



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of July 8, 2006

**DATE:** June 30, 2006

**SUBJECT:** U-3054-03-1 USE PERMIT AMENDMENT review for revised site layout, façade, signage location, number of drive-through windows, and landscaping; premises known as 4681 South King Street (Taco Bell of America) (RPC-#28-019-031).

**Applicant:**

Taco Bell of America, Inc.  
17901 Von Karman Avenue  
Irvine, California 92614

**By:**

Inda Stagg  
Walsh, Colucci, Lubeley, Emrich & Walsh  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Defer to the September 16, 2006 County Board meeting.

**ISSUES:** There is question about the maintenance of the property.

**DISCUSSION:** The use permit for a Taco Bell Restaurant with a drive-through window was originally approved in July 2003, and then amended in July 2004. In its approval of the amendment, the County Board required a review of the use permit in two (2) years (July 2006). It was anticipated that the building would be constructed and operational and a review of these operations could be conducted. However, construction is still on-going; completion is expected mid-summer. There have been concerns about the maintenance of the property during this construction. Therefore, to address these concerns and to review the operations of the restaurant, once open, staff recommends deferral of the use permit review to the September 16, 2006 County Board meeting.

County Manager: \_\_\_\_\_

Staff: Jill Griffin, DCPHD, Planning Division

PLA-4405