



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 19, 2008**

DATE: July 8, 2008

SUBJECT: U-3200-08-4 USE PERMIT for 35 secondary parking spaces to be used by Marymount University staff at 4102 N. Glebe Rd. (RPC #03-066-001)

Applicant:

Walker Chapel United Methodist Church

By:

James M. Wright, Trustee
3822 N. Vernon St.
Arlington, Virginia 22207

C. M. RECOMMENDATION:

Approve, subject to the proposed conditions, and with a County Board review in one (1) year (July 2009).

ISSUES: This is a new use permit to allow secondary parking at Walker Chapel United Methodist Church and no issues have been identified.

SUMMARY: The applicant, Walker Chapel United Methodist Church (“Walker Chapel”), requests a use permit to lease 35 of its 54 parking spaces to Marymount University (“Marymount”) staff for 36 months while a new facility with permanent parking is constructed on the Marymount main campus. Secondary parking would be used solely by Marymount faculty, and only during weekday business hours. Walker Chapel would have exclusive use of the remaining 19 parking spaces at all times. Shuttle buses will serve the site, with a maximum of three pick-ups at the parking lot in the mornings between 7:30 a.m. and 9 a.m., and a maximum of three shuttle drop-offs in the afternoon between 5 p.m. and 6:30 p.m. The lot would be accessed from North Tazewell Road only, so as to not conflict with Walker Chapel facility users. The Old Glebe Civic Association has expressed support for the proposal. Therefore, staff recommends approval of the 35 secondary parking spaces, subject to the proposed conditions, and with a County Board review in one (1) year (July 2009).

BACKGROUND: On January 24, 2006, the County Board approved a Zoning Ordinance Amendment to Section 33, the County’s automobile parking regulations, to allow secondary use of parking lots associated with lodges and places of worship. The amendment specifies that

County Manager: _____

Staff: Melanie Wellman, DCPHD, Planning
Robert Gibson, DES, Transportation

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certain parking uses may be allowed as a matter of right either on parking lots associated with lodges and places of worship that do not exceed ten percent of the total number of parking spaces, or if such use does not exceed four (4) days per 90-day period. The ordinance specifies that any secondary parking use which exceeds these thresholds may only be allowed with use permit approval. Walker Chapel is proposing to lease 35 of its 54 parking spaces to Marymount on a year-round basis, thereby requiring a use permit.

The following provides additional information about the site:

Site: The subject parking lot is located northeast of the chapel, just beyond a small cemetery. It can be accessed by North Glebe Road and North Tazewell Road. A landscape buffer is located between the parking lot and North Glebe road, as well as between the parking lot and single family dwellings to the south. A lawn and North Tazewell Street separate the parking lot from one-family dwelling units to the east.

Zoning: The site is zoned “R-10,” One Family Dwelling Districts. Section 33 of the Zoning Ordinance permits secondary use of parking lots associated with lodges and places of worship pursuant to use permit approval. This site is also located in a historic district. The proposed secondary parking is not subject to a Certificate of Appropriateness (CoA), and is not anticipated to have an impact on the historic district.

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Semi-Public.” Country clubs and semi-public recreational facilities. Churches, private schools and private cemeteries (*predominant use on block*).

Neighborhood: The site is located within the Old Glebe Civic Association boundary. The applicant held a community information meeting on April 14, 2008, and invitees included the Old Glebe Civic Association, Chain Bridge Forest Civic Association, Arlingwood Civic Association, and The Glebe Homeowners Association (Attachment 1). The president of the Old Glebe Civic Association expressed written support for the proposed secondary parking (Attachment 2), and the other meeting invitees have expressed no concerns with the proposed use permit to date. The Stafford-Albemarle-Glebe Civic Association, adjacent to the west, was also contacted and to this date has not expressed any concerns with the proposed use permit.

Transportation: The site’s frontage and primary access are along North Glebe Road with side street access to the site from North Tazewell Street. The Master Transportation Plan – Part I classifies North Glebe Road as a principal arterial street with two lanes in each direction separated by a 4-foot median, with on-street parking on both sides of the street. This section of North Glebe Road is maintained by the Virginia Department of Transportation (VDOT). North Tazewell Street is classified as a neighborhood-minor street and provides a single lane in each direction with parking on both sides of the street. At the intersection of North Glebe Road and North Tazewell Street, North Tazewell Street operates under stop control. At the intersection, North Tazewell Street is approximately 38-feet wide providing enough room for the proposed buses to serve the site. The parking lot’s primary entrance/exit is located off North Tazewell Street located approximately 80-feet east of North Glebe Road. A second entrance to the lot is provided along North Glebe Road south of the North Tazewell Street intersection. The entrance

of North Glebe Road is narrower at approximately 25-feet wide only providing one-way access to the lot. The limited a.m. and p.m. bus service to the site should have little impact on the operations of either North Glebe Road or North Tazewell Street.

DISCUSSION: The proposed secondary parking use permit would allow up to 35 of its 54 parking spaces to be used by Marymount staff for 36 months while a new facility with permanent parking is constructed on the Marymount main campus. Walker Chapel is located approximately 1.5 miles north of Marymount's main campus. There will be a maximum of three shuttle pick-ups at the parking lot in the mornings between 7:30 a.m. and 9 a.m., and a maximum of three shuttle drop-offs in the afternoon between 5 p.m. and 6:30 p.m. This will not conflict with Walker Chapel's use of the lot, as the parking area is currently used only on Sunday mornings, and during infrequent events sponsored by Walker Chapel. In addition, Walker Chapel would have exclusive use of the remaining 19 parking spaces, in a separate area near the chapel, at all times.

Secondary parking use ingress and egress will be limited to and from North Tazewell Street, not North Glebe Road. The shuttles will not be passing by any residences on North Tazewell Street or Walker Chapel, thus reducing the possibility of conflicts with those uses. Existing landscaping buffers the parking lot from North Glebe Road, as well as from adjacent residential dwellings to the east and south. The designated leased parking area is currently illuminated at dusk.

Marymount staff parking at the lot will have a special tag or decal, which will aid in monitoring parking restrictions. In addition, all staff authorized to park at the lot will be notified as to the parking restrictions, including instructions to not park on North Tazewell Street. Residents of the nearby residential dwellings will be given a name of a community liaison at Walker Chapel.

CONCLUSION: Utilizing shared parking at this location will optimize parking resources and provide benefits to the community. The location of the lot, approximately 1.5 miles north of Marymount's campus, makes this an optimal site for temporary secondary parking while Marymount's parking facility is constructed. Therefore, staff recommends approval of the requested use permit for secondary parking, subject to the following conditions, and with a County Board review in one (1) year (July 2009).

1. The applicant agrees that the parking of all vehicles on the site shall be in accordance with the plan dated May 23, 2008, and approved by the County Board on July 19, 2008. The applicant agrees that a maximum of 35 parking spaces for the secondary use shall be provided in the rear church lot. The remaining 19 parking spaces will be reserved for the exclusive use of Walker Chapel at all times.
2. The applicant agrees that parking lot operation will consist of a maximum of three (3) shuttle van pick-ups between approximately 7:30 a.m. and 9 a.m. and a maximum of three (3) shuttle van drop-offs in the afternoon, between approximately 5 p.m. and 6:30 p.m. Monday through Friday.
3. The applicant agrees that use of the secondary parking lot will be limited to Marymount University staff only, and will not be used by students.

4. The applicant agrees to re-stripe the Walker Chapel rear parking lot to provide 35 parking spaces which are consistent with minimum Zoning Ordinance requirements prior to leasing the parking lot for secondary use.
5. The applicant agrees to notify all Marymount University staff authorized to park at Walker Chapel. This notification will include restrictions on parking use and general behavior consistent with a church property and residential neighborhood setting. Marymount University staff will be instructed to park only in the designated parking lot, and not on North Tazewell Street.
6. The applicant agrees that Marymount University staff authorized to park at Walker Chapel, and shuttle van drivers, will be instructed to enter and exit the designated leased parking area via North Tazewell Street. In order to prevent potential conflict with Walker Chapel facility users, Marymount University staff authorized to park at Walker Chapel will be prohibited from accessing the designated parking area via the entry drive on North Glebe Road.
7. The applicant agrees that Marymount University staff authorized to park at Walker Chapel will have a special tag or decal for ease of monitoring compliance with parking restrictions.
8. The applicant agrees that limitations on the use of the parking lot shall be prominently posted on the site indicating the number of spaces available for secondary parking, the days and hours they are available for secondary users, restrictions on access and egress, and the general location of spaces available for secondary parking use.
9. The applicant agrees that neighboring citizens will be provided with a community liaison contact at Walker Chapel for the purpose of registering any concerns or complaints for the duration of the use permit. The names, hours of availability, and telephone numbers of the liaisons shall be provided to the Old Glebe Civic Association and the Arlington County Zoning Administrator.
10. The applicant agrees that no outdoor public address system shall be used on the subject site in conjunction with the permitted parking activities.
11. The applicant agrees that the approved secondary parking plan may only be modified with a use permit amendment as specified in Subsection 36.G.
12. The secondary parking use shall terminate at the conclusion of construction of the new Marymount parking facility, or 36 months from the date of County Board approval of the use permit (July 19, 2011), whichever occurs first, unless the secondary parking use term is extended by the County Board. The use permit shall be reviewed by the County Board should Marymount University's lease agreement for the secondary use of the lot be discontinued.

