ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of July 10, 2010

DATE: June 24, 2010

SUBJECT: U-3211-08-3 USE PERMIT AMENDMENT, accessory parking for teachers; located at 5115 Little Falls Road (RPC #02-024-027).

Applicant:
Arlington Public Schools
Facilities and Operations
2770 South Taylor Street
Arlington, Virginia 22206

C.M. RECOMMENDATION:

Approve the use permit amendment for accessory parking for Yorktown High School teachers subject to the conditions of the staff report, with a County Board review in May 2013.

ISSUES: The applicant requests an amendment to the use permit for temporary parking at the Columbus Club of Arlington and no issues have been identified.

SUMMARY: The applicant is requesting an amendment to the existing use permit for accessory parking at the Columbus Club of Arlington, located at 5115 Little Falls Road. Currently up to 80 parking spaces at the site are used by construction workers, who walk to the nearby Yorktown High School construction site. Until June 2010, an additional 50 spaces were used by Marymount University construction workers. As those spaces are now vacant, the applicant is requesting an amendment to the use permit to allow Yorktown High School teachers to use these 50 spaces. There have been no issues with the accessory parking uses reported thus far, and the applicant's proposal will not result in an increase in parking at the site beyond the spaces previously used. Staff recommends having this amendment be reviewed concurrently with the accessory parking use for Yorktown construction workers, which will be reviewed in May 2013. Therefore, staff recommends approval of the use permit amendment subject to the conditions of the staff report, with a County Board review in May 2013.

BACKGROUND: The applicant is requesting a use permit for temporary accessory parking for Yorktown High School teachers. The Columbus Club site is described as follows:

Site: Located at 5115 Little Falls Road, the site is bound to the north by single-family detached homes and 33rd Street North; to the west by single-family homes and 32nd Street North; to the east by single-family detached homes along a private street, and North George Mason Drive; and to the south by Little Falls Road.

Zoning: The site is zoned "R-10" One Family Dwelling District. Section 33-A.8.b.(3) of the Arlington County Zoning Ordinance allows the use of private parking areas for places of worship or lodges, and states that the County Board may permit accessory parking by use permit provided the use does not result in parking being unavailable for the primary use of the site, and that there is no adverse impact to adjacent streets or residences.

Land Use: The site is designated on the General Land Use Plan (GLUP) as "Low Residential" (1 – 10 units per acre).

Neighborhood: The site is located within the Yorktown Civic Association. The Yorktown Civic Association supports the applicant's request.

By way of background, U-3211-08-3 for accessory parking at the Columbus Club of Arlington was approved by the County Board in May 2009 to allow Hess Construction to park up to 80 workers in the lot on site for the duration of the construction at Yorktown High School. In November 2009, the County Board approved an amendment to the use permit to allow an additional 50 spaces on site to be used by construction workers working on the new project at Marymount University. Marymount has informed staff that their workers will no longer be using the site as of June 2010 due to the opening of the new garage structure at the Marymount campus. No issues have been reported to staff since the approval of the use permit.

DISCUSSION: The applicant is requesting an amendment to the use permit for accessory parking at the Columbus site in order for Yorktown High School teachers to be able to use a maximum of 50 spaces. The use permit for the new Yorktown High School requires the applicant to secure off-street parking for teachers once Phase III of the project has begun. Existing on-site parking at Yorktown High School will be unavailable due to construction activities. Allowing teachers to use the 50 spaces used previously by the Marymount University construction workers would satisfy this condition. The Knights of Columbus site is located less than a quarter-mile from Yorktown High School; teachers parking at the site would walk the short distance to the school.

Staff supports the applicant's proposal because it is a minor modification to an existing use permit. The subject 50 spaces have been used previously by Marymount construction workers, so there would be no overall increase in the use of the site. Furthermore, accessory parking has been operating for over one (1) year at the site with no issues. The Yorktown Civic Association has expressed strong support for the applicant's request, because this proposal would satisfy the civic association's prior concerns regarding teacher parking during construction.

CONCLUSION: Staff supports the applicant's request for a use permit amendment to allow teachers to use up to 50 spaces at the Columbus Club of Arlington because these spaces are available, having been vacated by Marymount University construction workers. There would be no net increase in the use of the site for accessory parking. This use permit amendment will satisfy community concerns regarding teacher parking during construction of the new Yorktown High School. Staff is recommending a review by the County Board at the same time as the original use permit for accessory parking, which will take place in May 2013. In addition, staff is recommending removal of the conditions regulating use of the site by Marymount University construction workers, as they have ceased using the site for parking. Therefore, staff recommends approval of the use permit amendment subject to the conditions of the staff report, with a County Board review in May 2013.

Modified Conditions:

1. The applicant (Hess Construction and Engineering Services and Arlington Public Schools) agrees that parking at the site be limited to a maximum of ~~80~~ 130 vehicles at any one time, and will be restricted to between the hours of 6:00 a.m. to 7:00 p.m. Monday through Friday, and 10:00 a.m. to 6:00 p.m. on Saturdays and Sundays.

2. The applicant agrees to restrict construction workers and teachers to using only the western-most ingress/egress to the site during the months of June, July, and August. The applicant further agrees that no vehicles belonging to construction workers may enter or exit the site after 7:00 a.m. and before 10:00 a.m. during these months.

3. The applicant agrees that no construction vehicles may be parked on the site at any time.

4. The applicant agrees that all temporary signs placed on site must be in both English and Spanish.

5. The applicant agrees to submit a plan to be approved by the Zoning Administrator prior to the commencement of use. This plan shall include the following:

    a. An estimate of how many workers will be using the lot during each phase of construction.
    b. A walking route for the construction workers to get from the site to Yorktown High School.
    c. A plan for maintenance and security at the site, including the clean-up of trash and the emptying of trash bins.
    d. The name and telephone number of an on-site community liaison.

    A copy of this approved plan shall be provided to the Yorktown Civic Association and the Rock Spring Civic Association. This plan may be modified through an administrative change approved by the Zoning Administrator. All changes shall be provided to the Yorktown Civic Association and the Rock Spring Civic Association for informational purposes.

6. The applicant agrees to submit quarterly reports to the Yorktown Civic Association and the Rock Spring Civic Association that include a status update on the accessory parking use, and an update on any complaints received and how they were resolved.

7. The applicant agrees that this use permit shall be valid until July 1, 2013, or such time as Arlington Public Schools receive their first Certificate of Occupancy for U-3041-02-2 (Yorktown High School project), whichever occurs first.

~~8. The applicant (James G. Davis Construction Corporation) agrees that parking at the site be limited to a maximum of 50 vehicles at any one time. Accessory parking shall be restricted to between the hours of 6:00 am to 7:00 pm Monday through Friday. The applicant agrees that no parking shall occur between May 26, 2010, and September 8, 2010.~~

~~9. The applicant shall identify a liaison that shall be available during the hours of operation to receive and respond to community concerns. The name and telephone number of the liaison shall be sent to the Yorktown and Rock Spring Civic Association Presidents, and the Zoning Administrator prior to the commencement of use.~~

~~10. The applicant agrees that no construction vehicles may be parked on the site at any time.~~

~~11. The applicant agrees to submit a plan to be approved by the Zoning Administrator prior to the commencement of use. This plan shall include the following:~~

~~a. A schedule for maintenance of the site, including the clean-up of trash and the emptying of trash bins.~~

~~b. A plan for security at the site, including the monitoring of worker conduct and illegal parking. This plan shall include a copy of a placard that workers shall maintain in their vehicles while parked at the lot. The placard must display:~~

- ~~The rules and regulations for parking, in both English and Spanish~~
- ~~The name and telephone number of a liaison that will be able to answer questions and community concerns.~~

~~This plan shall be submitted to the Yorktown and Rock Spring Civic Associations for informational purposes.~~

~~12. The applicant agrees that this use permit shall be valid until January 1, 2011, or such time as the applicant receives their first Certificate of Occupancy for the Marymount 26th Street Project (U-1671-65-3), whichever occurs first.~~

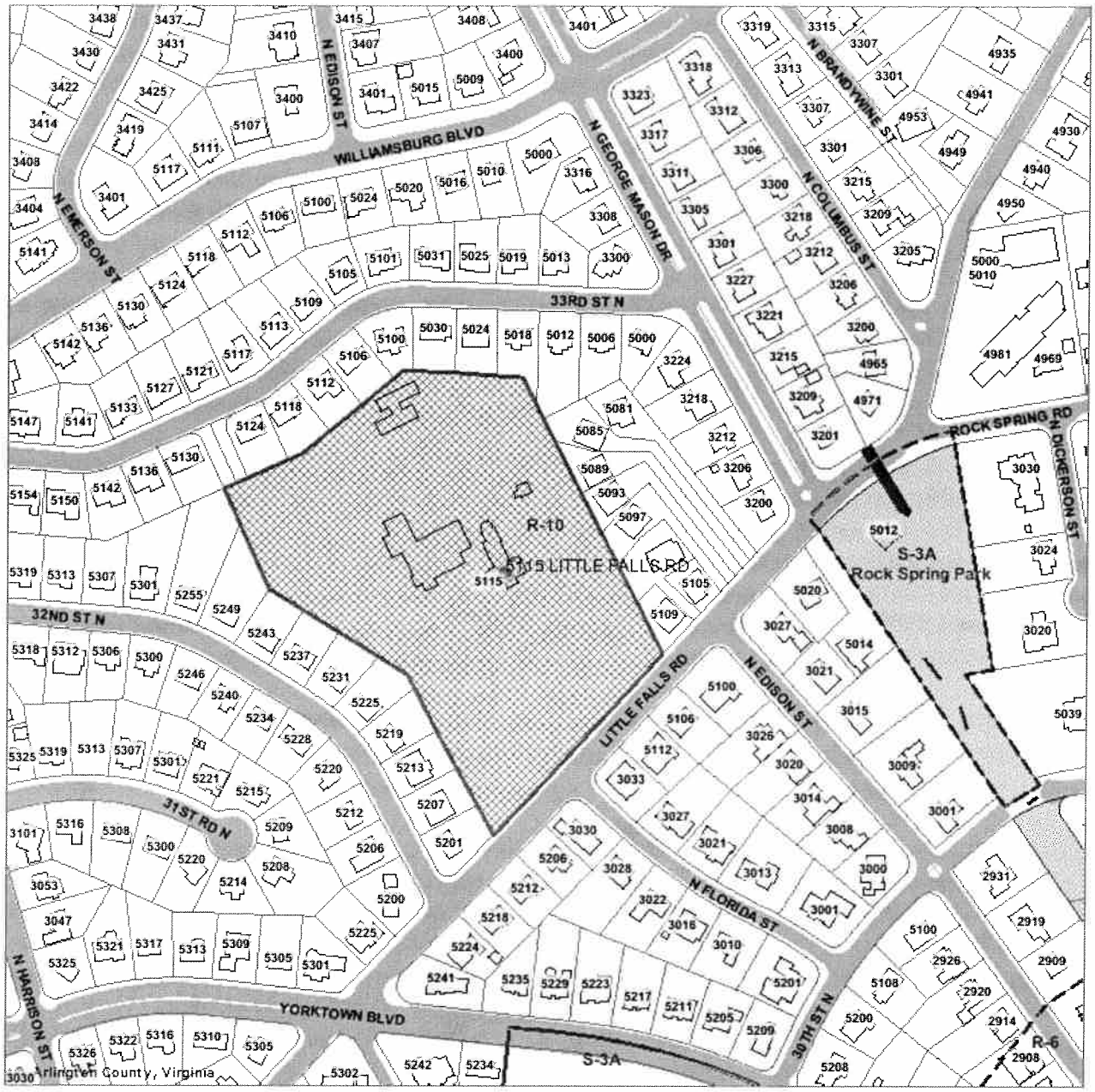
~~13. The applicant agrees that if the County finds that aspects of the operation for the parking of workers' vehicles and the shuttling of workers to and from the~~

~~construction site have an adverse impact on the either the site or the surrounding area, the applicant shall, within five (5) business days of receipt of notice from the County, respond to the County with a plan to mitigate said issues.~~

PREVIOUS COUNTY BOARD ACTIONS:

January 1985	Approved a use permit for a school for ballroom dancing and social graces fro young people.
January 1986	Renewed use permit for a school for ballroom dancing and social graces for young people.
December 1989	Discontinued use permit for a school for ballroom dancing and social graces for young people.
March 2000	Approved use permit for the operation of a summer day camp program for 115 children during June, July, and August.
October 2000	Renewed use permit for the operation of a summer day camp program for 115 children during June, July, and August
October 2001	Renewed use permit for the operation of a summer day camp program for 115 children during June, July, and August
May 2002	Amended use permit use permit for the operation of a summer day camp program to increase enrollment.
May 2004	Renewed use permit for the operation of a summer day camp
September 2006	Deferred a use permit to install an unmanned radio telecommunications facility on the rooftop of the existing building.
November 2006	Deferred a use permit to install an unmanned radio telecommunications facility on the rooftop of the existing building.
January 2007	Deferred a use permit to install an unmanned radio telecommunications facility on the rooftop of the existing building.

April 2007	Deferred a use permit to install an unmanned radio telecommunications facility on the rooftop of the existing building.
July 2007	Accepted withdrawal of use permit to install an unmanned radio telecommunications facility on the rooftop of the existing building.
December 2008	Accepted withdrawal of use permit for accessory parking for a maximum of 80 vehicles for the Yorktown High School project.
May 2009	Approved U-3211-08-3 for accessory parking at 5115 Little Falls Rd.
November 2009	Approved amendment to U-3211-08-3 to allow an additional 50 spaces to be used for Marymount University workers at 5115 Little Falls Rd.
May, 2010	Renewed U-3211-08-3 for accessory parking at 5115 Little Falls Rd.



U-3211-08-3
5115 Little Falls Road
RPC02-024-027

Not To Scale

Case Location(s)

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

Department of Community Planning, Housing and Development

Planning Division