



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of November 14, 2009

**DATE:** November 5, 2009

**SUBJECT:** U-2833-95-4 USE PERMIT RENEWAL for a recycling center and leaf storage site located at 4634 and 4712 North 26<sup>th</sup> Street (RPC #03-063-006, -008).

**Applicant:**

The Department of Environmental Services  
2100 Clarendon Boulevard, Ste. 900  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Renew subject to all previous conditions with a review by the County Board in five (5) years (November 2014).

**ISSUES:** This is a renewal request for the County's 26th Street North recycling center and leaf storage facility, and no issues have been identified.

**SUMMARY:** This is a renewal request for a use permit for a recycling center and leaf storage facility that was approved in 1995. The Solid Waste Bureau has operated the use in compliance with the approved conditions and there have not been any issues resulting from the use. The Donaldson Run and Old Dominion Civic Association presidents have expressed to staff that they do not have any issues with the renewal of this use. Therefore, staff recommends renewal of this use permit subject to all previously approved conditions, with a County Board review in five (5) years (November 2014).

**BACKGROUND:** The existing leaf storage facility has operated at the current location since 1961. In 1995, the County Board approved a rezoning of an additional 20,000 square foot parcel from "R-10" to "S-3A" which was incorporated into the existing facility. An associated use permit with conditions was approved which brought the use into compliance with current zoning standards. This leaf storage site serves as both a transfer point for leaves during the collection season and as the distribution point for residents who wish to use their own vehicles to obtain finished leaf mulch and wood chips.

County Manager: BMD/gA

Staff: Matthew Pfeiffer, DCPHD, Planning Division  
Michael Clem, DES, Solid Waste Bureau

9.

PLA-5402

**DISCUSSION:**

**Since the Last Review (November 2004):**

Use Permit Conditions: The use permit has operated in compliance with the approved conditions.

Community Code Enforcement: The Community Code Enforcement office has not reported any issues or violations with this use.

Civic Associations: The Donaldson Run and Old Dominion Civic Associations were contacted regarding this use permit renewal. Both civic association presidents responded that they have no issues regarding the renewal of this use permit.

**CONCLUSION:** The recycling center and leaf storage facility at 26th Street North has operated in compliance with the conditions of the use permit since the last review period. County inspectors found no issues regarding the use. The Donaldson Run and Old Dominion Civic Associations expressed to staff that they have no objections to the renewal of this use permit. Therefore, staff recommends renewal of this use permit subject to all previously approved conditions, subject to a County Board review in five (5) years (November 2014).

PREVIOUS COUNTY BOARD ACTIONS:

- |                |   |
|----------------|---|
| April 1995     | Approved a use permit for a recycling center and leaf storage site, subject to conditions and review in one year following completion of the redeveloped recycling center and leaf storage facility:  |
| September 1996 | Renewed a use permit for a recycling center and leaf storage site subject to all previous conditions, the deletion of conditions number one through six, the following new conditions number 11 and 12, and review in three years (September 1999): |
| September 1999 | Renewed a use permit for a recycling center and leaf storage site subject to all previous conditions and review in five years (November 2004).  |
| November 2004  | Renewed a use permit for a recycling center and leaf storage site subject to all previous conditions and review in five years (November 2009).  |

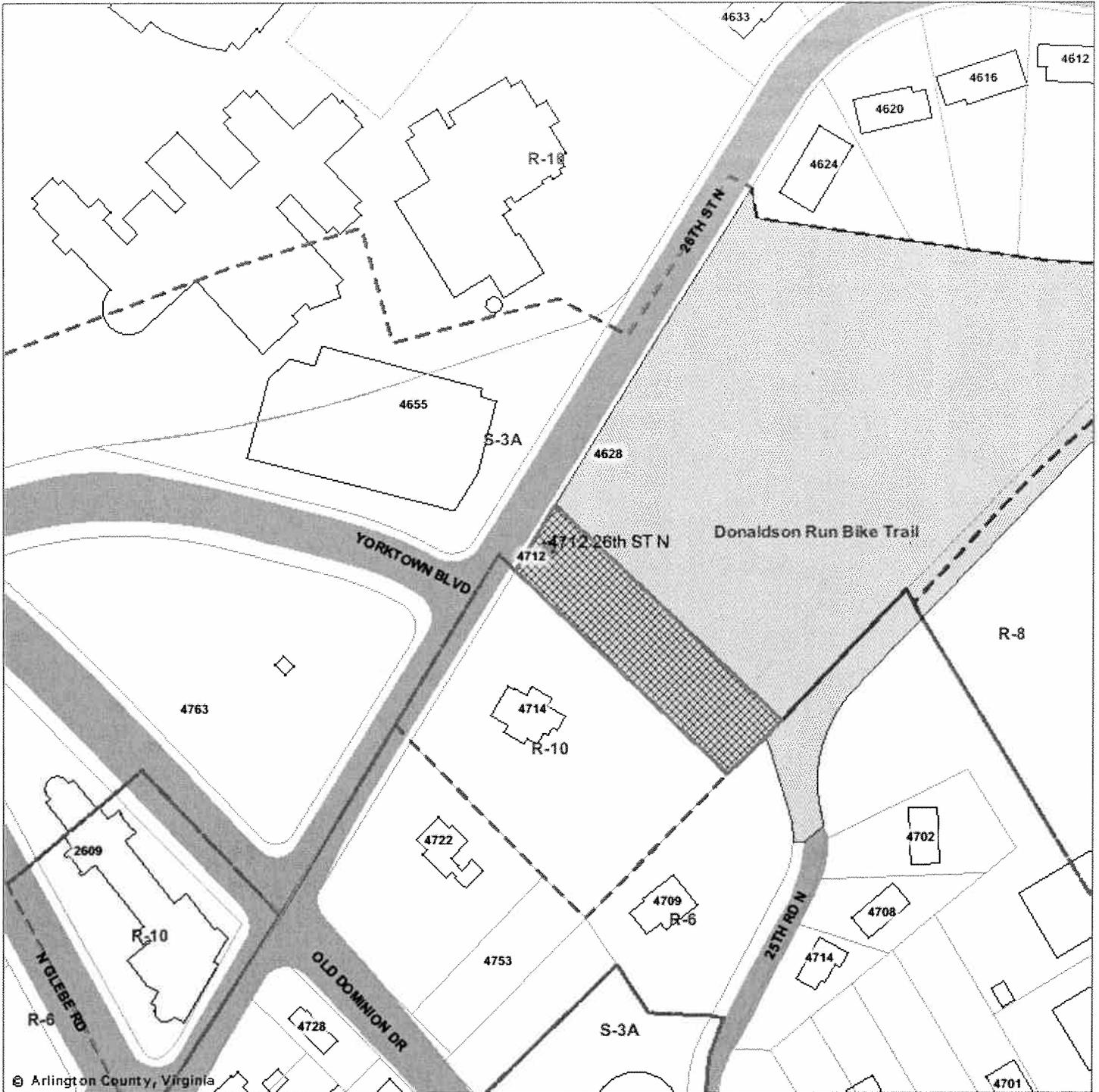
Approved Conditions:

1. — The County agrees to submit a detailed final site development and landscape plan at a scale no larger than 1/16 inch = 1 foot before issuance of the Excavation/Sheeting and Shoring Permit and the plan shall be approved by the County Manager or his designee before issuance of the final Building Permit. In order to facilitate comparison with the final site engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet. The County may require more detailed plans appropriate to landscape installation at a larger scale (1/16 inch = 1 foot, 1/8 inch = 1 foot, or 1/4 inch = 1 foot). The County may permit minor changes in street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval. The installation of all plant materials shown on the final landscape plan shall take place before issuance of the first Certificate of Occupancy.
  - a. — All new lawn areas shall be seeded;
  - b. — Exposed earth not to be sodded or seeded shall be well mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed;
  - c. — Soil depth shall be a minimum of four (4) feet for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat-wall height (2 1/2 feet, maximum) above the finished grade adjacent to them;
  - d. — Finished grades shall not exceed a slope of three (3) to one (1) or the grade that existed before the site work began.
  - e. — The County agrees to maintain the site in a clean and well-maintained condition before issuance of the Clearing, Grading and Demolition Permit and agrees to secure and maintain the site throughout the construction and phasing process.
  - f. — The County agrees to notify the Department of Parks, Recreation and Community Resources (DPRCR) Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with the staff of the DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester.
2. — The County agrees to develop a plan for temporary pedestrian and vehicular circulation during construction. This plan shall identify temporary sidewalks and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. This plan shall be determined by the Department of Public Works to meet these standards before issuance of the Clearing, Grading and Demolition Permit.
3. — The County agrees to comply with all state and local laws and regulations not modified by the County Board's action on this plan and shall obtain all necessary permits.

4. ~~The County agrees that the Public Works Inspector will serve as liaison to the community throughout the duration of redevelopment. The name and telephone number of this individual shall be provided in writing to the Presidents of the surrounding civic associations including the Donaldson Run Civic Association, Old Dominion Citizens' Association, Yorktown Civic Association, Rock Spring Civic Association, and to the residents whose property abuts the site and the Zoning Administrator.~~
5. ~~Copies of plans showing the hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work on the project.~~
  - a. ~~Throughout construction of the project, the County agrees to advise abutting property owners in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.~~
  - b. ~~At the end of each work day during construction of the project, the developer agrees to ensure that any streets used for hauling construction materials and to enter the construction site are free of mud, trash and debris.~~
6. ~~The County agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the developer agrees to submit to the Zoning Administrator letters from the County to the utility companies offering them access as stated above.~~
7. The site shall not be used as a surface parking area following completion of recycling activities for the year.
8. The hours of operation shall be limited to the hours between 7: 00 a.m. and 5:30 p.m., Mondays through Saturdays. Access to the recycling center by the public for fill dirt, leaf mulch, and wood chips shall occur during daylight hours, seven days a week, from early March to mid October, weather permitting.
9. Any use of the site for short-term storage shall be preceded by advance written notification to the neighborhood advisory committee. The written notification shall describe the need for storage, the type of items needing to be stored, and the manner and the term of storage, including the length of time. The County agrees to make every effort to minimize the use of this site for storage purposes.
10. The County agrees to facilitate the establishment of a neighborhood advisory committee to include representatives of the community, and to address any concerns of area residents related to the recycling facility.
11. The site shall be used for leaf storage and transfer beginning in late October of each year. Leaf transfer operations are scheduled to be completed by the end of February of each year, weather permitting.

12. The paved portion of the site shall be thoroughly cleaned after all leaves are transferred at the end of each leaf collection season.

Conditions 1-6 were deleted on September 7, 1996.



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**U-2833-95-4 RENEWAL**  
**4634 & 4712 26th St**  
**RPC #03-063-006**

Note: These maps are for property location assistance only.  
 They may not represent the latest survey and other information.



Not To Scale

