

# Stafford County Board of Supervisors

July 10, 2018

## Kaz Automotive Expansion

Item #1: Reclassification

RC17152129

Item #2: Conditional Use Permit

CUP17152131

# Background

## ■ Requests

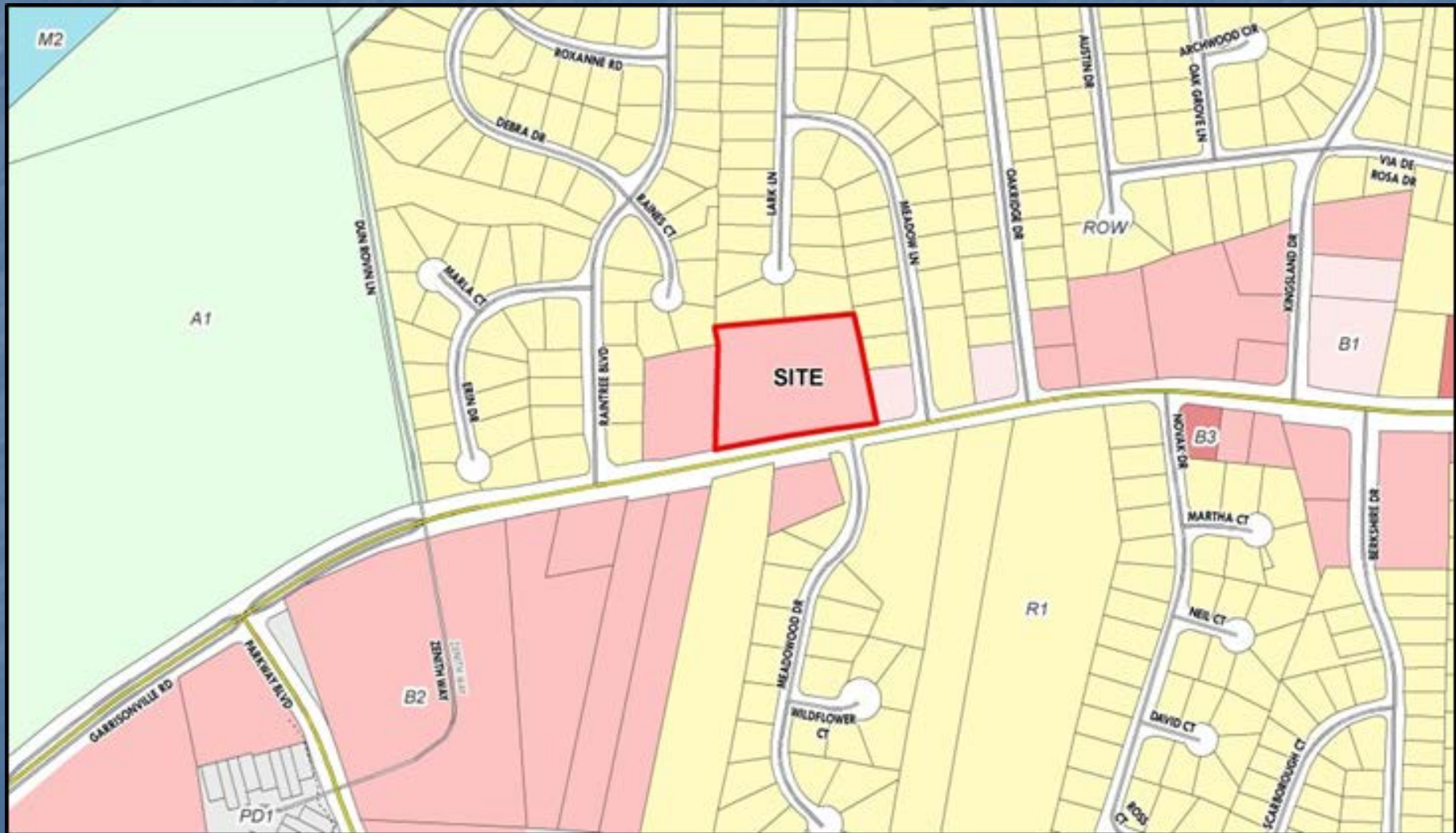
- Amend proffered conditions to remove use restrictions on Tax Map Parcel No. 20-6 (3.105 Acres), zoned B-2, Urban Commercial
- Conditional Use Permit (CUP) to allow an automobile repair use within the HC, Highway Corridor Overlay Zoning District and B-2 Zoning District

## ■ Applicant/ Property Owner:

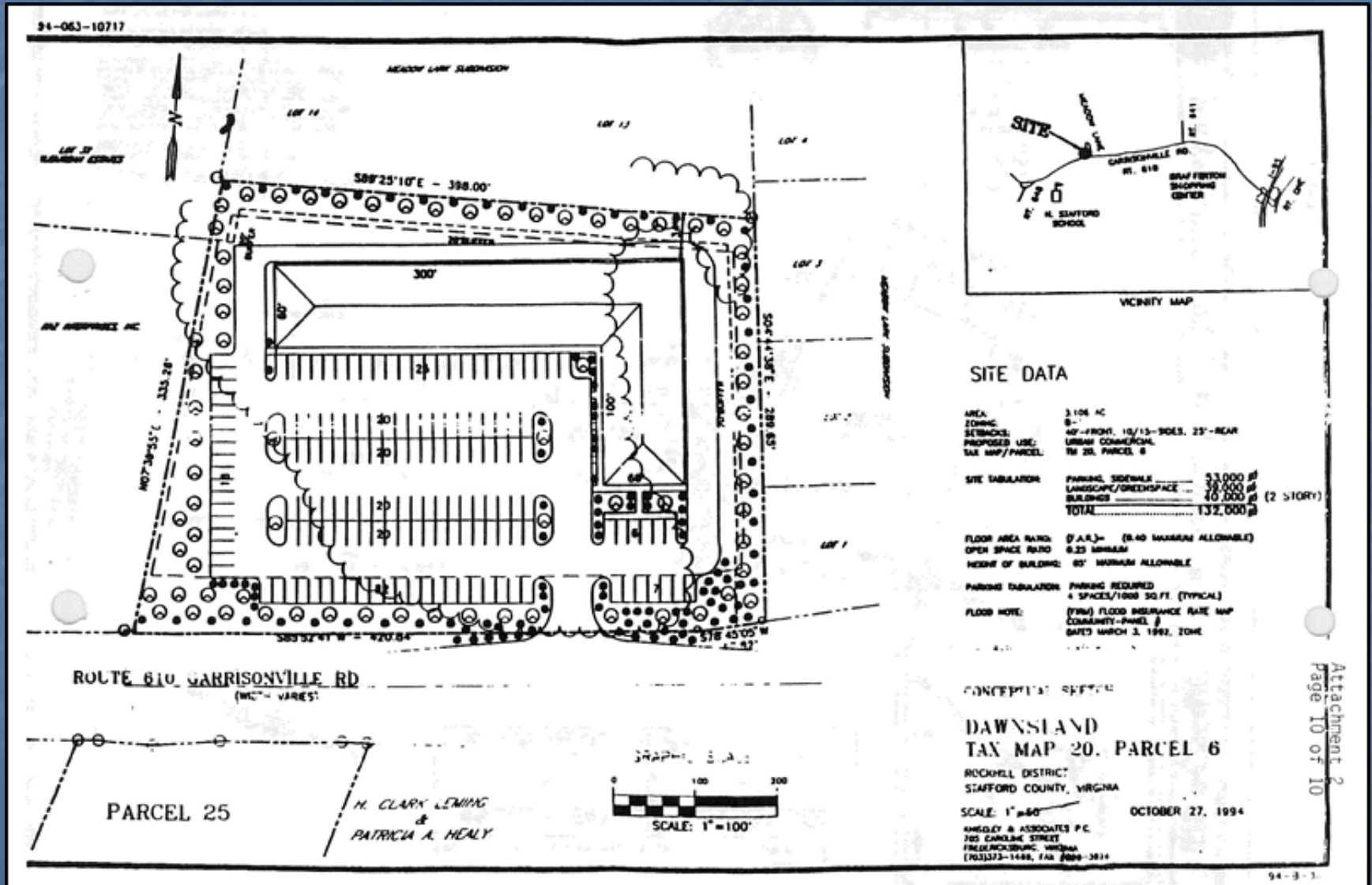
- Liana Jones, AMS Real Estate Investment, LLC



# Location and Zoning



# Zoning History





- Land Use Plan Recommendation
  - Commercial Corridor within Suburban Land Use





# 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



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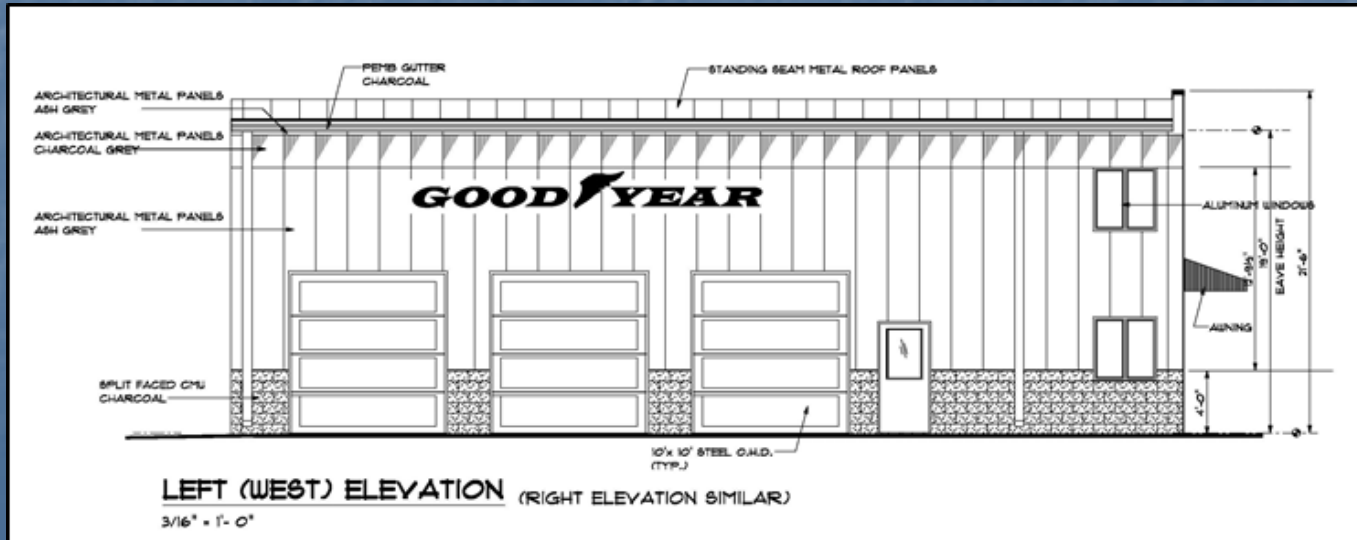
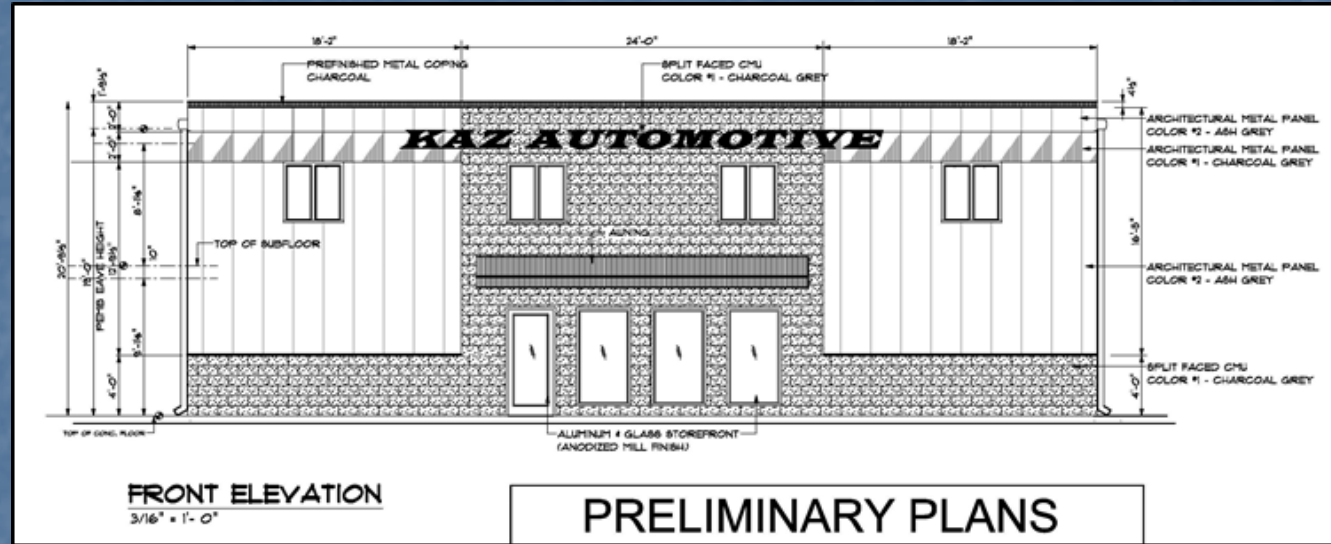
# Proffer Amendments

- 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- Delete Unnecessary and Outdated Proffers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 13<sup>th</sup> the PC voted 7-0 to recommend approval of both applications

## ■ Questions?