



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 11, 2009**

DATE: June 30, 2009

SUBJECT: U-3200-08-4 USE PERMIT RENEWAL for 35 secondary parking spaces at the Walker Chapel United Methodist Church located at 4102 N. Glebe Rd. (RPC #03-066-001)

Applicant:

James M. Wright, Trustee
3822 N. Vernon St.
Arlington, Virginia 22207

C. M. RECOMMENDATION:

Renew the subject use permit, subject to all previous conditions, and with a County Board review in two (2) years (July 2011).

ISSUES: This is a use permit renewal for secondary parking for Marymount University faculty, and no issues have been identified.

SUMMARY: This is a scheduled review of a use permit for 35 secondary parking spaces at Walker Chapel United Methodist Church, used by Marymount University faculty. The spaces are being used for 36 months while a new facility with permanent parking is constructed on the Marymount main campus. Parking is used solely by Marymount faculty, not by students, and only during weekday business hours. The Old Glebe Civic Association expresses support for the continuation of the use permit. A two (2) year review is consistent with the time period of the use defined in Condition #12. Therefore, staff recommends renewal of the 35 secondary parking spaces, subject to all previous conditions, and with a County Board review in two (2) years (July 2011).

BACKGROUND: On January 24, 2006, the County Board approved a Zoning Ordinance Amendment to Section 33, the County's automobile parking regulations, to allow secondary use of parking lots associated with lodges and places of worship. The use permit for secondary parking at Walker Chapel was approved on July 19, 2008.

DISCUSSION: The use permit allows up to 35 of the church's 54 parking spaces to be used by Marymount staff for 36 months while a new facility with permanent parking is constructed on the Marymount main campus, 1.5 miles south of the church. There are a maximum of three (3)

County Manager: _____

Staff: Melanie Jesick, DCPHD, Planning Division

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shuttle pick-ups at the parking lot in the mornings between 7:30 a.m. and 9 a.m., and a maximum of three (3) shuttle drop-offs in the afternoon between 5 p.m. and 6:30 p.m. This does not conflict with Walker Chapel's use of the lot, as the parking area is currently used only on Sunday mornings, and during infrequent events sponsored by Walker Chapel. In addition, Walker Chapel has exclusive use of the remaining 19 parking spaces, in a separate area near the chapel, at all times. Approved conditions, including requiring special decals to monitor parking restrictions, and limiting ingress and egress to and from North Tazewell Street, mitigate potential impacts on the community. The applicant states that although Marymount has issued enough parking decals for the 35 spaces, currently the lot does not reach its allowable capacity on any given day.

Condition # 12 of the use permit states that "the secondary parking use shall terminate at the conclusion of construction of the new Marymount parking facility, or 36 months from the date of County Board approval of the use permit (July 19, 2011), whichever occurs first, unless the secondary parking use term is extended by the County Board. The use permit shall be reviewed by the County Board should Marymount University's lease agreement for the secondary use of the lot be discontinued." Given that there are no issues with the subject use permit, staff is recommending a review in two (2) years, consistent with Condition #12. Should the applicant wish to extend the time period needed for the use, the applicant can submit this request during the July 2011 review.

Since use permit approval (July 19, 2008):

Use Permit Conditions: The applicant has been in compliance with all use permit conditions.

Community Code Enforcement: The Code Enforcement Office has not reported any issues with the use.

Police Department: The Police Department has not reported any issues with the use.

Fire Marshal's Office: The Fire Marshal's Office has not reported any issues with the use.

Civic Association: The site is located within the Old Glebe Civic Association boundary. The Old Glebe Civic Association has responded that the secondary parking has been operating smoothly, and supports continuation of this use (letter attached).

CONCLUSION: The subject use permit for 35 secondary parking spaces has operated in compliance with the approved conditions and without issue. The Old Glebe Civic Association expresses support for the continuation of the use permit. Therefore, staff recommends renewal of the 35 secondary parking spaces, subject to all previous conditions, and with a County Board review in two (2) years (July 2011).

PREVIOUS COUNTY BOARD ACTIONS:

- July 26, 1952 Approved use permit (U-1052-52-1) for the purpose of conducting a nursery and kindergarten.
- June 27, 1953 Renewed use permit (U-1052-52-1) for the purpose of conducting a nursery and kindergarten. Renewed each year until June 30, 1962.
- May 4, 1974 Approved use permit (U-1968-74-2) for the purpose of operating a day care program for 20 children, ages infants to 5 years, one day weekly, from 9 a.m. to 2 p.m. Renewed each year until June 3, 1978 with no further review (administrative increase to 25 children was approved on May 2, 1985).
- November 15, 1980 Approved use permit (U-2266-80-3) for the purposes of operating a dormitory for the housing of youth groups visiting the Washington, D.C. area for up to a maximum of 50 persons at any one time.
- November 14, 1981 Renewed use permit (U-2266-80-3) for the purposes of operating a dormitory for the housing of youth groups visiting the Washington, D.C. area for up to a maximum of 50 persons at any one time, with no further review.
- July 19, 2008 Approved use permit for 35 secondary parking spaces for use by Marymount University faculty, subject to proposed conditions, and with a County Board review in one (1) year (July 2009).

Approved Conditions:

1. The applicant agrees that the parking of all vehicles on the site shall be in accordance with the plan dated May 23, 2008, and approved by the County Board on July 19, 2008. The applicant agrees that a maximum of 35 parking spaces for the secondary use shall be provided in the rear church lot. The remaining 19 parking spaces will be reserved for the exclusive use of Walker Chapel at all times.
2. The applicant agrees that parking lot operation will consist of a maximum of three (3) shuttle van pick-ups between approximately 7:30 a.m. and 9 a.m. and a maximum of three (3) shuttle van drop-offs in the afternoon, between approximately 5 p.m. and 6:30 p.m. Monday through Friday.
3. The applicant agrees that use of the secondary parking lot will be limited to Marymount University staff only, and will not be used by students.
4. The applicant agrees to re-stripe the Walker Chapel rear parking lot to provide 35 parking spaces which are consistent with minimum Zoning Ordinance requirements prior to leasing the parking lot for secondary use.
5. The applicant agrees to notify all Marymount University staff authorized to park at Walker Chapel. This notification will include restrictions on parking use and general behavior consistent with a church property and residential neighborhood setting. Marymount University staff will be instructed to park only in the designated parking lot, and not on North Tazewell Street.
6. The applicant agrees that Marymount University staff authorized to park at Walker Chapel, and shuttle van drivers, will be instructed to enter and exit the designated leased parking area via North Tazewell Street. In order to prevent potential conflict with Walker Chapel facility users, Marymount University staff authorized to park at Walker Chapel will be prohibited from accessing the designated parking area via the entry drive on North Glebe Road.
7. The applicant agrees that Marymount University staff authorized to park at Walker Chapel will have a special tag or decal for ease of monitoring compliance with parking restrictions.
8. The applicant agrees that limitations on the use of the parking lot shall be prominently posted on the site indicating the number of spaces available for secondary parking, the days and hours they are available for secondary users, restrictions on access and egress, and the general location of spaces available for secondary parking use.
9. The applicant agrees that neighboring citizens will be provided with a community liaison contact at Walker Chapel for the purpose of registering any concerns or complaints for the duration of the use permit. The names, hours of availability, and telephone numbers

of the liaisons shall be provided to the Old Glebe Civic Association and the Arlington County Zoning Administrator.

10. The applicant agrees that no outdoor public address system shall be used on the subject site in conjunction with the permitted parking activities.
11. The applicant agrees that the approved secondary parking plan may only be modified with a use permit amendment as specified in Subsection 36.G.
12. The secondary parking use shall terminate at the conclusion of construction of the new Marymount parking facility, or 36 months from the date of County Board approval of the use permit (July 19, 2011), whichever occurs first, unless the secondary parking use term is extended by the County Board. The use permit shall be reviewed by the County Board should Marymount University's lease agreement for the secondary use of the lot be discontinued.