

# Public Facilities Review Committee

## May 4, 2022

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### **AOFM: Commercial Parking**

Use Permit (U-3617-22-1)

2629 Shirlington Road (RPC# 31-034-044)

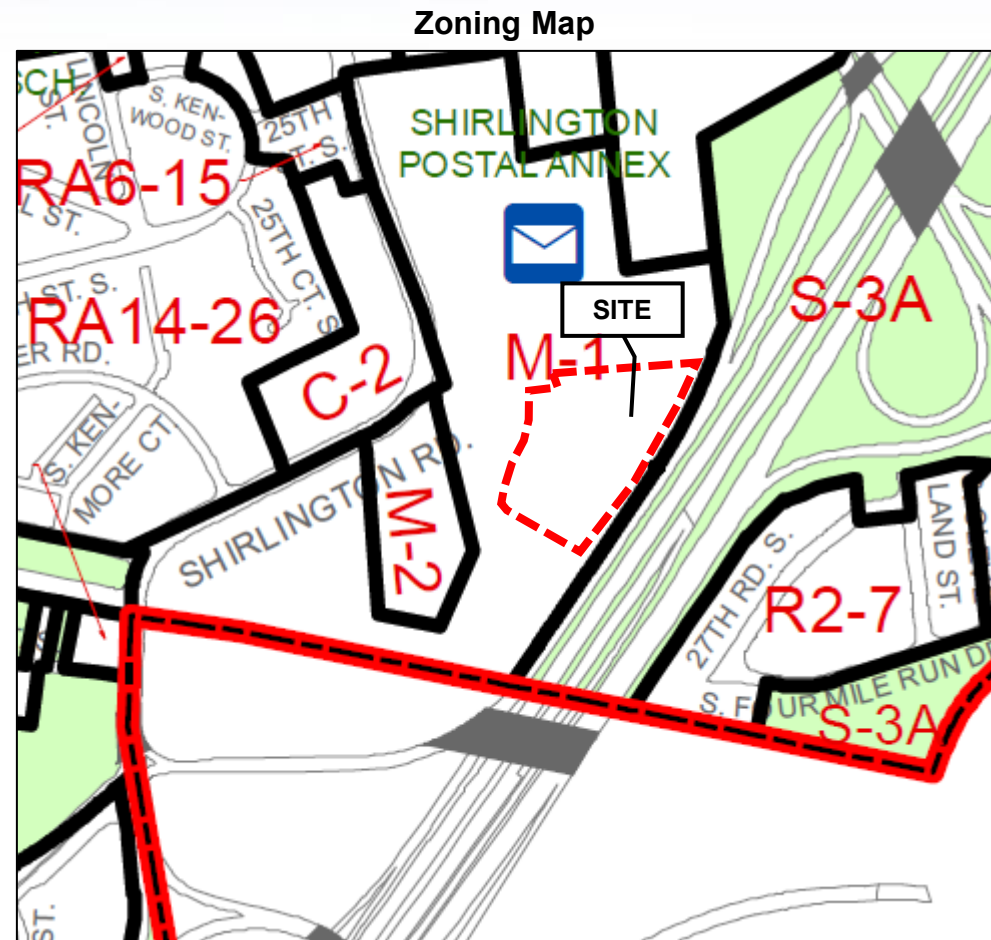
# Site Location



# Zoning

The Zoning Ordinance (ACZO) is legally binding, and regulates land use and development

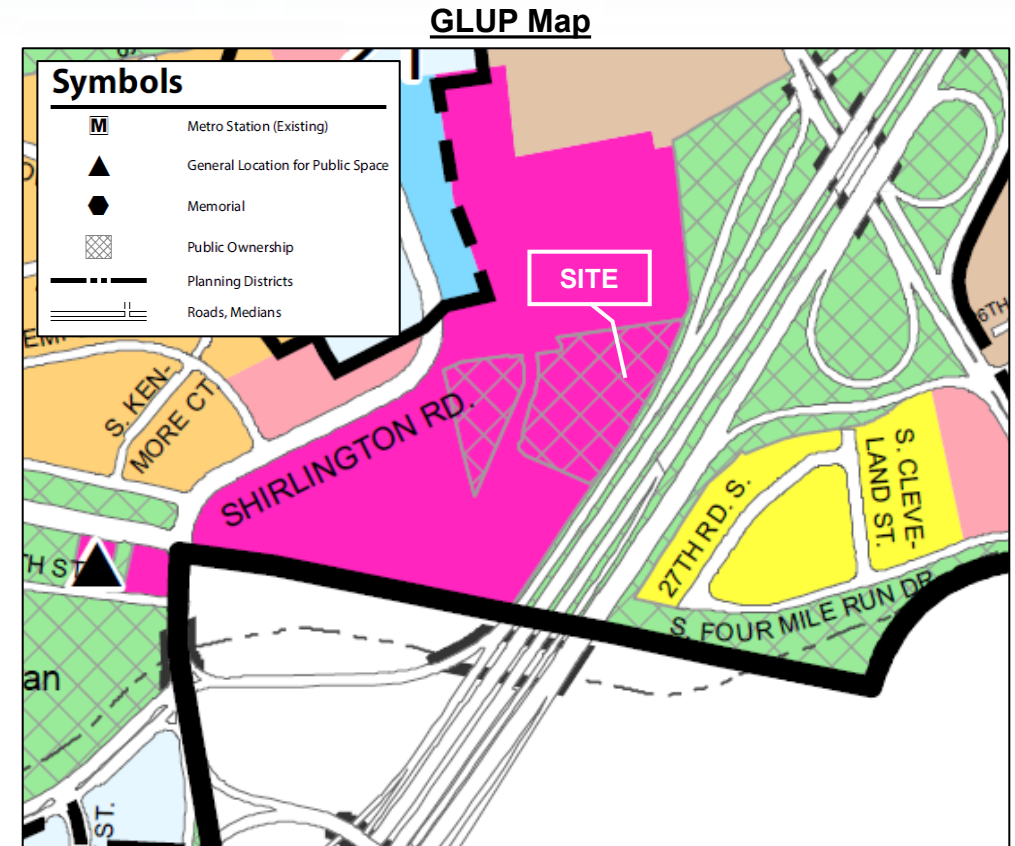
The site is zoned “**M-1**,” Light Industrial District





# General Land Use Plan (GLUP)

- The GLUP is an element of the Comprehensive Plan, and guides future development
- GLUP Map:
  - **Service Industry**
  - **Public Ownership** (cross-hatched)
- GLUP Public Facilities Map
  - “**Operations**”



## Land Use

### Land Use Designation\*

 Service Industry

### Range of Density/Typical Use

Wholesale, storage, and light manufacturing uses, including those relating to building construction activity.

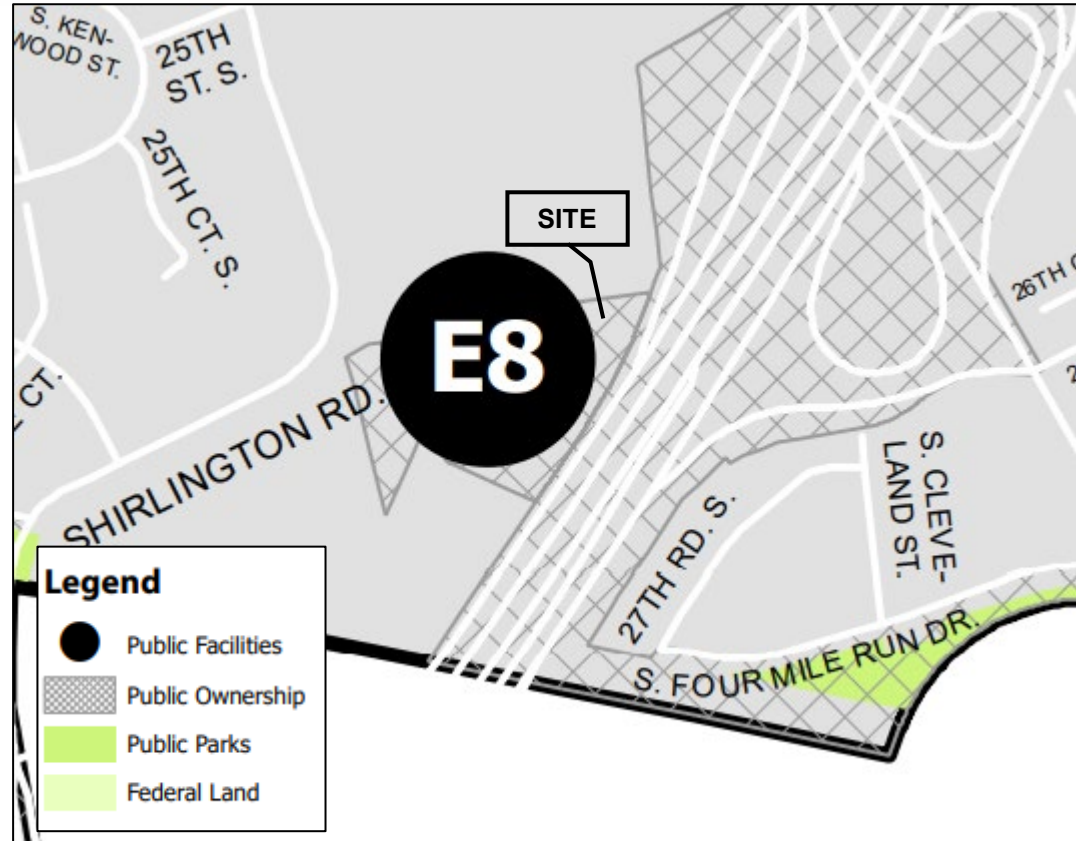
### Zoning\*\*

CM, M-1, M-2

# GLUP Public Facilities Map

- Component of the GLUP, adopted Feb. 2020
- Site shown as public facility: **“E8. Shirlington [Road] ART Facility”**
- Designated for **“Operations”** primary use category

GLUP Public Facilities Map

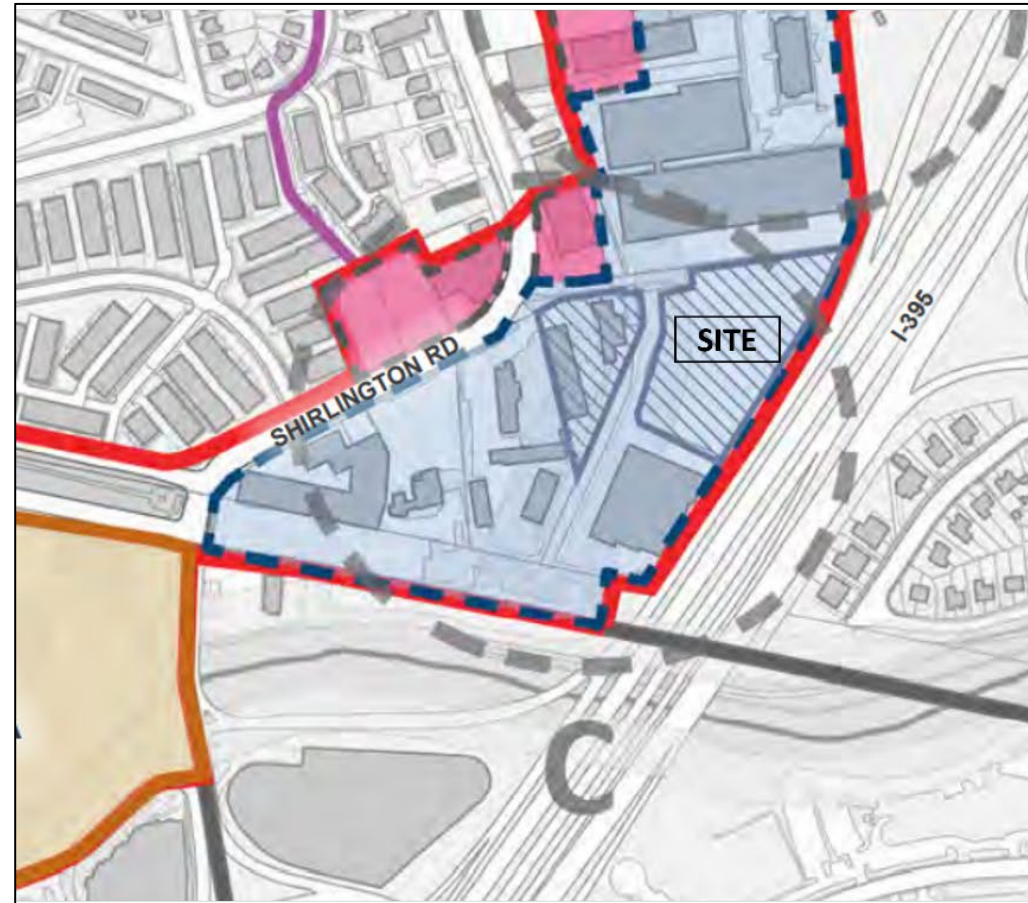


Operations	
E1.	ART House I & II
E2.	ART House III Operations Center & Water Pollution Control Off-Site Warehouse
E3.	Motorola Building
E4.	North Side Salt and Leaf Facility
E5.	Oakland Street Warehouses
E6.	Old Signature Building
E7.	Quincy I-IV
E8.	Shirlington ART Facility
E9.	Shirlington Bus Station and Commuter Store
E10.	STAR Program Call Center
E11.	Trades Center
E12.	Water Pollution Control Plant
E13.	Woodmont Center

# Four Mile Run Valley (4MRV) Area Plan


## 4MRV Area Plan – Adopted Concept Plan


- Adopted 2018
- Designates the site for “**County Use (Bus Parking)**”





### LEGEND


 Four Mile Run Valley Study Area

 Nauck Revitalization Area

 Parks Master Plan Study Area

 Allie S. Freed Park & Natural Areas


 Lomax A.M.E. Zion Church (historic)

 Preserve Existing Uses

Uses: Industrial / Service Commercial / Public

Height: Up to 75 feet (existing height), except for County Use site, which may have height up to 120 feet

Character: Area could change, over time, with reuse/redevelopment of industrial/service commercial or public uses already prevalent in the area. To the extent possible, design standards could reinforce the pedestrian realm and the vision for industrial character.


 County Use (Bus Parking)

 Preserve Existing Uses / Encourage Arts-Oriented Uses

Uses: Flex Industrial / Retail / Public

Height: Up to 75 feet (existing height)

Character: This area could have a mix of arts, maker spaces, public open spaces, and retail to blend with existing industrial and service commercial uses. Existing buildings could be retrofitted for new uses and/or infill development could occur. Design standards for new development could reinforce the pedestrian realm and the vision for industrial character in the area.

 Broader Uses

Uses: Flex Industrial / Retail / Office / Residential / Public

Height: Up to 75 feet

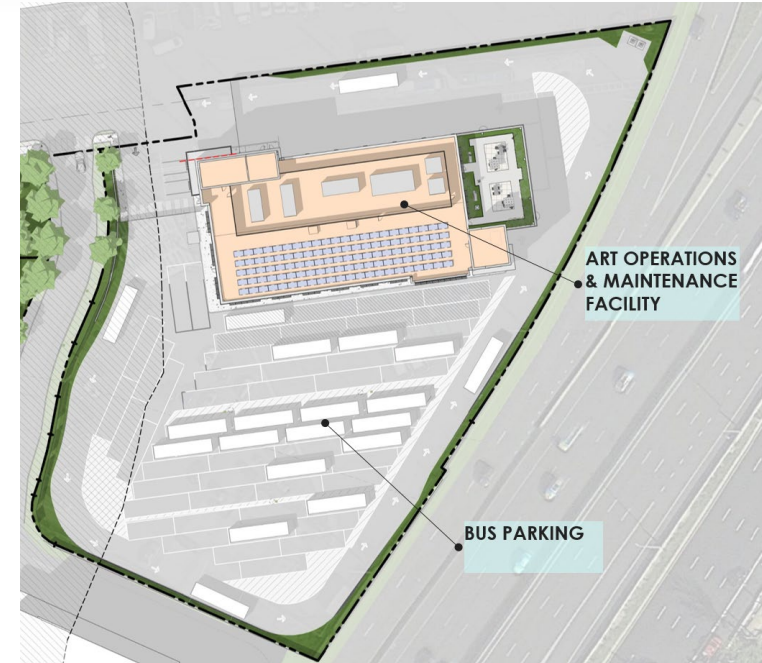
Character: Flexible industrial/retail ground floor uses and industrial, residential or office development on the upper floors. Design standards could reinforce the pedestrian realm and the vision for industrial character in the area.



# Proposed Use: Commercial Parking

- The proposed principal use is “**Commercial Parking**”
  - **110,129 sq. ft.** parcel
- A use permit is required because the combined lot area used for commercial parking exceeds 20,000 sq. ft.

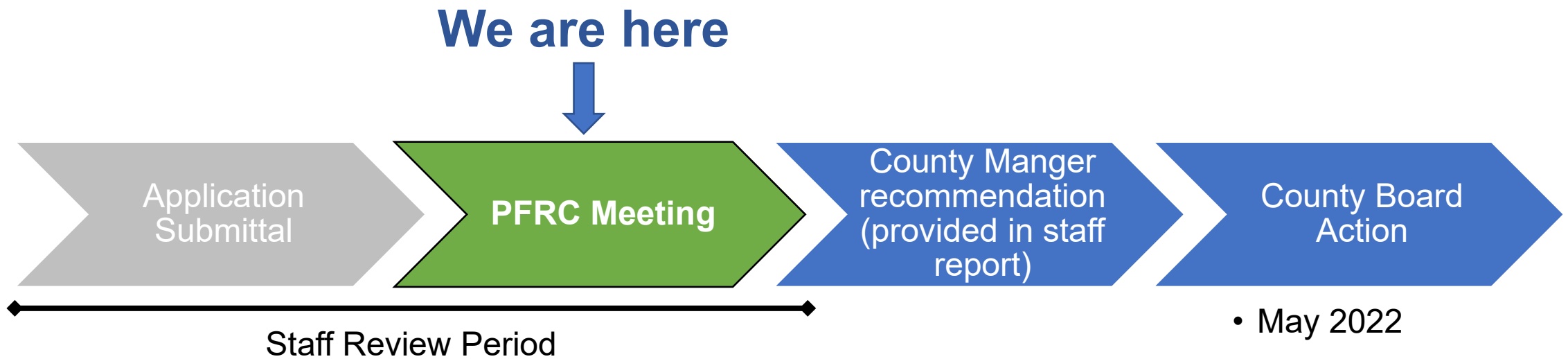
**AOMF Concept Plan**



**ACZO Use Standards for Commercial Parking**

<p><b>§12.5.4. Commercial parking</b></p> <p>Parking lots shall be allowed as follows:</p> <p><b>A.</b> C-1 and C-R districts Permitted by use permit, with or without improvements deferred as regulated in §14.3.4.A</p> <p><b>B.</b> C-O-A, C-2, C-TH, C-3, CM, M-1, and M-2 districts</p> <ol style="list-style-type: none"><li>1. Permitted by right: Up to 50 spaces or lot area of 20,000 square feet</li><li>2. Permitted by use permit: More than 50 spaces or lot area of 20,000 square feet</li></ol>
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# Use Permit Process/Next Steps





# For more information visit:

## Project webpage:

<https://www.arlingtonva.us/Government/Projects/Minor-Site-Plan-Use-Permit-Applications>

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