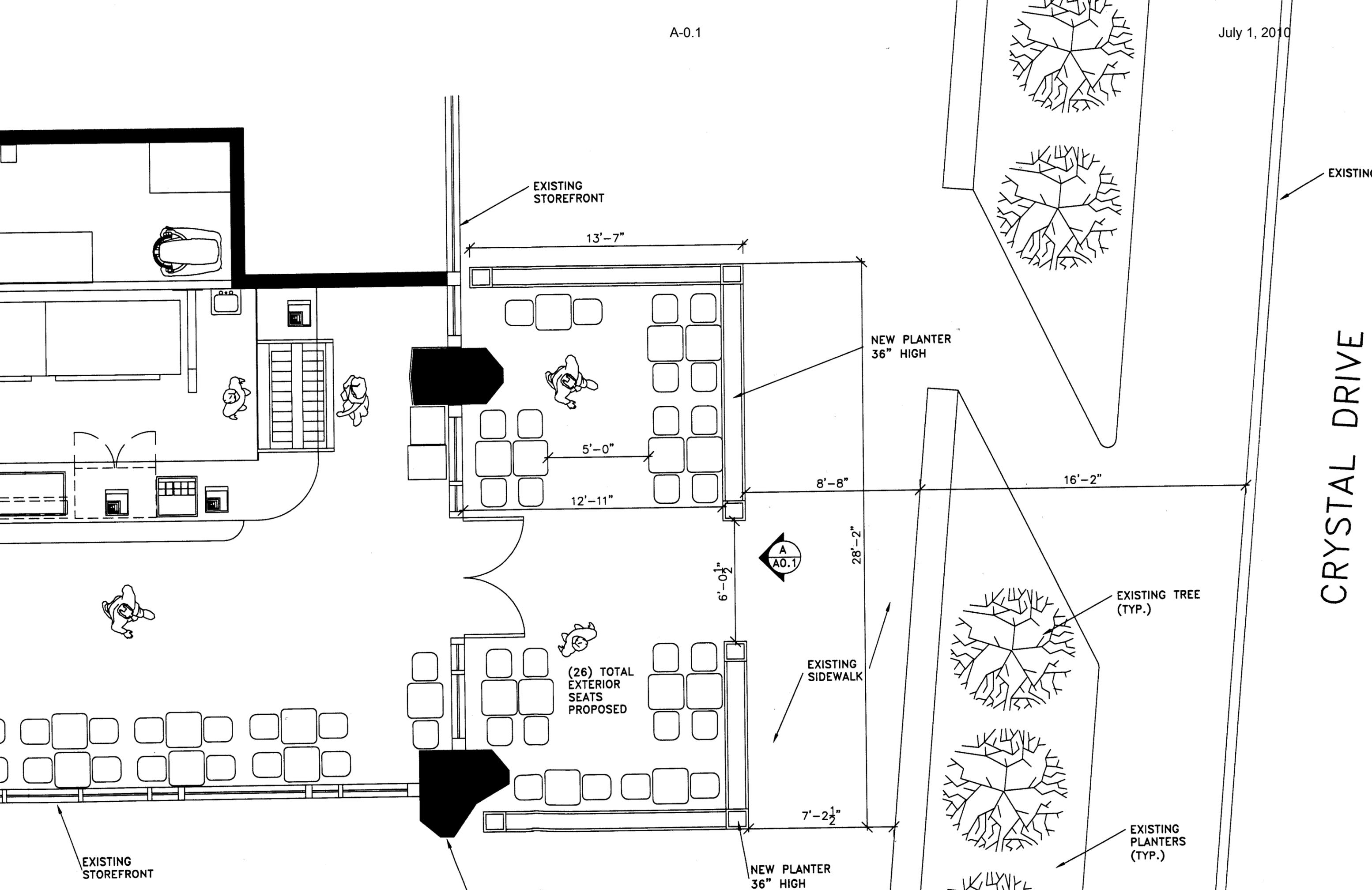
Approved a site plan amendment to convert 8,000 square feet of commercial space to office space on the ground floor of the Century Building.

November 22, 1977	Administrative approval granted for the conversion of approximately 2,300 square feet from commercial to office space in the Century Building.
December 10, 1977	Approved a site plan amendment to convert 34,074 square feet on the penthouse level to executive offices, subject to an occupancy not to exceed one employee per 400 square feet in the Zachary Taylor building.
March 4, 1978	Denied a site plan amendment to eliminate the condition concerning the penthouse level located at in the Zachary building.
	Approved a site plan amendment to install a seven (7) foot high chain link fence along the internal perimeter of garage levels B1, B2, and B3.
June 3, 1978	Approved a site plan amendment permitting an outdoor dining facility in conjunction with an existing restaurant.
November 18, 1978	Approved a site plan amendment to park up to 60 rental cars at the hotel parking garage.
February 13, 1979	Approved a site plan amendment to convert 7,600 square feet of street level commercial space in the Hayes Building to office use, and a change to the Taylor Building (unspecified in the minutes).
June 9, 1979	Renewed a site plan amendment permitting an outdoor dining facility and renewed a site plan amendment to convert 10,500 square feet of commercial space to office space at 2301 Jefferson Davis Highway,
June 10, 1980	Renewed a site plan amendment at 2301 Jefferson Davis Highway for one (1) year.
January 3, 1981	Approved a plan amendment to convert 7,000 square feet of cafeteria space to office space at 2521 and 2531 Jefferson Davis Highway.
December 12, 1981	Renewed a site plan amendment at 2301 Jefferson Davis Highway for one (1) year.

July 10, 1982	Approved a site plan amendment to modify the main entrance to the Buchanan House lobby by enclosing the vestibule.
December 4, 1982	Discontinued a site plan amendment for an outdoor dining facility.
July 7, 1984	Approved a site plan amendment for a freestanding pylon identification sign reading "Century Building" plus logo.
November 16, 1985	Approved a site plan amendment to increase office gross floor area by extending the 3rd floor over the mall; add 2 terraces on the 4th floor roof level; on premises known as 2341 Jefferson Davis Highway, Century Building.
September 20, 1986	Approved a site plan amendment to convert 13,500 square feet of cafeteria space on the first floor to office gross floor area.
July 11, 1987	Accepted withdrawal of a site plan amendment to permit a temporary banner, 3 feet by 15 feet, on the west elevation at the 12th floor level.
July 8, 1988	Approved a site plan amendment to add 3,560 square feet of gross floor area to the upper mall level for the office uses.
July 13, 1991	Approved a site plan amendment to permit dancing at Ondine's Lounge, 2399 Jefferson Davis Highway (Stouffer's).
August 10, 1991	Approved a site plan amendment to delete the restriction on occupancy of the penthouse to no more than one employee per 400 square feet of space (Century Building).
October 10, 1992	Approved site plan amendment (#65) to permit the existing building facade to be replaced with a flush curtain wall which will increase the gross floor area by 11, 500 square feet.
November 14, 1992	Approved a site plan amendment to add 11,190 square feet of density to the Van Buren Building as part of a major renovation subject to two (2) conditions.

March 10, 1993	Approved site plan amendment (#65) to delete Condition #3 of a February 24, 1971 site plan amendment, amended condition #2 of the October 10, 1992 site plan amendment to add density to the Van Buren building.
March 4, 1995	Approved a site plan amendment request to permit conversion of approximately 3,774 square feet of retail gross floor area to office use for a period not to exceed seven (7) years.
December 7, 1996	Approved site plan amendment (SP #65) to permit conversion of 2,856 square feet of retail space to be used for a martial arts school for period not to exceed five (5) years.
August 8, 1998	Approved site plan amendment (SP #65) to permit conversion of approximately 1,210 square feet of retail space for use by the University of Oklahoma for higher education classes for a period not to exceed five (5) years.
August 17, 1999	Approved site plan amendment request (SP #65) for the conversion of 41,544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street including modifications to the streetscape and exterior façade and to permit a comprehensive sign plan for 2301 Jefferson Davis Highway.
January 29, 2000	Approved site plan amendment request (SP #65) for a comprehensive sign plan to permit building and tenant identification signs.
February 8, 2003	Accepted withdrawal of #65 Site Plan Amendment to amend comprehensive sign plan by Consolidated Engineering Services.
September 13, 2003	Approved site plan amendment request to a comprehensive sign plan to permit a non-traditional free-standing sign (Chili's Restaurant)
July 9, 2005	Approved site plan amendment request to add approximately 8,264 square feet of GFA; convert approximately 8,832 square feet of office to retail,

	convert approximately 5,584 square feet of retail to office, streetscape improvements, outdoor seating, and a comprehensive sign plan for the Century I and II Buildings.
December 10, 2005	Discontinued site plan amendment for the conversion of retail to a martial arts school.
January 27, 2007	Approved a site plan amendment to modify landscape and façade and add approximately 604 square feet of gross floor area.
July 19, 2008	Approved a site plan amendment to construct a basketball court on the roof, with new conditions #27-31 and with a County Board review in one (1) year (July 2009).
July 14, 2009	Renewed a site plan amendment to construct a basketball court on the roof, with a County Board review one (1) year after the certificate of occupancy is issued or July 2011, whichever is sooner.
July 10, 2010	Approved a site plan amendment to amend the comprehensive sign plan, subject to new conditions and revised condition #24.
November 13, 2010	Approved a site plan amendment for an outdoor café in the public right-of-way, subject to new conditions #32 through #34, with a county Board review in one (1) year (November 2011).
March 12, 2011	Approved a site plan amendment to convert approx. 18,000 s.f. of office, retail, and service space to a fitness center (health club).
July 9, 2011	Renewed a site plan amendment for an enclosed basketball court on the roof, subject to a revised condition #27



EXISTING STOREFRONT

13'-7"

NEW PLANTER  
36" HIGH

5'-0"

8'-8"

16'-2"

12'-11"

6'-0 $\frac{1}{2}$ "



28'-2"

EXISTING TREE  
(TYP.)

EXISTING  
SIDEWALK

(26) TOTAL  
EXTERIOR  
SEATS  
PROPOSED

7'-2 $\frac{1}{2}$ "

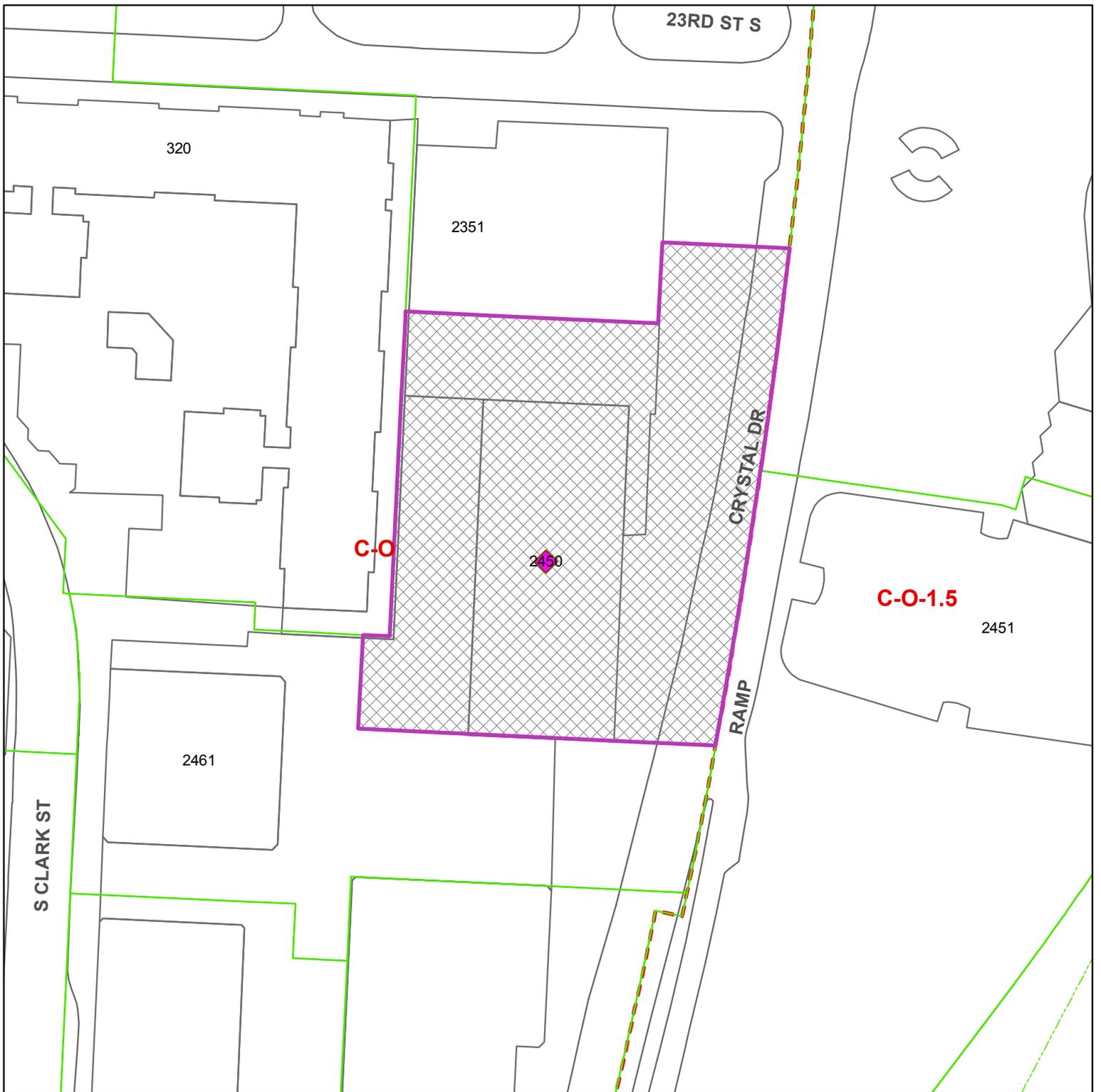
NEW PLANTER  
36" HIGH

EXISTING  
PLANTERS  
(TYP.)

EXISTING  
STOREFRONT

EXISTING

CRYSTAL DRIVE



**SP#65**

**2450 Crystal Drive**

**RPC: 34-020-034**



 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.