



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 27, 2007**

DATE: January 11, 2007

SUBJECT: SP #121 SITE PLAN REVIEW for a temporary parking lot; 2765, 2767 Jefferson Davis Hwy. (RPC #34-027-016)

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, with a review by the County Board in one (1) year (January 2008).

ISSUES: None.

SUMMARY: This is a review of a 70-space temporary parking lot located between the Hyatt Regency Hotel and the Airport Plaza II Office Building. Originally approved in 1983, the temporary parking lot use was last renewed in January 2002 for five years. The use has continued to be operated in compliance with conditions of the site plan and staff has not received any complaints. The use is still appropriate for the location. However, the Crystal City area is being studied for its redevelopment potential. Rather than extend the length of this use for an additional five years, staff conclude that a short review would tie the review to findings of the Crystal City Task Force. Therefore, staff recommends that the County Board renew the site plan for a temporary parking lot, subject to all previous conditions, and with a review in one (1) year (January 2008).

BACKGROUND: This site plan amendment for a temporary surface parking lot was approved in November 1983. It was last continued in January 2002 with a five (5) year review. The site includes a parking lot of 70 spaces located at 2765 and part of 2767 Jefferson Davis Highway, between the Hyatt Regency Hotel and the Airport Plaza II Office Building.

County Manager: _____

Staff: Jill Griffin, DCPHD, Planning Division

PLA - 4608

DISCUSSION: The applicant has been in general compliance with the conditions of the site plan.

Since the Initial Approval (January 26, 2002):

Site Plan Conditions: The applicant is in general 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 site is outside of the boundaries of a civic association.

CONCLUSION: This interim parking lot is still an appropriate use for this location, particularly in the absence of a development proposal for which this site was originally approved. At this time, the applicant does not plan to develop this site in the near future. As stated above, the lot is maintained and complies with the conditions of the site plan amendment. However, the Crystal City area is being studied for future redevelopment and this particular site may merit closer analysis. Therefore, to ensure that opportunities for redevelopment are not stymied with an extended review period and to tie any findings of the Crystal City Task Force to the review, staff recommends that the site plan amendment be renewed, subject to all previous conditions, and with a review in one (1) year. (January 2008)

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 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.

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.

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.