



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of March 15, 2008

DATE: February 29, 2008

SUBJECT: U-2834-95-3 USE PERMIT REVIEW for food delivery service; premises known as 3811 Wilson Blvd. (RPC # 14-041-008)

APPLICANT:

Pizza Hut, Inc., Occupant
11320 Random Hills Road, Suite 300
Fairfax, VA 22030

BY:

William C. Thomas, Jr., Attorney
Fagelson, Schonberger, Payne & Deichmeister, P.C.
1733 King Street, Suite 300
Alexandria, VA 22314

C.M. RECOMMENDATION:

Discontinue the subject use permit for a food delivery business.

DISCUSSION: In May 1995, the County Board approved this use permit to add a food delivery service to the existing Pizza Hut restaurant. The food delivery use had been renewed several times since 1995 and the last renewal granted by the County Board was on March 13, 2003 with a five (5) year review. The subject property is the site of the future mixed-use Amelia project an eight-story residential building consisting of 108 units and 3,000 square feet of ground floor retail approved by the County Board in June 2004. The approved site plan encompasses the Pizza Hut site as well as a bank building and a small office building. The Pizza Hut building was demolished during the summer of 2007. Therefore, staff recommends that the County Board discontinue the use permit for food delivery use.

County Manager: _____

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

PLA-4911

PREVIOUS COUNTY BOARD ACTIONS:

- May 20, 1995 Approved use permit (U-2834-95-3) for operation of a food delivery service, subject to conditions and with a review in one (1) year. (Pizza Hut).
- September 9, 1995 Continued use permit (U-2834-95-3) for operation of a food delivery service, subject to all previous conditions and with a review in March 1996. (Pizza Hut).
- March 9, 1996 Continued use permit (U-2834-95-3) for operation of a food delivery service, subject to all previous conditions and with a review in March 1997. (Pizza Hut).
- March 8, 1997 Continued use permit (U-2834-95-3) for operation of a food delivery service, subject to all previous conditions and with a review in three (3) years (March 2000).
- March 11, 2000 Continued use permit (U-2834-95-3) for operation of a food delivery service, subject to all previous conditions and with a review in three (3) years (March 2003).
- March 15, 2003 Continued use permit (U-2834-95-3) for operation of a food delivery service, subject to all previous conditions and with a review in five (5) years (March 2008).