



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of December 15, 2007

DATE: December 6, 2007

SUBJECT: SP #72 SITE PLAN REVIEW, interim parking lot; 585 N. Glebe Rd. (American Service Center) (RPC #14-061-024)

Applicant:

American Service Center

C.M. RECOMMENDATION:

Renew the site plan amendment for the interim parking lot, without the use of the vehicle stacking mechanisms, for a period not to exceed three (3) years (December 2010), subject to Conditions #1 through #8, with an administrative review in six (6) months (June 2008).

ISSUES: None

SUMMARY: This is a review of a site plan amendment to provide for the use of a parking lot as an interim use for the parcel of real property known as 585 North Glebe Road (American Service Center) for 117 cars, with vehicle stacking mechanism for an additional 55 cars. The December 2002 County Board approval limited the use of interim parking lot to not exceed five (5) years, subject to certain conditions and County Board review.

The applicant submitted a major site plan amendment application in 2004 to meet a site plan amendment condition, and has agreed to remove the vehicle stacking mechanisms by the end of this year. The applicant also plans to use the interim parking lot through at least the initial phases of the entire block's eventual redevelopment. Therefore, staff recommends renewal of the site plan amendment for the interim parking lot, without the use of the vehicle stacking mechanisms, for a period not to exceed three (3) years (December 2010), subject to Conditions #1 through #8, as revised, and with an administrative review in six (6) months (June 2008).

BACKGROUND: American Service Center, a Mercedes-Benz franchise, purchased the property at the northwest corner of North Glebe Road and North Quincy Street that was created by the construction of North Quincy Street. Shortly after the purchase, the County Board

County Manager: _____

County Attorney: _____

Staff: Rich Dooley, DCPHD, Planning Division
Robert Gibson, DES, Division of Transportation

PLA-4850

approved an interim parking lot for 117 spaces at this location for American Service Center in conjunction with a rezoning of the property from “RA6-15” Apartment Dwelling District to “C-O-2.5” Commercial Office Building, Hotel and Apartment District. The approval contained several conditions pertaining to the maintenance and use of the site which the applicant has met.

ASC is currently engaged in planning a multi-year phased project to add service areas, parking capacity and generally improving the appearance of the dealership and its operations. The applicant proposes to amend SP #72, which is a multi-party and multiple-project site plan and includes the American Service Center buildings. The rezoning and site plan amendment submissions would put the entire triangular block under site plan. ASC would likely request that the parcels on the site be rezoned to “C-O-2.5.”

DISCUSSION: In 2002, the County Board approved the applicant’s request to continue the parking lot at the corner of North Glebe Road and North Quincy Street as interim use for the American Service Center automobile dealership. The request also included the use of vehicle stacking mechanisms to increase the number of parking spaces within the interim parking lot.

Since that time, the applicant has increased the number of vehicle stacking mechanisms located on its property along North Randolph Street which are allowed by-right and are not subject to this site plan amendment review. The applicant has moved the inventory previously located on the stacking mechanisms in the interim parking lot to the stacking mechanisms located on the North Randolph Street parcel. This move has made it so that ASC no longer needs the additional parking spaces for inventory provided for by the stacking mechanisms in the interim parking lot, thus enabling the applicant to remove all of the stacking mechanisms from the interim parking lot by no later than December 31, 2007 (Condition #1). However, until the applicant submits the anticipated rezoning request and site plan amendment for the entire block, it will need to continue the use of that part of the parcel as an interim parking lot.

CONCLUSION: Staff recommends renewal of the use of the interim parking lot, as long as the applicant has installed and maintains appropriate landscaping around the perimeter of the site as per the conditions of the previous approvals. The intersection of North Glebe Road and North Quincy Street is a focal point within Ballston. The vehicle stacking mechanisms are difficult to screen and detract from the appearance of the streetscape element at this location. Therefore, staff recommend renewal of the interim parking lot for 117 cars without the vehicle stacking mechanisms, for a period not to exceed three (3) years (December 2010), subject to the Conditions #1 through #8 below of the staff report. Staff further recommends an administrative review in six (6) months (June 2008) to ensure that all site plan amendment conditions are being met.

Recommended Conditions

1. The applicant agrees to remove all of the vehicle stacking mechanisms from the interim parking lot located at the corner of N. Glebe Rd. and N. Quincy St. by no later than December 31, 2007, and further agrees that the interim parking lot shall be used to park no more than 117 cars at any one time.”
2. The applicant agrees that all exterior lighting shall include fixtures designed to adequately light the site while shielding artificial light from neighboring residents. The applicant further agrees to remove or replace any existing lighting which does not comply with this condition.
3. The applicant agrees that all landscaping, as well as all paved areas, shall be maintained by the applicant or by a professional landscaping maintenance company in accordance with the maintenance plan and schedule which was submitted and approved as part of the May 1997 approval of an interim parking lot.
4. The applicant agrees not to use the site for repair or maintenance of cars including dealer preparation and automobile sales.
5. The applicant agrees that vehicles being repaired or awaiting repair, vehicles for sale, and employee vehicles shall be stored on the commercial site and on the interim lot and shall not be parked along North Quincy Street or North Glebe Road.
6. The applicant agrees that this site plan amendment is approved as a temporary use for ~~five (5)~~ three (3) years. Any extension of the site plan amendment shall be at the sole discretion of the County Board.
7. The applicant agrees to file with Arlington County within ~~eighteen (18) months, on or before June 30, 2004~~ three (3) months, on or before March 31, 2008, and diligently pursue approval and construction of a multiple-phase, major site plan amendment request for improvements to the entire block site including an expanded showroom and structured parking. Such site plan amendment shall include improvements that shall result in the removal of ~~all vehicle stacking mechanisms from outdoor parking areas on the site~~ the interim surface parking lot located at the intersection of North Quincy Street and North Glebe Road.
8. If such an application is not filed, the applicant agrees to eliminate the use of the interim surface parking lot by no later than June 30, 2008. ~~prepare and implement a phasing plan for the removal of the vehicle stacking mechanisms which shall be submitted for County review within eighteen (18) months, on or before June 30, 2004. The phased removal of the vehicle stacking mechanisms shall be completed no later than twenty four (24) months from the approval of such site plan amendment, but in any event on or before December 30, 2004~~

PREVIOUS COUNTY BOARD ACTIONS:

- June 6, 1968 Approved a rezoning from "RA8-18" to "C-0" on 501, 507, and 511 North Thomas Street; rear of 4109 through 4151 North Henderson Road (north side); and 502 through 518 North Glebe Road (west side).
- Deferred a rezoning from "RA8-18", "C-2" and "C-M" to "RA6-15" on 4001 through 4011 5th Street North (north side), 5225 North Glebe Road, part of 4109 through 4151 North Henderson Road (north side), and 502 through 518 North Glebe Road (west side).
- October 1, 1968 Deferred a request for rezoning from "RA8-18" to "RA6-15".
- December 7, 1968 Approved a rezoning from "RA8-18" to "RA6-15".
- Approved a site plan for 345 apartment units and a 341,238 square foot office building.
- December 1, 1973 Approved a site plan amendment increasing the commercial area in the Hyde Park apartment building.
- November 9, 1974 Approved a site plan amendment permitting one sign for each commercial tenant on the lower level of the Hyde Park Apartment building.
- September 11, 1976 Approved a site plan amendment to convert ground level commercial space in the Hyde Park Apartment building to a day care institution for the elderly and infirmed.
- March 17, 1980 Accepted withdrawal of a site plan amendment.
- May 16, 1981 Deferred a site plan amendment.
- June 20, 1981 Approved a site plan amendment, which includes the Hyde Park and other Buckingham Apartments, to permit construction of the remaining 341,238 square feet of G.F.A. and 13,871 square feet of commercial space in twin 12-story office buildings and a one story commercial building.
- June 15, 1985 Approved a site plan amendment for a temporary parking lot.

- January 4, 1986 Continued a site plan amendment for a temporary parking lot, subject to conditions, and with an expiration date of August 1, 1986.
- August 16, 1986 Continued a site plan amendment for a temporary parking lot, subject to conditions, and with an expiration date of December 31, 1986.
- March 7, 1987 Approved a rezoning request (Z-2322-87-3) from "RA8-18" to "R-C"; on premises known as 4300 and 4306 North Carlin Springs Road.
- May 2, 1987 Approved a General Land Use Plan Amendment from "Low Medium" Residential (16-36 units per acre) to "Government and Community Facilities."
- Approved a rezoning request (Z-2328-87-4) from "C-0" to "C-0-2.5" and "RA4.8"; on premises known as part of 600 North Glebe Road.
- Approved a rezoning request (Z-2328-87-4) from "C-0" and "RA8-18" to "S-D"; on premises known as part of 600 North Glebe Road and 501, 507, 511, 513, 517 and 521 North Thomas Street.
- Approved a site plan amendment (Z-1921-68-2) for two 8-story office buildings and two 2-story office buildings and a conceptual plan for an 8-story elderly facility.
- Approved a use permit (U-2547-87-1) to construct and operate a housing facility for the elderly.
- September 10, 1988 Approved a rezoning request (Z-2352-88-3) from "RA8-18" to "R-C"; on premises known as 4226 and 4218 North Carlin Springs Road.
- April 24, 1989 Approved a site plan amendment (Z-1921-68-2) to amend condition #42 to extend the time period for filing a final site plan for the elderly housing complex from May 2, 1989 to May 2, 1991.
- September 12, 1989 Approved a site plan amendment (Z-1921-68-2, Z-2327-87-4, Z-2328-87-4, Z-2376-89-1, Z-2377-89-1) to consolidate additional site area, to reconfigure the office

development to include two 9-story office buildings, for a final site plan for the 8-story elderly housing facility, and on the consolidated site area a 4-story office, an 11-story residential building and a renovated 3-story garden apartment building.

Approved two rezoning requests (Z-2376-89-1 and Z-2377-89-1) from "C-2" and "RA8-18" to "R-C" and "S-D."

- June 2, 1990 Approved a site plan amendment to modify Condition #61 to require construction of the "R-C" residential development prior to or concurrent with office development in the "R-C" portion of the site only.
- July 13, 1993 Approved a site plan amendment to replace an approved 222-unit market rate residential building with an affordable, 161-unit apartment building for seniors.
- October 9, 1993 Approval of General Land Use Plan Amendment GP-234-93-1 and Rezoning Z-2411-93-5 from "S-D," Special Development District, to "RA8-18," Apartment Dwelling District, at 501, 507, 511, 513, 517, and 521 North Thomas Street; and Deferral of Rezoning Z-2411-93-5 from "RA4.8" Multiple-Family Dwelling District, to "C-O-2.5," Commercial Office Building, Hotel and Apartment District, at portion of 600 North Glebe Road.
- November 13, 1993 Deferral of Rezoning Z-2411-93-5 for portion of 600 North Glebe Road.
- January 8, 1994 An Ordinance pursuant to Zoning application Z-2411-93-5 to amend the Zoning District classification of a certain parcel of land known as 600 North Glebe Road, and to amend the zoning map accordingly.
- March 5, 1994 Approved a site plan amendment for renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road.
- February 4, 1995 Adopted the North Quincy Street Plan.
- Amended the General Land Use Plan from "General Commercial" to "Medium Office-Apartment-Hotel" on the west block of the North Quincy Street study area.

Adopted the North Quincy Street Coordinated Mixed-Use District for the North Quincy Street study area on the General Land Use Plan.

March 8, 1997

Authorization to advertise public hearings on rezoning and minor site plan amendment for the northwest corner of intersection of North Glebe Road and North Quincy Street extension (now under construction) (American Service Center).

May 17, 1997

Rezoned the parcel of real property known as the outlot at the northwest corner of the intersection of North Glebe Road and North Quincy Street (near 585 North Glebe Road) from "RA6-15 ," Apartment Dwelling District, to "C-O-2.5," Commercial Office Building, Hotel and Apartment District. (Z-2439-97-1)

Approved a special exception for a site plan amendment (SP #72) for a parking lot as an interim use for the American Service Center for the parcel of real property known as an outlot at the northwest corner of the intersection of North Glebe Road and North Quincy Street (approximately 500 block North Glebe Road), subject to conditions.

November 17, 1998

Approved a special exception for a site plan amendment (SP #72) to permit a 6,339 square foot addition to an existing sales office on land occupied by a portion of an interim parking lot for the American Service Center for the parcel of real property known as the outlot at the northwest corner of the intersection of North Glebe Road and North Quincy Street (approximately 500 block of North Glebe Road), subject to all previous conditions and amended conditions and review in five years (November 2003).

October 19, 2002

Deferred a site plan amendment (SP #72) to continue the interim use of a parking lot for the American Service Center for the parcel of real property known as an outlot at the northwest corner of the intersection of North Glebe Road and North Quincy Street (approximately 500 block North Glebe Road).

November 16, 2002

Deferred a site plan amendment (SP #72) to continue the interim use of a parking lot for the American Service Center for the parcel of real property known as an outlot at

the northwest corner of the intersection of North Glebe Road and North Quincy Street (approximately 500 block North Glebe Road).

December 14, 2002

Approved a site plan amendment (SP #72) to continue the interim use of a parking lot for the American Service Center for the parcel of real property known as an outlet at the northwest corner of the intersection of North Glebe Road and North Quincy Street (approximately 500 block North Glebe Road).

ATTACHMENT A

CONDITIONS FROM 2002 COUNTY BOARD REPORT

1. The applicant agrees that all exterior lighting shall include fixtures designed to adequately light the site while shielding artificial light from neighboring residents. The applicant further agrees to remove or replace any existing lighting which does not comply with this condition.
2. The applicant agrees that all landscaping, as well as all paved areas, shall be maintained by the applicant or by a professional landscaping maintenance company in accordance with the maintenance plan and schedule which was submitted and approved as part of the May 1997 approval of an interim parking lot.
3. The applicant agrees not to use the site for repair or maintenance of cars including dealer preparation and automobile sales.
4. The applicant agrees that vehicles being repaired or awaiting repair, vehicles for sale, and employee vehicles shall be stored on the commercial site and on the interim lot and shall not be parked along North Quincy Street or North Glebe Road.
5. The applicant agrees that this site plan amendment is approved as a temporary use for five (5) years. Any extension of the site plan amendment shall be at the sole discretion of the County Board.
6. The applicant agrees to file with Arlington County within eighteen (18) months, on or before June 30, 2004 and diligently pursue approval and construction of a major site plan amendment request for improvements to the site including an expanded showroom and structured parking. Such site plan amendment shall include improvements that shall result in the removal of all vehicle stacking mechanisms from outdoor parking areas on the site.
7. If such an application is not filed, the applicant agrees to prepare and implement a phasing plan for the removal of the vehicle stacking mechanisms which shall be submitted for County review within eighteen (18) months, on or before June 30, 2004. The phased removal of the vehicle stacking mechanisms shall be completed no later than twenty-four (24) months from the approval of such site plan amendment, but in any event on or before December 30, 2004.