



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 8, 2006

DATE: June 20, 2006

SUBJECT: SP#105 SITE PLAN AMENDMENT REVIEW for live entertainment at 1301 South Joyce Street (Siné Restaurant) (RPC #35-010-032)

Applicant:

Mary Beth Brown, Manager
1301 South Joyce Street
Arlington, Virginia 22202

C.M. RECOMMENDATION:

Renew, subject to all previous conditions with a County Board review in five (5) years (July 2011).

ISSUES: None.

SUMMARY: The County Board approved live entertainment at Siné Restaurant in April 2002. The restaurant, located at Pentagon Row, has operated successfully since the last review, and staff has not received complaints regarding this use. Therefore, staff recommends renewal of the site plan amendment with a County Board review in five (5) years.

BACKGROUND: The original live entertainment hours were approved for between 9 p.m. and 1 a.m. daily. In April 2003, the County Board approved a site plan amendment to extend live entertainment hours to between 6 p.m. and 1 a.m. daily and from noon to 1 a.m. on St. Patrick's Day. The County Board required a three-month review to allow the applicant to correct violations related to excessive noise. In July 2003, the restaurant was found to have no violations and was continued for three (3) years to the July 2006 County Board meeting.

DISCUSSION:

Since the Last Review (April 2003):

Site Plan Amendment Conditions: The site is in compliance with all site plan conditions.

Site Plan Inspector: The Site Plan Inspector states that there have been no complaints or violations at Siné.

County Manager: _____

Staff: Rasheda R. DuPree, DCPHD, Planning Division

PLA-4406

Fire Marshal's Office: The Fire Marshal's office has not expressed any concerns regarding the continuation of the live entertainment use.

Police Department: The Police Department has not expressed any concerns regarding the continuation of the live entertainment use.

Civic Association: The site is located in the Aurora Highlands Civic Association and is contiguous to the Arlington Ridge Civic Association. Neither association has expressed any concerns regarding the continuation of the live entertainment use.

State ABC Board: The State ABC staff has not expressed any concerns regarding the continuation of the live entertainment.

CONCLUSION: Siné continues to operate in compliance with approved site plan conditions. The restaurant is located on an active retail streetscape and is compatible with other surrounding uses. Although located adjacent to residential use, staff has not received any recent complaints from the adjacent residents. Therefore, staff recommends that the site plan amendment be renewed, subject to all previous conditions, and with a County Board review in five (5) years (July 2011).

PREVIOUS COUNTY BOARD ACTIONS:

February 25, 1976

(Z-2064-75-4) Rezoned Pentagon City Tract - properties bounded on north by Army Navy Drive; on west by South Joyce Street; on south by Arlington County property and 15th Street South; and on east by South Eads Street; excluding the Western Electric property - from "RA7-16", RA6-15", "C-O", and "M-1" to C-O-2.5."

(Z-2065-75-3) Rezoned 1601 South Hayes Street (future fire station) from "RA7-16" to "S-3A." Rezoned 1500 block of South Hayes Street through to South Joyce Street including adjoining County owned property on South Joyce Street from "R2-7" to "S-3A." Rezoned 1500 through to South Fern Street from "RA7-16" to "RA4.8."

(Z-2066-75-4) Rezoned 621 - 18th Street South from "S-3A" to "C-O-2.5."

Approved Pentagon City Phased Development Site Plan (PDSP).

January 8, 1977

Approved a PDSP Amendment to 1) permit 20 additional low-rise family housing units in Parcel 5; 2) permit removal of 300 non-subsidized dwelling units for the elderly from Parcel 5 and relocated 280 such units in Parcel 3; 3) permit submittal of landscape maintenance agreement prior to issuance of building permit instead of with final site plan submission; and 4) provide that park dedication be held in escrow until rezoning and site plan approval held valid by final court decision.

January 8, 1977

Approved Final Site Plan (SP-1) for Parcel 5 to include 300 subsidized housing units for the elderly, a 300 bed nursing home, and 200 low-rise units.

October 15, 1977

Approved a PDSP Amendment (area bounded by Army Navy Drive, 15th Street South, South Joyce Street and South Hayes Street) to permit a temporary Metro-related parking lot until December 30, 1980.

	Approved Final Site Plan for temporary Metro-related parking lot along the west side of South Hayes Street (between Army Navy Drive and 15th Street) and (along the north side of 15th Street) until December 30, 1980.
June 3, 1978	Approved an amendment to the Final Site Plan for Metro-related parking lot to eliminate the requirement for railroad ties of utility poles to separate parking aisles.
January 6, 1979	Approved Final Site Plan (SP-2) for a 12-story office building with approximately 253,534 square feet of gross floor area located at 701 12th Street South (northeast corner of 12th Street and South Hayes Street).
January 5, 1980	Approved an amendment to the Final Site Plan (SP-2) to extend approved plan for one year to January 6, 1981.
January 3, 1981	Approved an amendment to PDSP and the Final Site Plan to extend a Metro-related parking lot for one year to December 31, 1981.
April 1, 1981	Approved Final Site Plan (SP-3) for a 12-story office building with approximately 309,574 square feet of gross floor area located at 601 12th Street South.
	Approved Final Site Plan (SP-4) for a 16-story residential condominium building containing 624 units located at 801 15th Street South.
November 14, 1981	Approved Amendment to PDSP and Final Site Plan to extend Metro-related parking lot for two years to December 31, 1983. Approved Final Site Plan to enlarge temporary Metro-related parking lot in the 1000-1300 block of South Hayes Street.
May 20, 1982	Approved amendment to PDSP to transfer 200,000 and 290,000 square feet of gross floor area from Parcels 2 and 3, respectively, to Parcel 1, and the

	transfer to 670 dwelling units from Parcel 1 to Parcel 3. (Conditioned on agreement being reached with MCI for use of the transferred space.) Reduced office and commercial parking requirement unless otherwise approved in final site plans.
September 11, 1982	Approved Amendment to PDSP to permit temporary uses accessory to construction (eating facilities) on Pentagon City Tract.
July 10, 1982 September 11, 1982 November 6, 1982	Deferred Amendment to PDSP and Final Site Plan to enlarge temporary Metro-related parking lot westward along Army Navy Drive to South Joyce Street.
January 8, 1983	Accepted withdrawal of Amendment to PDSP and Final Site Plan to enlarge temporary Metro-related parking lot.
April 9, 1983	Approved Amendment to Final Site Plan (SP-4) to extend the approval for two years to April 5, 1985 for residential condominium at 801-15 th Street South.
June 4, 1983	Deferred Amendment to Final Site Plans (SP-2 and SP-3) for signs at MCI office buildings to June 18, 1983.
June 18, 1983	Approved Amendment to Final Site Plans (SP-2 and SP-3) for signs at MCI office buildings.
August 13, 1983	Accepted withdrawal of Amendment to Final Site Plans (SP-2 and SP-3) for a freestanding sign/sculpture at MCI office buildings.
December 10, 1983	Approved Amendment to PDSP and Final Site Plan for a temporary Metro-related parking lot located in the 1000-1400 block of South Hayes Street to July 30, 1984.
July 11, 1984	Approved a Phased Development Site Plan Amendment to redefine parcel boundaries, increase retail density transfer 47,500 square feet or retail

density from Parcel 3 to Parcel 1 and 2 and modify several conditions.

Approved a Final Site Plan for a shopping mall (1,019,300 square feet), a hotel (450 units), an office building (172,000 square feet) and 4,173 parking spaces.

Approved a Final Site Plan amendment to amend the boundaries of Parcel 2C.

August 18, 1984

Approved a Phased Development Site Plan amendment to reduce the number of hotel units on Parcels 1B and 2B from 600 to 450 and on Parcel 1D from 1,100 units to 882 units.

September 8, 1984

Approved a Phased Development Site Plan amendment to extend the approval of a temporary eating facility.

July 13, 1985

Approved a Final Site Plan for two 120 story office buildings containing 514,892 square feet on Parcel 1C.

September 7, 1985

Approved a site plan amendment to increase the site are of the shopping center by 18,853 square feet, to relocate and/or reconfigure the hotel, office tower, department stores, mall and parking structures with no change in gross floor area or height and to relocate the pedestrian access to Metro through the parking garage.

December 7, 1985

Approved a site plan amendment to delete condition #49, referring to the County Board's approval of a 25,000 square foot performing arts center.

October 1, 1988

Deferred a site plan amendment request for a comprehensive sign plan to the December 3, 1988 County Board meeting.

December 3, 1988

Deferred a site plan amendment request for a comprehensive sign plan to the January 7, 1989 County Board meeting.

January 7, 1989	Deferred a site plan amendment request for a comprehensive sign plan to the February 11, 1989 County Board meeting.
	Deferred to the March 4, 1989 County Board meeting a site plan amendment request to provide a day care center and an employee cafeteria, install a satellite dish antenna, and add an auditorium, at 600 and 700 Army Navy Drive.
February 11, 1989	Approved a site plan amendment request for a comprehensive sign plan.
March 4, 1989	Approved a site plan amendment request for a day care center at 600 Army Navy Drive. Applicant withdrew requests for employee cafeteria; satellite dish antenna and auditorium prior to legal advertisement.)
May 13, 1989	Approved a final site plan for a 300 unit, 16-story hotel with two levels of underground parking (SP-7) at (1001) South Fern Street.
October 7, 1989	Approved site plan amendment to substitute planters and landscaping for louvers on parking garage (SP-5) at Pentagon City Mall.
September 8, 1990	Approved site plan amendment to allow 320 square feet of temporary leasing banners for the 2 Parc Vista (SP-4). Continued temporary eating facility for two (2) years.
October 6, 1990	Approved a site plan amendment (SP-4) to convert 550 square feet of storage space in the Parc Vista apartments to medical office use.
August 10, 1991	Approved a site plan amendment to permit the operation of a convenience store on the first floor.
November 16, 1991	Approved a site plan amendment for a special exception permitting off-site stockpiling of material excavated from 4201 North Wilson Boulevard; on premises known as 1001 South Fern Street.

May 16, 1992	Approved PDSP amendment to permit the uses allowed on “M-1” to continue until redevelopment occurs, for 10 years.
September 12, 1992	Approved site plan amendment (SP #105) to permit operation of temporary uses accessory to construction (i.e., eating facilities for construction workers, subject to original conditions and a review in three (3) years.
December 15, 1992	Approved the abandonment, conveyance and relocation of South Joyce Street at 15 th Street South subject to conditions and authorize the Chairman to execute the deed conveying the abandoned right-of-way.
March 10, 1993	Approved use permit (U-2764-93-1) for a comprehensive sign plan for 17 signs at Rive House I, II and III.
June 5, 1993	Approved Phased Development Site Plan (SP #105) amendment to permit the 200 parking spaces required to be constructed in the former South Joyce Street right-of-way be converted to a landscaped open space and bus stop subject to conditions and a review in one (1) year.
January 8, 1994	Approved a site plan amendment (SP #7) to amend Condition #43 to allow a brick and EIFS façade treatment.
June 10, 1995	Continued PDSP (SP #105) to permit the 200 parking spaces required to be constructed in the former South Joyce Street right-of-way to be converted to a landscaped open space and bus stop subject to conditions and with a review in one (1) year.
June 4, 1996	Continued a PDSP (SP #105) to permit the 200 parking spaces required to be constructed in the former South Joyce Street right-of-way to be converted to a landscaped open space and bus stop subject to conditions and with no further review.

February 8, 1997	Approved a site plan amendment (SP #2) and (SP #3) to permit extension of the building entrance lobbies by 900 square feet each.
September 6, 1997	Took no action on a General Land Use Plan Amendment to change the striping pattern in the Pentagon City PDSP.
October 4, 1997	Deferred a PDSP Amendment (SP #105) to amend Conditioned #2 of the PDSP and a Final Site Plan (SP #8) for mixed use residential and retail development and associated parking to the recessed meeting of December 18, 1997.
December 18, 1997	Approved a PDSP Amendment to amend Condition #2 of the PDSP to reduce the number of residential units in Parcel 1A/2A to 830 units, add 300,000 square feet of commercial GFA to the PDSP in Parcel 1A/2A, and add 332 residential units to Parcel 3. Deferred a Final Site Plan request for a residential and commercial mixed-use development containing 300,000 square feet of retail and 830 residential units to February 7, 1998.
February 7, 1998	Approve a Final Site Plan (SP #105, FSP #8) for a mixed use residential and commercial development on Parcel 1A/2A of the PDSP, to include 830 residential units, 300,000 square feet of commercial GFA, and an approximately one-acre urban plaza and ice rink.
April 10, 1999	Approved a site plan amendment for a comprehensive sign plan for Pentagon Row.
June 9, 2001	Approved a site plan amendment to amend the comprehensive sign plan for Pentagon Row to add three (3) signs.
July 28, 2001	Approved a site plan amendment to install seasonal banners on light poles, seven (7) days a week, 24 hours a day.

January 26, 2002	Approved a site plan amendment for live entertainment in a new restaurant, Champps, on Wednesday, Thursday, and Saturday and holidays from 9 p.m. – 1 a.m.
April 20, 2002	Approved a site plan amendment for Siné, for live entertainment 7 days per week, 9 p.m. to 1 a.m.
September 14, 2002	Approved a site plan amendment to allow four (4) retail kiosks
January 17, 2003	Continued a site plan amendment for live entertainment for Champps Restaurant with a review in three (3) years (January 2005).
February 8, 2003	Approved a site plan amendment to expand the hours of the ice skating rink, subject to previous conditions and one amended condition with a review in one year (February 2004).
April 26, 2003	Renewed a site plan amendment for live entertainment subject to all previous conditions with a review by the County Board in three (3) months

Approved Conditions:

1. Live entertainment of bands and solo entertainers, shall be permitted only between the hours of 6 p.m. and 1 a.m., Sunday through Saturday. On St. Patrick's Day live entertainment is permitted between the hours of Noon and 1 a.m.
2. The applicant agrees to keep all doors closed when live entertainment is in progress with the exception of entry, egress, and other intermittent uses.
3. The applicant agrees that live performances shall meet the limits established in the County Noise Ordinances.
4. The applicant agrees not to pipe music to the outside, including the outdoor seating area, during the hours of live entertainment.
5. The applicant shall designate a community liaison to coordinate with nearby residents and neighbors to address concerns that may be related to the live entertainment. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, the Aurora Highlands Civic Association and the Arlington Ridge Civic Association.
6. The applicant agrees that the second stage area for live entertainment can only be used when the outdoor seating is not be utilized.