



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 8, 2007**

DATE: August 17, 2007

SUBJECT: U-2999-01-1 USE PERMIT REVIEW for a public garage on premises known as 2427 South Shirlington Road. (Arlington Auto Sales, previously Fair Auto Sales & Service) (RPC #31-034-019)

Applicant:

Raymond Qassim, Arlington Auto Sales Service, Inc.

C.M. RECOMMENDATION:

Defer consideration of the use permit review to the December 15, 2007 County Board meeting.

ISSUES: The site is missing a significant amount of landscaping required by the approved landscape plan.

DISCUSSION: The subject use permit is for a public garage at the Arlington Auto Sales site approved by the County Board in September 2001, and was last reviewed in September 2004. The site also contains a by-right auto sales use, which is not regulated by a use permit. Staff has determined that the site does not currently comply with the approved landscaping plan. The landscaping plan calls for a number of landscaping materials including White Oak trees, Dwarf Japanese Holly, Japanese Holly and Juniper shrubs. Currently 85 percent of the required site landscaping is missing, and the existing landscaping is not being sufficiently maintained in good condition. The approved landscape plan requires a landscaped screening buffer along the site's Shirlington Road and South 24th Road frontages. Both the missing and poorly maintained landscaping detract from the streetscape and create an adverse impact on the Nauck community. Early fall through mid-November are optimal planting times which provide one of the best opportunity for plantings to thrive. A deferral to December would afford the applicant the opportunity to install the required site landscaping and provide time for staff to observe both the condition of the landscaping and the applicant's compliance with the approved landscaping maintenance schedule. Therefore, staff recommends deferral to the December 15, 2007 County Board meeting.

County Manager: _____

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

PLA-4756

PREVIOUS COUNTY BOARD ACTIONS:

December 9, 1995	Approved use permit U-2872-95-2 for a 2- bay public garage, subject to conditions and a one (1) year review.
December 7, 1996	Continued use permit U-2872-95-2 for a 2-bay public garage, subject to conditions and a six (6) month review.
June 7, 1997	Continued use permit (U-2872-95-2) for a 2-bay public garage, subject to conditions, and a six (6) month review.
December 16, 1997	Continued use permit (U-2872-95-2) for a 2- bay public garage, subject to all previous conditions, and with a six (6) month review.
June 6, 1998	Continued use permit (U-2872-95-2) for a 2-bay public garage, subject to all previous conditions, and with a six (6) month review.
December 12, 1998	Continued use permit (U-2872-95-2) for a public garage with a review in nine (9) months.
September 18, 1999	Continued use permit (U-2872-95-2) for a public garage with a review in three (3) months.
December 14, 1999	Discontinued use permit (U-2872-95-2).
March 17, 2001	Deferred consideration for a use permit request (U-2999-01-1) for a public garage.
September 8, 2001	Approved use permit (U-2999-01-1) for a public garage subject to the conditions of the staff report, and with a review in one (1) year. (September 2002)
September 14, 2002	Continued use permit (U-2999-01-1) for a public garage subject to all previous conditions with a review in one year (September 2003).
September 13, 2003	Continued use permit (U-2999-01-1) for a public garage subject to all previous conditions with a review in one year (September 2004).

September 18, 2004

Continued use permit (U-2999-01-1) for a public garage subject to all previous conditions with a review in three years (September 2007).

Approved Conditions:

1. The applicant agrees to submit a site development and landscaping plan to the Zoning Administrator. The plan shall meet the standards of the Arlington County Zoning Ordinance with regard to such matters as paving, lighting, screening, signage, landscaping, trash receptacles and trash enclosures. This plan shall be reviewed and approved by the County Manager or his designee for conformity with Ordinance standards. The plan shall be approved prior to the issuance of a building permit.
 - a. The site development and landscaping plan shall be accompanied by a written plan that identifies maintenance schedules. The maintenance schedule shall be consistent with landscape standards used by the County Department of Parks, Recreation, and Community Resources. This plan shall be implemented according to this schedule.
 - b. The lighting plan shall include fixtures designed to adequately light the site while shielding artificial light from neighboring residents. No exterior lighting is permitted from the building roof, parapet, or walls.
2. The applicant agrees that the parking and storage of all vehicles on the site shall be consistent with the parking element of the approved site development plan, and shall include designated spaces for employees, and all customer vehicles. There shall be no parking of vehicles in front of the garage service bays.
3. All automobile repair services shall occur within the service bay areas of the garage building. There shall be no servicing of vehicles outside the garage building.
4. No inoperative vehicles, as defined in Zoning Ordinance Section 1, shall be stored on the site. Only vehicles fully equipped for safe operation including tires, wheels, and engine, shall be permitted to be stored on site. There shall be no open storage of automobile parts.
5. Any trash storage facilities shall be enclosed so as to be screened from public view. The enclosure shall be of durable materials as specified on the final site development and landscaping plan.
6. No public address system shall be used on the subject site.
7. Hours of operation shall be limited to between 8:00 a.m. to 7:00 p.m., Monday through Saturday.
8. The applicant agrees to identify an on-site liaison who 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 clearly posted on site for the benefit of community residents. This information shall also be sent to the presidents of the appropriate civic associations, condominium associations, and the Zoning Administrator prior to the issuance of a certificate of occupancy.

9. The applicant agrees to comply with all State and local environmental regulations, regarding the storage and disposal of petroleum, oil, and all other chemicals. If any incident should occur which requires any type of notice or remedial action pursuant to State and local environmental laws, the applicant agrees to inform the County of the same, as well as to keep the County informed of all the procedures necessary to rectify the situation.