



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of April 21, 2012

DATE: April 3, 2012

SUBJECT: SP #167 SITE PLAN AMENDMENT to permit installation of an above-ground storage tank (AST); located at 1805 Crystal Drive (RPC# 34-020-PCA).

Applicant:

Crystal Park Unit Owners Association
1805 Crystal Drive
Arlington, Virginia 22202

C.M. RECOMMENDATION:

Adopt the attached ordinance to approve an amendment to SP #167 to permit installation of an above-ground storage tank.

ISSUES: This is an amendment to SP #167 to permit installation of an above-ground storage tank (AST) at the Crystal Park Condominium I, and no issues have been identified.

SUMMARY: The Crystal Park Unit Owners Association is requesting an amendment to SP #167 to permit installation of an above-ground storage tank (AST) in the landscaped front yard setback. The subject AST would replace an underground storage tank (UST) for the backup generator originally approved with the site plan, and which has already been removed. The AST would be installed on the same footprint as the recently-removed UST. While it has been County practice with site plans to require such equipment to be located underground when located within front yard setbacks, the configuration of the subject building is such that the proposed AST would not be visible from the public right of way and would be adjacent to the service portion of the building. The applicant has agreed to screen the AST with wood fence and arborvitae plantings to mitigate the visual impact of the AST. Therefore, staff recommends that the County Board adopt the attached ordinance to approve an amendment to SP #167 to permit installation of an above-ground storage tank.

County Manager:

BMD/GA

County Attorney:

[Handwritten signatures]

Staff: Matthew W. Pfeiffer, DCPHD, Planning Division

PLA-6158

3.

BACKGROUND: The applicant is requesting an amendment to SP #167 to permit installation of an AST at the Crystal Park Condominium I. SP #167 was approved by the County Board in 1980 and contains five (5) office buildings of 2,211,000 square feet of gross floor area, two (2) twin-tower residential buildings containing 724 units, and 77,917 square feet of commercial/office space.

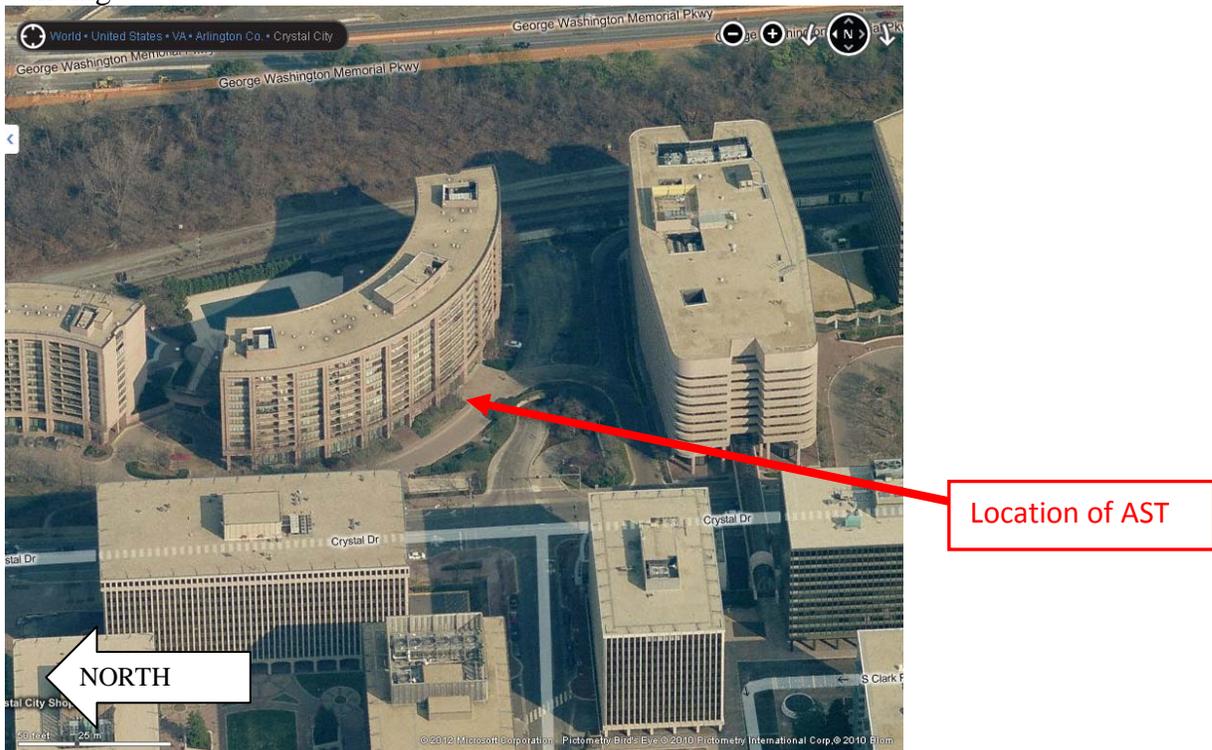
The following provides additional information about the site and location:

Site: The site is located at the Crystal Park Condominium I building bound on the west by Crystal Drive, on the south by the Crystal Park Office Buildings, on the north by the Crystal Park Condominium II, and on the east by the CSX Railroad Corridor.

Zoning: The site is zoned [“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 “Office-Apartment-Hotel” Low, and is subject to the [Crystal City Sector Plan](#).

Neighborhood: The site is not located within the boundaries of a civic association; the applicant, the Crystal Park Condo Unit Owners Association, represents the residents of the building.



Source: Bing Maps

DISCUSSION: The applicant requests an amendment to the site plan for Crystal Park to permit installation of an AST in the footprint of the UST approved with the site plan (the southwest side of the building within the landscaped setback on the east side of the service drive and adjacent to

the building loading dock entrance). The applicant has purchased the AST and has removed the UST; it was discovered during installation of the AST that an amendment to the site plan would be required. The tank measures 57” in width by 72” in length, and is 76” tall. The applicant proposes to mount the AST on a concrete pad five (5) feet from the building face. The proposal includes installation of a board-on-board fence surrounded by mature arborvitae plantings which will serve to screen the AST. The proposal also includes the installation of concrete bollards in between the concrete pad and the loading bay access to meet Fire Code regulations.

It has been County practice to require mechanical and service equipment located in a front-yard setback to be installed underground at buildings regulated by site plan (or otherwise located in rear yards or within the building). However, there have been few instances in the past where the County Board approved mechanical and service equipment above-grade, such as at the EPA Building (SP#346) at 2733 Crystal Drive. In the subject request, the AST would be separated from view from the public right of way by a large landscaped island and a service road. Moreover, the AST would be located adjacent to the service portion of the building, next to the building’s loading dock and garage. The applicant has proposed sufficient screening to ensure that the proposal will not result in a visual impact to the public realm.

CONCLUSION: The applicant’s proposal will not result in a visual impact to surrounding neighborhoods. The curvilinear orientation of the building in relation to the street makes the portion of the building proposed for the AST more akin to a side yard than a frontage. Therefore, staff recommends that the County Board adopt the attached ordinance to approve an amendment to SP #167 to permit installation of an above-ground storage tank.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated January 30, 2012 for Site Plan # 167, was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report[s] prepared for the April 21, 2012 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 below; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on April 21, 2012 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
- 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 January 30, 2012 for Site Plan #167, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 45 below (which drawings, etc... are hereafter collectively referred to as “Revised

Site Plan Application”), for a Site Plan Amendment for installation of an above ground storage tank, for the parcel of real property known as RPC # 34-020-PCA and 1805 Crystal Drive, approval is granted and the parcel so described shall be used according to the Site plan as originally approved on May 17, 1980 and amended from time to time as shown in the records of the Office of Zoning administration, and as amended by the Revised Site Plan Application, subject to the following condition:

45. The developer agrees to submit and obtain the review and approval by the County Manager or her designee of an amended final landscape plan for the planted strip adjacent to the service bay at Crystal Park Condominium I. The amended final landscape plan may include an above ground storage tank, and shall in all respects be consistent with the conceptual plan prepared by SES, dated January 26, 2012, and as approved by the County Board on April 21, 2012, and shall also include the location and details of screening for the above-grade diesel fuel storage tank. The developer agrees that the above-grade diesel fuel storage tank may not be placed on the property until the developer has obtained the County Manager’s approval of the placement of the tank and the amended final landscape plan as being consistent with the site plan approval, and not being visible from the right of way and being properly screened.

PREVIOUS COUNTY BOARD ACTIONS:

- May 17, 1980 Approved a rezoning from "M-1" to "C-O-1.5" and approved a site plan for a mixed use development.
- February 5, 1983 Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for identification and directional signage for Crystal City and the Crystal Plaza Shops.
- April 9, 1983 Deferred a site plan amendment for a comprehensive sign program.
- May 21, 1983 Accepted a withdrawal of a site plan amendment to add 120 residential units.
- January 7, 1984 Approved a site plan amendment to add 120 residential units, increase garage parking and revise loading dock area.
- May 12, 1984 Deferred a site plan amendment to adjust boundaries to July 7, 1984.
- July 7, 1984 Approved a site plan amendment to adjust the boundary of the Crystal Park project by removing 23,866 square feet of land from the south end and adding a like amount to the north end.
- May 18, 1985 Deferred a site plan amendment to amend Condition #29 to increase office gross parking area to 1,600,700 square feet.
- July 13, 1985 Approved a site plan amendment to increase office gross parking area to 1,584,100 square feet and increase retail commercial from 50,000 square feet to 77,917 square feet.
- December 7, 1985 Approved a site plan amendment to permit subdivision into parcels with each building being on a separate parcel of land.
- August 13, 1988 Deferred a site plan amendment to amend Condition #34 to permit rooftop signs on east and west elevations, 234 square feet each (2341 Crystal Drive).

September 10, 1988	Denied a site plan amendment to amend Condition #34 to permit rooftop signs on the east and west elevations, 234 square feet each (2341 Crystal Drive).
July 8, 1989	Deferred a site plan amendment (SP #11, 56, 90, 135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs to the August 12, 1989 County Board meeting.
August 12, 1989	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs including Metro Station and Buchanan House signage.
February 2, 1991	Approved a site plan amendment to amend the coordinated sign plan to permit two temporary office leasing beamers on two office buildings.
February 9, 1991	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) to amend the coordinated sign plan to permit two temporary office leasing banners, at heights below 35 feet, on two office buildings until November 27, 1991, at 1225 and 2211 Jefferson Davis Highway.
March 2, 1991	Approved a site plan amendment with amended Conditions # 37 and #41 and the approved comprehensive sign plan to permit construction and operation of Virginia Railway Express commuter rail platform.
July 13, 1993	Approved a site plan amendment for conversion of approximately 2,450 square feet of retail gross floor area to office use for the parcel of real property known as 2231 Crystal Drive with the condition that the space being occupied is secondary retail uses.
November 21, 1995	Approved a site plan amendment for conversion of 1, 650 square feet of gross floor area to conference facilities for the Patent and Trademark Office for the parcel of real property known as 2121 Crystal Drive with one new condition.

the subject child care use, and with a review in one (1) year (July 2007).

July 7, 2007

Deferred review of conversion of approximately 11,000 square feet of office space to child care use to the July 2008 County Board meeting.

July 18, 2008

Renewed the site plan amendment for office conversion to a daycare use, subject to all previously approved conditions, with an administrative review in three (3) months (October 2008), and a County Board review in three (3) years (July 2011).

May 14, 2011

Adopted the attached ordinance to approve a subject site plan amendment request to install antennas and related equipment on an existing telecommunications facility, subject to the proposed conditions of the staff report.

July 9, 2011

Renewed the site plan amendment for office conversion to a daycare use, subject to all previously approved conditions, with a County Board review in five (5) years.



SES

Proposed Screening Measures



Existing Conditions Prior to UST Removal



AST to be Installed

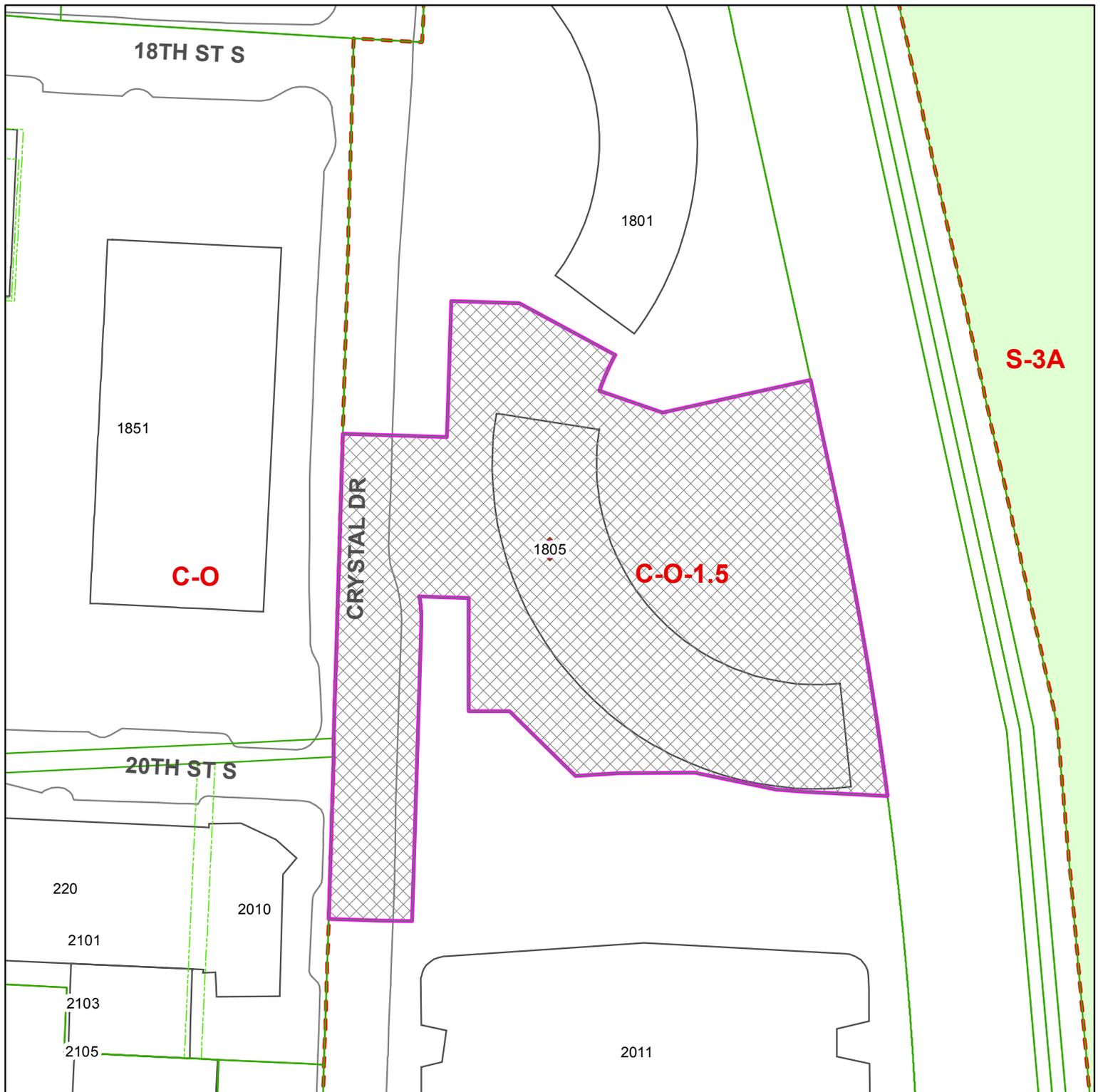


Arborvitae to be planted outside fence



Proposed Board on Board Fence

Client:	Crystal Park Condo Assoc	Date:	January 26, 2012
Property Reference:	Crystal Park	Scale:	NTS
Address:	1805 Crystal Park Drive	Designer:	S Michael Lynn
PIN:			



SP#167

1805 Crystal Dr

RPC# 34-020-231



 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.