



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 23, 2008**

DATE: February 6, 2008

SUBJECT: SP #121 SITE PLAN REVIEW for a temporary parking lot (RPC #34-027-025)

Applicant:

Kingdon Gould III, et al

By:

Nan E. Walsh, Agent/Attorney
Walsh, Colucci, Lubeley, Emrich and Walsh
2200 Clarendon Blvd, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew, subject to all previous conditions and with a review by the County Board in three (3) years (February 2011).

ISSUES: This is a review of an existing site plan and no issues have been identified. This site plan review was previously deferred for a month due to a public notice that incorrectly listed the Real Property Code (RPC) and address for the subject parking lot.

SUMMARY: This is a review of an existing 70-space temporary parking lot located between 2799 Jefferson Davis Highway (Hyatt Regency Hotel) and 2611 Jefferson Davis Highway (Airport Plaza II Office Building). Originally approved in 1983, the temporary parking lot use was last renewed in January 2007 for one (1) year. The use has continued to be operated in compliance with the conditions of the site plan and staff has not received any complaints. The use is still appropriate for the location until redevelopment occurs. Therefore, staff recommends that the County Board renew the site plan for a temporary parking lot, subject to all previous conditions, and with a County Board review in three (3) years (February 2011).

DISCUSSION: This site plan amendment for a temporary surface parking lot was approved in November 1983. It was last continued in January 2007 with a one (1) year review. The subject site plan is for a parking lot of 70 spaces located on a parcel of land with the Real Property Code (RPC) #34-027-025. The temporary parking lot sits between 2799 and 2611 Jefferson Davis Highway. The subject property is zoned "C-O," Commercial Office Building, Hotel and

County Manager: _____

Staff: Robert Ruiz, DCPHD, Planning Division

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Multiple-Family Dwelling districts, and the site is designated on the General Land Use Plan (GLUP) as “High Residential 5/7 & High Office–Apartment-Hotel 2/7.”

The temporary parking lot sits atop a parcel with a site plan amendment approved on June 1981 that allows for densities of 172 units per acre for hotel use or the existing allowable density for residential apartment use, which currently permits up to 4.8 F.A.R. In an April 2002 application for an administrative change related to Airport Plaza III (The Concord), the site owner also indicated that it is likely the site will be developed as a residential high-rise. The developer has talked to staff about potential densities for the site, but no firm commitment for imminent site development has been communicated.

At the time of the January 2007 County Board meeting, County staff recommended a short one (1) year review, rather than the customary five (5) year review for a site plan with an extensive history, in light of any possible recommendation for the subject property as part of the Crystal City Planning Process. Thus far, the Crystal City Planning Process has not been completed and no specific short-term recommendation for the site has been developed.

In accordance with the one (1) year review recommended in 2007, a use permit review was scheduled for the January 26, 2008, County Board meeting. However, public notifications were sent with an incorrect address and RPC for the subject property. Therefore, the item was deferred and re-advertised for the February 23, 2008, County Board meeting with the proper RPC number.

Since the Initial Approval (January 26, 2002):

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

Site Plan Inspector, Fire Marshal’s Office and Police Department: The site plan inspector, the Fire Marshal’s Office and the Police Department have not reported any complaints or concerns on the subject site.

Civic Association: The Aurora Highlands Civic Association reported that it has not received any complaints from its members on the subject property.

CONCLUSION: This interim parking lot is still an appropriate use for this location. As stated above, the lot is maintained and complies with the conditions of the site plan amendment. Therefore, staff recommends that the site plan amendment be renewed, subject to all previous conditions, and with a review in three (3) years (February 2011).

PREVIOUS COUNTY BOARD ACTIONS:

June 1, 1971	Deferred rezoning request from “M-2” to “C-O” until Jefferson Davis Corridor Plan could be reviewed.
December 21, 1971	Approved rezoning request from “M-2” to “C-O.”
November 6, 1976	Approved site plan amendment (Z-1993-71-2) for a 68,000 square foot surface parking lot.
June 25, 1977	Approve site plan amendment to enlarge surface parking lot by 185,130 square feet.
May 12, 1979	Denied motion for approval of 18-story hotel and 15-story office building.
June 7, 1979	Approved a site plan (Z-1993-71-2) for an 18-story hotel and 13-story office building.
April 1, 1981	Denied site plan amendment (Z-1993-71-2) for a temporary surface parking lot of 70 spaces and for redesign of permitted density for one (1) office building and two (2) hotel buildings.
June 20, 1981	Approved site plan amendment (Z-1993-71-2) for redesign of the permitted density.
November 21, 1983	Approved site plan amendment (Z-1993-71-2) for a temporary surface parking lot of 70 spaces with a review in three (3) years.
May 12, 1984	Denied site plan amendment (Z-1993-71-2) to convert approximately 6,000 square feet of first floor retail commercial space to office space.
December 2, 1986	Deferred site plan amendment (Z-1993-71-2) to continue the temporary parking lot.
January 10, 1987	Approved extension of a site plan amendment (Z-1993-71-2) of a temporary surface parking lot of 70 spaces with a review in three (3) years.
June 6, 1987	Approved site plan amendment (Z-1993-71-2) to establish standards by which administrative

approval can be granted for future subdivision of the property, subject to the approved site plan.

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| January 9, 1990 | Continued site plan amendment (Z-1993-71-2/SP #121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years. |
| January 16, 1993 | Continued a site plan amendment (SP#121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years. |
| January 20, 1996 | Continued a site plan amendment (SP#121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years. |
| January 23, 1999 | Continued a site plan amendment (SP#121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years. (January 2002). |
| January 26, 2002 | Continued a site plan amendment (SP#121) for a temporary surface parking lot containing 70 spaces with a review in five (5) years. (January 2007). |
| December 10, 2005 | Approved a site plan amendment (SP#121) for a rooftop sign subject to a condition. |
| January 27, 2007 | Continued a site plan amendment (SP#121) for a temporary surface parking lot containing 70 spaces with a review in one (1) years. (January 2008). |
| January 26, 2008 | Deferred site plan amendment (SP#121) to continue the temporary parking lot. |

NOTE REGARDING PREVIOUS COUNTY BOARD ACTIONS:

SP #121 was originally Z-1993-71-2, a two-phased development project called Airport Plaza initiated in 1971. Phase I, approved in 1979, included the development of the Hyatt Hotel located at 2799 Jefferson Davis Highway and the Airport Plaza I Office Building located at 2711 South Jefferson Davis Highway. Phase II, approved in 1981, included the development of Airport Plaza II Office Building located at 2611 Jefferson Davis Highway, an underground parking garage for 700 spaces, and two hotel buildings (not yet developed). Later, since these two phases became separate and distinct development, staff reassigned site plan numbers to each phase of this development. Phase I was assigned SP #121 and Phase II was assigned SP #145. Although the site for the temporary 70-space parking lot (2765 and part of 2767 Jefferson Davis Highway) is part of Phase II, staff assigned the amendment to SP #121 based on its proposed use and relationship to the hotel as it would provide parking for employees and customers.