

# UPER22-00021

## ART Bus Parking Lot Use Permit Review

County Board Meeting

Saturday, January 20, 2024



# UPER22-0021 Site Location

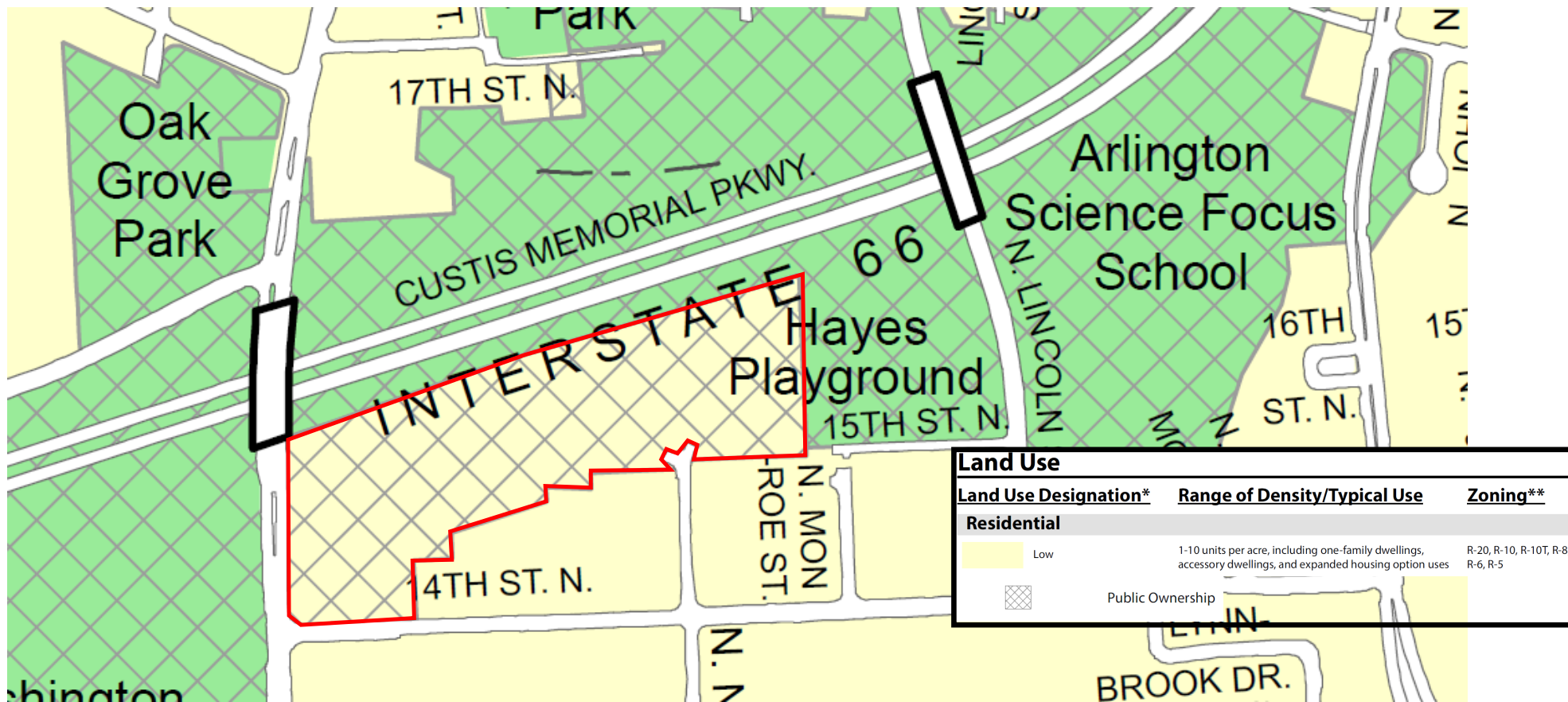


# UPER22-0021 Zoning Designations

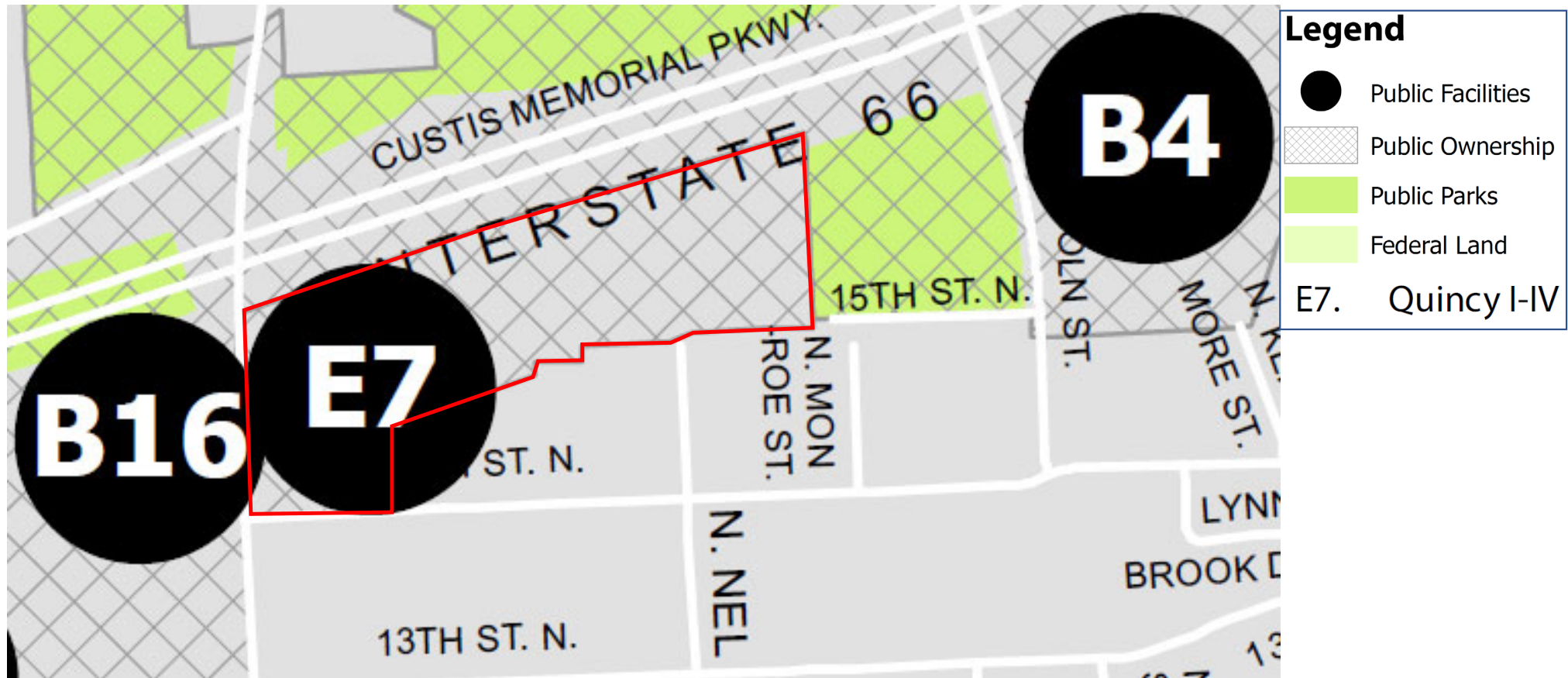




# UPER22-00021 GLUP Designation



# UPER22-00021 Public Facilities Map



# UPER22-00021 Zoning Ordinance Permissions

INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE				
Use Category	Specific Use Types	CM	M-1	M-2
Use Standards				
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted				
Parking, Commercial (See §12.2.5.E)	All commercial parking	P	P	P
		U	U	U

## §12.5.4. Commercial parking

Parking lots shall be allowed as follows:

### A. C-1 and C-R districts

Permitted by use permit, with or without improvements deferred as regulated in §14.3.4.A

### B. C-O-A, C-2, C-TH, C-3, CM, M-1, and M-2 districts

1. Permitted by right: Up to 50 spaces or lot area of 20,000 square feet
2. Permitted by use permit: More than 50 spaces or lot area of 20,000 square feet

### C. MU-VS district

1. Permitted by right: Up to 20 spaces or lot area of 20,000 square feet.
2. Parking lots of more than 20 spaces are prohibited.

## E. Parking, commercial

### 1. Characteristics

Facilities that provide parking not accessory to a specific use for which a fee may or may not be charged.

### 2. Examples

Examples of commercial parking include mixed parking lots (partially accessory to a specific use, partly to rent for others); public transit park-and-ride facilities; and short- and long-term fee parking facilities.

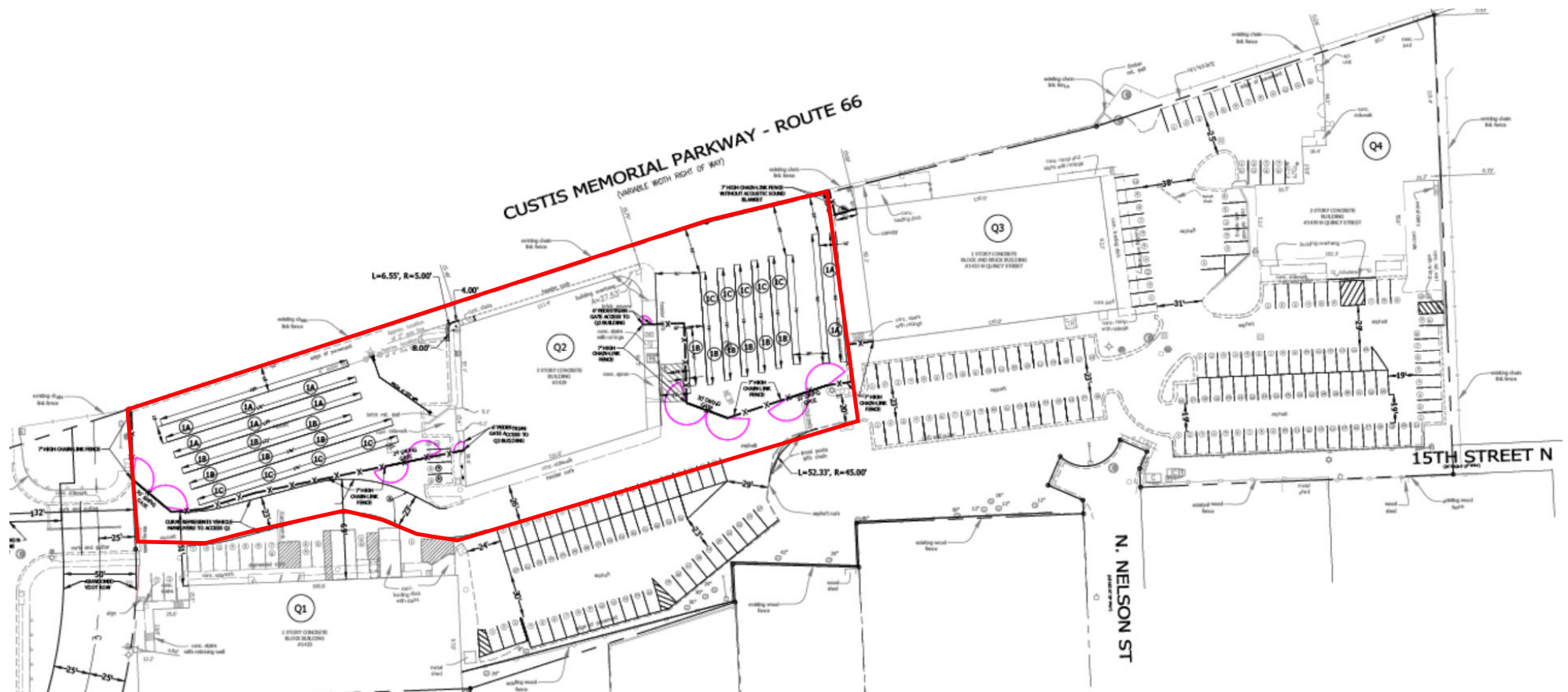
### 3. Accessory uses

Accessory uses include car-sharing; parking facilities that are accessory to a principal use, but that charge the public to park for occasional events nearby (see Accessory Use); sales or servicing of vehicles (see Vehicle Sales and Service).

### 4. Uses not included

Parking facilities accessory to other permitted uses.

# UPER22-00021 Approved Bus Parking Layout





## UPER22-00021 Site Images of Bus Parking





# UPER22-00021 Approved Use Permit Conditions

1. The applicant agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia Fire Prevention Code; and the Arlington County Zoning Ordinance. Furthermore, the applicant agrees to actively and promptly pursue obtainment of all required associated building, fence, and operational permits and occupancy certificates from the various administrative and regulating agencies.
2. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to this use. The name, telephone number, and electronic mail address of the liaison shall be submitted by the applicant to the Zoning Administrator, the Ballston-Virginia Square Civic Association, and the Cherrydale Citizens Association prior to commencement of the use and issuance of a Certificate of Occupancy. The applicant further agrees to host a community meeting with the aforementioned civic organizations to address questions or concerns related to the use permit at least once per year, for the life of the use permit. The applicant shall record and submit meeting minutes from each community meeting to the Zoning Administrator following each community meeting.
3. The subject use permit for commercial parking of buses applies only to the portion of the property zoned “M-1,” Light Industrial District, and the areas shown on the sheet titled “Proposed Plan” dated March 16, 2022, and attached to the staff report.
4. The subject use permit is valid only until December 31, 2025, and thereafter is void, unless otherwise reviewed and renewed by the County Board.
5. The applicant agrees to install, prior to commencement of the use, a noise abating acoustical barrier at the locations labeled “Acoustical Barrier” as shown on Exhibit A attached to the staff report. The applicant shall maintain the acoustical barrier in working order according to the manufacturer’s specifications for the life of the use permit.

# UPER22-00021 CM Recommendation

**Renew** the use permit for a commercial parking lot for ART buses on the property located at 1425 N. Quincy Street (15-040-067) with a County Board review in one (1) year (January 2025).