



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of December 15, 2007**

DATE: November 28, 2007

SUBJECT: SP #221 SITE PLAN AMENDMENT REVIEW for outdoor seating for a restaurant located at 2200 Wilson Blvd. (Kopan House) (RPC #18-004-007, -008).

Applicant:

Yong Dae Sim
Kopan House
2200 Wilson Boulevard
Suite 103
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew the site plan amendment approved in December 2006, subject to all previous conditions, and with a review by the County Board in three (3) years (December 2010).

ISSUES: None.

SUMMARY: The County Board approved the site plan amendment request for outdoor seating on December 9, 2006, subject to the conditions of the staff report and with a review in one (1) year (December 2007). There have been no concerns or complaints in the past year. Therefore, staff recommends that the County Board renew the site plan for outdoor seating, subject to all previous conditions, and with a review in three (3) years (December 2010).

BACKGROUND: Kopan House (formerly known as Panda Maxx) is a restaurant establishment with 44 indoor seats. Because the outdoor seating area is located within the public right-of-way, the applicant was required to obtain County Board approval through the special exception process. The sidewalk in front of the restaurant varies in width from approximately 15 feet wide at either side of the restaurant space to 22 feet wide in the middle at the opening of the door. The sidewalk curves at this location and pedestrian traffic typically follows a straight path rather than

County Manager: _____

Staff: Robert Ruiz, CPHD

PLA-4843

the curve. Department of Environmental Services (DES) staff recommended that a minimum of 10 feet clear sidewalk was to be maintained in this area. Therefore, the seating area is approximately five (5) feet deep by 22 feet wide, as indicated in approved condition #34.

DISCUSSION: The establishment is in compliance with the conditions of the site plan amendment for outdoor seating and therefore staff recommends that the County Board renew the site plan, subject to all previous conditions, and with a review in three (3) years (December 2010).

Since site plan amendment approval (December 9, 2006)

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

Community Code Enforcement: Code Enforcement has not received any complaints.

Fire Marshal's Office: The Fire Marshal's Office did not report any concerns.

Police Department: The Police Department did not report any concerns.

Civic Association: The Clarendon-Courthouse Civic Association was notified in writing of the upcoming site plan amendment review. In addition, information on the site plan amendment review was distributed to the Civic Association's listserv. One resident responded expressing support for any use that enlivens the Courthouse streetscape.

CONCLUSION: The applicant is in compliance with the conditions of the site plan amendment for outdoor seating and there have been no comments or concerns raised in the past year. The outdoor seating also contributes to a lively pedestrian environment. Therefore, staff recommends that the County Board renew the site plan amendment, subject to all previous conditions, and with a review in three (3) years (December 2010).

PREVIOUS COUNTY BOARD ACTIONS:

- | | |
|-------------------|--|
| October 13, 1984 | Approved a rezoning and site plan (Z-2266-84-1) and related vacations subject to conditions. |
| November 21, 1989 | Approved a site plan amendment to permit a rooftop sign on the east elevation of the building. |
| November 14, 2006 | Deferred a site plan amendment application to permit outdoor seating to the December 9, 2006 County Board meeting. |
| December 9, 2006 | Approved site plan amendment for outdoor seating, with a review in one year (December 2007). |

Approved Conditions:

34. The applicant agrees that the outdoor café shall extend no more than 5.0 feet from the building wall into the sidewalk. The number of seats used in the outdoor café will be limited to a maximum of 16 seats. Furniture used in the outdoor café, including tables, chairs, railings, umbrellas and planters shall be removed and not stored in front of the restaurant when the café is not in use.
35. The outdoor café is permitted to be used during normal restaurant hours. There shall be no music or audio system piped outside to the café.
36. The applicant shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns, which may be related to the outdoor café. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator and the Clarendon-Courthouse Civic Association.