

Stafford County Board of Supervisors

July 10, 2018

Kaz Automotive Expansion

Item #1: Reclassification

RC17152129

Item #2: Conditional Use Permit

CUP17152131

Background

■ Requests

- Amend proffered conditions to remove use restrictions on Tax Map Parcel No. 20-6 (3.105 Acres), zoned B-2, Urban Commercial
- Conditional Use Permit (CUP) to allow an automobile repair use within the HC, Highway Corridor Overlay Zoning District and B-2 Zoning District

■ Applicant/ Property Owner:

- Liana Jones, AMS Real Estate Investment, LLC

Location and Zoning



Existing Conditions



Proffer Amendments

- Land Use Restrictions
 - Delete the use limitations and add a new restriction based on vehicle trips, specifically that uses on the site shall not exceed 441 vehicle trips per day (VPD).

Proffer Amendments

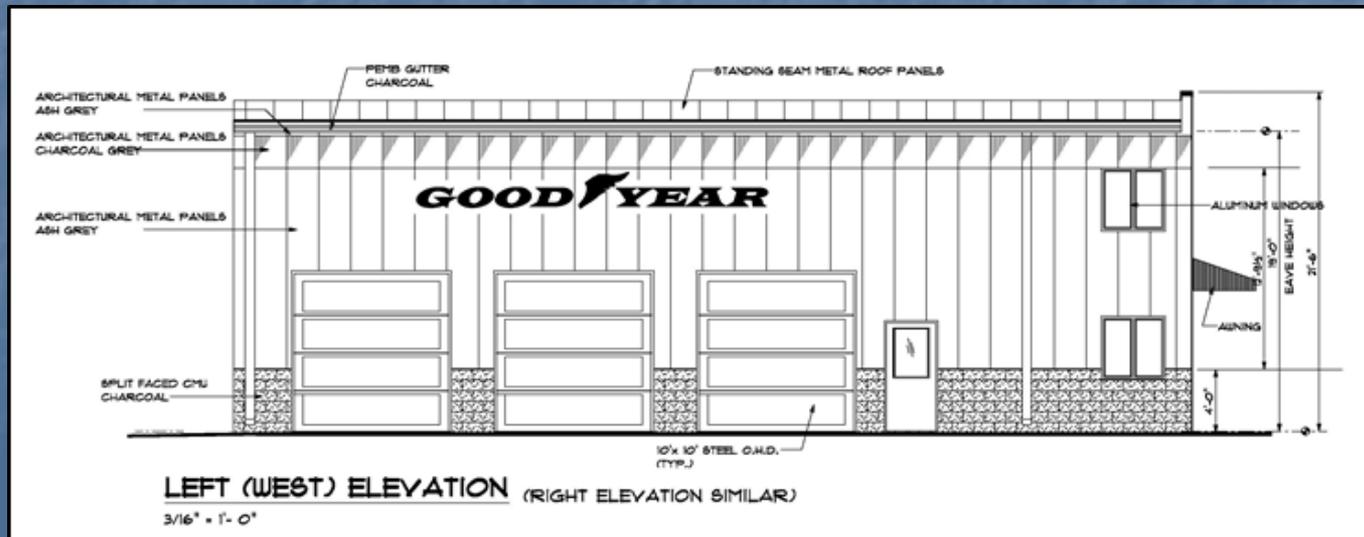
- Generalized Development Plan
 - Require the Automotive Repair use to be developed in general conformance with the GDP
 - Require a 50-foot building setback from residential properties on the remainder of the site

Proffer Amendments

- Vehicle Access
 - Require the single vehicular access point to be completed prior to occupancy of the first use on the property
- Inter-parcel connections
 - Require at least one inter-parcel connection to the parcel to the west
- Right-of-Way Dedication
 - require dedication of 60 feet of right-of-way from the centerline of Garrisonville Road

Proffer Amendments

- Building Design



Proffer Amendments

- Delete Unnecessary and Outdated Proffers
 - 100-year floodplain
 - Buffer yard requirements
 - parking lot and street buffer landscape requirements
 - water and sewer utilities and stormwater management requirements.
- Security lighting during construction
- Freestanding signs and wall signs
- Hours of Operation

Conditional Use Permit Application

- Proposed Conditions – automobile repair
 - The use shall occur in the general location shown on the GDP
 - Service and storage of vehicles
 - Environmental protections
 - Outdoor display and signage
 - Inter-parcel connection requirement

Evaluation – Staff Findings

■ Positives

- Consistent with the Land Use Plan and Transportation Plan recommendations
 - No increase in development intensity over what is already approved
 - Use is consistent with the established development pattern along Garrisonville Road
 - Building design incorporates NDS Plan recommendations
 - New proffers update outdated development standards
 - Use is sited to minimize impacts to the corridor highway
 - Proposed conditions minimize visual impacts and provide environmental and fire safety protections
- ## ■ No apparent Negative Impacts

Recommendations

■ Zoning Reclassification

- Staff recommends approval of proffer amendment (O18-29), with proposed proffers, including latest modifications

■ Conditional Use Permit

- Staff recommends approval of the CUP (R18-161) with the proposed conditions, subject to approval of the concurrent proffer amendment

■ Planning Commission Recommendation

- On June 13th the PC voted 7-0 to recommend approval of both applications

■ Questions?