



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of March 15, 2008**

DATE: March 5, 2008

SUBJECT: U-2712-91-1 USE PERMIT REVIEW of a 68-bed residential program center, homeless shelter, and detoxification/post-detoxification program; 1554 Columbia Pike (Residential Program Center) (RPC #34-015-003)

Applicant:

Arlington County Department of Human Services (DHS)

BY:

Director (DHS)
3033 Wilson Boulevard, 7th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew, subject to all previous conditions and no further scheduled County Board review.

ISSUES: This is a review of a use permit for the Residential Program Center and no issues have been identified.

SUMMARY: The use permit for the Residential Program Center was originally approved in March 1991. Since the last review in March 2003, the use has operated in compliance with the use permit conditions and there have been no complaints regarding this use. Therefore, staff recommends renewal of the use permit, subject to all previous conditions, with no further scheduled County Board Review.

BACKGROUND: The County Board approved the subject use permit in 1991 subject to a number of conditions and with a review in six (6) months following issuance of a certificate of occupancy. Since 1995, the County Board has reviewed the use permit five (5) times.

DISCUSSION: The use continues to operate in compliance with the conditions of the use permit and without complaints to County agencies. There has been no expansion of or change in the approved use. The Community Code Enforcement staff inspected the site, and it is in compliance with the conditions of the use permit. The Code Enforcement Office did not receive

County Manager: _____

Staff: Colleen J. Connor, CPHD, Planning Division

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any complaints or concerns relating to this use permit during the review period. The Behavioral Healthcare Division, in charge of the operation of the substance abuse treatment component, stated that the program has operated without any use permit problems.

Since the Last Review (March 5, 2003):

Use Permit Conditions: The site is in compliance with the conditions of the use permit.

Community Code Enforcement, Police Department, and Fire Marshal's Office: The Code Enforcement Office, Fire Marshal's Office, and the Police Department have not expressed any issues regarding the current use.

Civic Association: The parcel is located within the Foxcroft Height Civic Association, and the association was notified about the use permit review. The Foxcroft Civic Association has not responded with any comments on the subject use.

CONCLUSION: The applicant has been working in compliance with all State and County codes since the use was approved by the County Board in 1991 and last reviewed in 2003. There have been no complaints or concerns reported to the staff during the review period. The Arlington Community Services Board continues to provide oversight of the substance abuse programs, along with the extensive monitoring and reporting required by the State for licensure. The program continues to meet an ongoing need in the County. Therefore, staff recommends that the use permit be renewed, subject to all previous conditions, and no further scheduled County Board review.

PREVIOUS COUNTY BOARD ACTIONS:

- April 27, 1991 Determined that the need exists for expanded facilities for a homeless shelter and detoxification services in Arlington County.
- Found that the location, character and extent of a proposed 68-bed Multi-Program Residential Center (MPRC) at the Virginia Department of Transportation (VDOT) property located at 1554 Columbia is substantially in accord with the Arlington County Comprehensive Plan and authorized the County Manager to negotiate with the VDOT to acquire a portion of the property at 1554 Columbia Pike as the preferred location for the proposed MPRC.
- July 30, 1991 Authorized award of remaining phases of the contract with MRO/The RBA Group for architectural and engineering services for the Multi-Program Residential Center and authorized the Purchasing Agent to execute the contract documents, subject to the approval of the County Attorney.
- August 10, 1991 Authorized advertising to the October 12, 1991 public hearing on a use permit for operation of a 68-bed residential program center including a homeless shelter and detoxification and post-detoxification programs at 1554 Columbia Pike.
- Adopted a Resolution to advertise for public hearing on October 12, 1991 an amendment to Section 3, "S-3A," Special Districts in order to facilitate the creation of a convenient, attractive, and harmonious community; to facilitate the provision of adequate shelters for homeless persons and for substance abuse treatment facilities; and for other reasons required by the public necessity, convenience, general welfare or good zoning practice.
- October 10, 1991 Deferred use permit (U-2712-91-1) permitting construction and operation of a 68-bed residential program center including a homeless shelter and detoxification and post-detoxification programs to the November 16, 1991 County Board meeting.
- November 16, 1991 Approved amendment to the "S-3A" Special Districts of the zoning ordinance to permit as conditional uses, institutional

homes, counseling services, occupational therapy, and similar social service uses by removing the requirement for location in existing structures.

- November 16, 1991 Approved use permit (U-2712-91-1) for construction and operation of a 68-bed residential program center including a homeless shelter and detoxification and post-detoxification programs with a review in six (6) months following issuance of a certificate of occupancy.
- October 17, 1995 Continued use permit (U-2712-91-1) for operation of a 68-bed residential center with a review in eight months (June 1996).
- June 4, 1996 Continued use permit (U-2712-91-1) for operation of a 68-bed residential center with a review in three months (September 1996).
- September 21, 1996 Continued use permit (U-2712-91-1) for operation of a 68-bed residential center with a review in eighteen months (March 1998).
- March 14, 1998 Continued use permit (U-2712-91-1) for operation of a 68-bed residential center with a review in two (2) years (March 2000).
- March 11, 2000 Continued use permit (U-2712-91-1) for operation of a 68-bed residential center with a review in three (3) years (March 2003).
- March 5, 2003 Continued use permit (U-2712-91-1) for operation of a 68-bed residential center with a review in five (5) years (March 2008).

Approved Conditions:

1. The developer agrees to limit the use to the changing and sale of tires. All repair services shall occur within the service bay area. No vehicle parts or repair tools shall be stored or displayed outside of the building.
2. Vehicles whose tires are being changed shall not be stored, parked or tested on adjacent residential streets, alleys or unimproved lots. Overnight storage of vehicles shall be prohibited.
3. Hours of operation for the garage shall be limited to 10: a.m. to 6:30 p.m., Mondays through Fridays, and 10: a.m. to 4:00 p.m. on Saturdays.
4. All trash receptacles located outside of the building shall be screened from public view. The location and materials of the enclosures shall be approved by the County Manager or his designee.
5. All parking and vehicular maneuvering areas shall be paved. Areas of broken pavement shall be repaired.
6. All vehicles being repaired or awaiting repair shall be stored on-site in a manner consistent with the parking plan submitted with this application and parking spaces shall be clearly delineated.
7. Vehicle repairs shall occur in one (1) service bay at any one time, as illustrated in the site plan submitted with this application.
8. A floor plan and parking plan for the entire building, which shall identify other uses in the building and required parking for those uses, shall be submitted and approved by the County Manager or his designee prior to permits.