



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 8, 2006

DATE: June 26, 2006

SUBJECT: U-3043-02-1 USE PERMIT REVIEW of antiques and collectibles market; 2000 block of North 15th Street.

Applicant:

Clarendon Alliance
3195 Wilson Boulevard
Arlington, Virginia 22201

By:

Roni Freeman, Executive Director

C.M. RECOMMENDATION:

Renew, subject to all previous conditions, with a review by the County Board in five (5) years (July 2011).

ISSUES: None.

SUMMARY: The Saturday antiques and collectibles market has been operating in the 2000 block of North 15th Street since December 2002. The permit has been operating in compliance with the use permit conditions. Staff recommends the use permit be renewed, subject to all previous conditions, with a review by the County Board in five (5) years (July 2011).

BACKGROUND: The subject open-air market began operations in September 2001 at 2900 Wilson Boulevard. During the year that the use operated at 2900 Wilson Boulevard, it operated in compliance with the use permit conditions and with minimal complaints to County agencies. The County Board approved a use permit allowing the Market to relocate to the Courthouse Metro area. The use became operational at the new location in December 2002. The applicant was required to coordinate its move to the Courthouse area with the Police Department, the Fire Department and the Department of Environmental Services to ensure that the closure of 15th Street North, the location of the Market, met the requirements of these departments as required by Condition #11 of the use permit approval. The applicant presented the subject proposal to the County's Special Events Committee and became operational in December 2002. The use permit was renewed in July 2003, with a review by the County Board in three (3) years (July 2006).

County Manager: _____

Staff: Lorrie Pearson, DCPHD, Planning Division

PLA-4408

DISCUSSION: The use has continued to operate in compliance with use permit conditions and without complaint during the review period.

Since the last County Board Review (July 19, 2003):

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

Community Code Enforcement, Police Department, and Fire Marshal's Office: Community Code Enforcement, the Police Department, and the Fire Marshal's Office report no issues with the use permit.

Civic Associations: Staff contacted the Clarendon-Courthouse Civic Association, which reports no concerns with the use permit.

CONCLUSION: The market has operated in compliance with conditions and without complaints to County agencies during the review period. Therefore, it is recommended the use permit be renewed, subject to all previous conditions, with a review by the County Board in five (5) years (July 2011).

PREVIOUS COUNTY BOARD ACTIONS:

November 19, 2002

Approved use permit (U-3043-02-1) for operation of an open air antiques and collectibles market located in the 2000 block of 15th Street North with a review in eight (8) months. (July 2003)

July 19, 2003

Continued use permit (U-3043-02-1) for operation of an open air antiques and collectibles market located in the 2000 block of 15th Street North with a review by the County Board in three (3) years (July 2006).

Approved Conditions:

1. The applicant agrees that the hours of operation for the antique and collectibles market will be limited to Saturdays, only between the hours of 7:30 a.m. (vendor arrival time); the market will not open to the public until at least 9 a.m. and will close to public use at 5 p.m. Vendor clean up and departure shall be completed no later than 6 p.m.
2. The applicant agrees to work with the neighborhoods, and the County, to provide adequate signs at appropriate locations identifying the location of the Antiques and Collectibles Market and directing vendors and patrons into the Courthouse Plaza's underground parking garage. Such signage shall be approved by the County Manager or his designee prior to issuance of a certificate of occupancy.
3. The applicant agrees to submit a parking plan (to scale) delineating the parking layout and table layout for the vendors. The applicant agrees that the plan shall include the location of the public parking located in the Courthouse Plaza garage. The Zoning Administrator shall approve the plan prior to the issuance of a certificate of occupancy.
4. The applicant agrees to identify a person who will serve as liaison to the community throughout the operation of the Antiques and Collectibles Market use. The liaison's name shall be submitted to the Zoning Administrator and shared with the Clarendon-Courthouse and the Radnor/Fort Myer Heights civic associations, the Lyon Village Citizens Association, and the Farmer's Market manager prior to the issuance of a certificate of occupancy.
5. The applicant agrees to meet all applicable County requirements and work cooperatively with the Police Department, the Fire Department, the Community Code Enforcement Office, the Department of Environmental Services and the Department of Public Works in doing so.
6. The applicant agrees to identify a site manager prior to issuance of a certificate of occupancy. The name of the site manager shall be submitted to the Zoning Administrator and shared with the Clarendon-Courthouse and Radnor/Fort Myer Heights civic associations, Lyon Village Citizens Association, and the Farmer's Market manager prior to the issuance of a certificate of occupancy.
7. The applicant agrees to ensure that the 15th Street North public right-of-way, at the location of the Market is maintained properly at all times of the Antiques and Collectibles operation and that the site is clean and all trash and debris is removed from the site by 6 p.m. each Saturday. Interior space shall be provided for the collection and storage of

trash and for the recycling of reusable materials as defined by the County. The applicant agrees to include the location of such space on the proposed parking plan (Condition #3).

8. The applicant agrees to provide all vendors associated with the Market with a document that lays out the preferred approach routes for vehicles and identifying major arterial roadways to avoid the use of neighborhood residential streets. This document shall be provided to the Zoning Administrator for approval and then shall be provided to the Clarendon-Courthouse and Radnor/Fort Myer Heights civic/citizens associations prior to the issuance of a certificate of occupancy.
9. The applicant agrees that the Market shall take all practical measures, to encourage the use of the Metro and also to encourage customer parking in adjacent parking facilities as designated in the parking plan required by Condition #3. The applicant agrees that such measures will include, but will not be limited to verbal and written documents (including maps) directing patrons to the Metro access points and to public parking garages in the area.
10. The applicant agrees to comply with the requirements of the County's Noise Ordinance. The applicant agrees to ensure that no amplified sound that can be heard beyond the perimeter of the market site shall be allowed at any time. In any case, no amplified sound of any kind, including music or announcements shall be used prior to 10 a.m. on the day of operation of the antiques and collectibles market.
11. The applicant agrees to develop a coordinated plan with the Department of Public Works, the Police Department and the Fire Department to ensure that all requirements of these departments are adhered to upon closing 15th Street North. Documentation of the coordinated plan shall be submitted to the Zoning Administrator for approval, prior to the issuance of a certificate of occupancy.
12. The applicant agrees to layout the vendor spaces substantially in accordance with the attached Clarendon Alliance Open Air Market Layout Plan dated September 27, 2002.
13. The applicant agrees to operate under the conditions of the staff report and under the two (2) additional attached documents, as submitted by the applicant, entitled "Clarendon Antiques & Collectibles Market (CACM) Rules of Operation and Compliance" and the "Special Use Permit Conditions and Narrative for a Clarendon Open Air Market (COAM)" dated July 12, 2002, both which are incorporated herein.