

**IMPACT STATEMENT
CONDITIONAL USE APPLICATION (CUP)**

Applicant / Owner: The Hertz Corporation

Property: North Stafford Plaza Shopping Center
263 Garrisonville Rd., Stafford VA 22554
Tax Map Parcel No. 20 133C. LRSN 5737
within the Garrisonville Election District.

Project Name: Hertz Rental Car

CUP Request: To Operate a Motor Vehicle Rental Business

Zoning District: B-2, Urban Commercial Zoning District

Date: September 23, 2019

File No: CUP19 _____

APPLICATION REQUEST

This proposal requests approval to operate a Motor Vehicle Rental business within the previously occupied Cell Phone Repair store, which is currently vacant. The Hertz Corporation would like to operate a Rental Car Facility in 1,600 sf of retail space within an existing building located in the 64,546 sf North Stafford Plaza Shopping Center, located at 263 Garrisonville Rd., Stafford VA 22554. This shopping center is located in the **B-2, Urban Commercial Zoning District** as designated on the Stafford County Zoning Map and sits on a 9.95 acre site situated at the corner of Garrisonville Road and Brafferton Boulevard.

The Hertz Corporation ("The Applicant") is seeking a Conditional Use Permit to allow for a HERTZ Rental Car Facility in a **B-2, Urban Commercial District**, as designated on the Stafford County Zoning Map and is **Tax Map Parcel No. 20 133C. LRSN 5737** within the Garrisonville Election District. This property consists of 9.95 acres, situated on the South side of Garrisonville Road and east of Brafferton Boulevard.

OPERATION

This location will consist of a 20' x 80' area of retail space within an existing one story building - 261, # 107. It will contain a Customer Service Lobby, a Manager's Office, Break Area, Kitchenette, ADA Restroom, Storage Room, Utility Room and IT Storage Closet. Vehicles leased will consist of compact, midsize and full size vehicles, typical to other Hertz locations.

Hours of operation will be Monday – Friday 8:00 am - 6:00 pm, Saturday 9:00 am – 1:00 pm, Sunday-Closed. Customers will have the option to return vehicles after hours by dropping off keys in a "drop box". Customers will be required to park the rental vehicles in a designated parking space.

No fueling, washing or vehicle maintenance will occur on this site, however HERTZ would like to vacuum out vehicles in the rear of the building.

PARKING

Currently North Stafford Plaza Shopping Center has 465 parking spaces. Hertz will be given 15 dedicated parking spaces in front of the leased premises and 6 non-dedicated spaces for a total of 21 parking spaces. By nature of the rental vehicle business, patrons will typically be renting vehicles on a daily or weekly basis.

SIGNAGE

New Hertz signage will be located as follows: A Hertz sign will be on each side of the existing Shopping Center's existing multi-sign monument pylon, a new illuminated HERTZ Logo sign over the front entrance to the Customer Service Lobby, a new HERTZ Logo sign inside the Customer Service Lobby, behind the Customer Service Counter, and a new 'Hertz Hours of Operation' window decal sign.

PUBLIC FACILITIES IMPACT STATEMENT

Public water and sewer exist as part of overall site development of North Stafford Plaza Shopping Center. Sufficient water and sewer capacity exists for the addition of the Hertz Rental Facility. There will be no impact on Schools and or Park Facilities, as no residential uses are proposed. Also, the Property has no known archeological or architectural sites. Accordingly, there is no impact to historically significant sites

NOISE, DUST AND SMOKE EMISSIONS .IMPACT STATEMENT

No significant noise, dust or smoke emissions will result from the addition of operating the hertz facility or renting Hertz vehicles. All vehicular parking and travel way surfaces are paved with asphalt. The Hertz facility and vehicles will not generate smoke emissions.

TRAFFIC IMPACT ANALYSIS (TIA)

The Applicant is requesting a waiver requiring a Traffic Impact Analysis (TIA) based on there being no change to the existing traffic volumes, public utility capacities, noise, dust or smoke emissions. This is a small office facility with limited on site vehicles. Hertz will be allocated a total of 21 parking spaces. 15 dedicated and 6 non-dedicated spaces. Assuming ALL 21 spaces are utilized and 21 vehicles rented on a daily basis we would estimate approximately 25-30 trips to the facility per day, which include 2 employees who work at this location.

Waiver request is based on the following information as identified in the Stafford County Department of Planning and Zoning, Conditional Use Permit Application Instructions, Item 7.

- a. *This facility will not generate 150 or more vehicle trips per day above the existing use, and*
- b. *Hertz's facility would not meet the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements.*

GENERALIZED DEVELOPMENT PLAN (GDP)

The Applicant is requesting a waiver requiring the Generalized Development Plan (GDP) as specified in Article XIII – Generalized Development Plans of the Stafford County, Virginia - Code of Ordinances Chapter 28 - ZONING ORDINANCE as follows:

Sec. 28-223. - Waiver of requirements.

The director of planning may waive the requirement for the submission of a GDP if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.*
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.*
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.*

(Ord. No. 094-29, § 28-1303, 8-9-94)

STAFFORD COUNTY ZONING ORDINANCE

This property is located within the **B-2, Urban Commercial Zoning District** as designated on the Stafford County, Virginia - Code of Ordinances Chapter 28 – Zoning Ordinance. It is our understanding that under the Stafford County, Virginia - Zoning Ordinance - Chapter 28, a Conditional Use Permit is required to operate a Rental Car Facility within B-2, Urban Commercial Zoning District. We would like to request a Conditional Use Permit to operate a Rental Car Facility at this location.

Please note further reference to the Stafford County, Virginia - Code of Ordinances Chapter 28 – Zoning Ordinance ARTICLE III. - GENERAL DISTRICT USE REGULATIONS AND STANDARDS, Sec. 28-35. - Table of uses and standards, Table 3.1. District Uses and Standards as follows:

B-2 Urban Commercial:

(a) Uses permitted by right:General office use, Car wash.....

(b) Conditional use permit:Motor vehicle rental.....

Sec. 28-36. - Permitted and conditional uses.

Uses shown as "permitted by right" in Table 3.1 shall be permitted by right only in the respective districts, as shown.

Uses shown as "permitted by conditional use permit" in the Table 3.1 shall require issuance of a conditional use permit pursuant to section 28-185 prior to the issuance of a building permit or, if no building permit is required, prior to issuance of an occupancy permit for commencement of that use.

(Ord. No. 094-29, § 28-306, 8-9-94)

SUMMARY

This Hertz facility is primarily functions as general office use with limited vehicles (21) on site. Hertz will occupy an existing 'vacant' 1,600 square feet of retail tenant space in the North Stafford Plaza Shopping Center. In our opinion, this Conditional Use, if authorized, will be in harmony with the purpose and intent of the zoning ordinance and will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

Note, Avis Rental Car, has a similar facility, at the adjacent property, located just east of this location at 315 Garrisonville Rd #117, Stafford, VA 22554 (Property ID 20 133A) this property is also zoned B-2 Urban Commercial.

On behalf of The Hertz Corporation and the project team, we thank you for your time and efforts in reviewing our request for a Conditional Use Permit and look forward to meeting with you at the next scheduled Board meeting. If you have any questions or concerns regarding our submission for 263 Garrisonville Rd., Stafford Virginia 22554, please do not hesitate to contact me.

Respectfully Submitted,

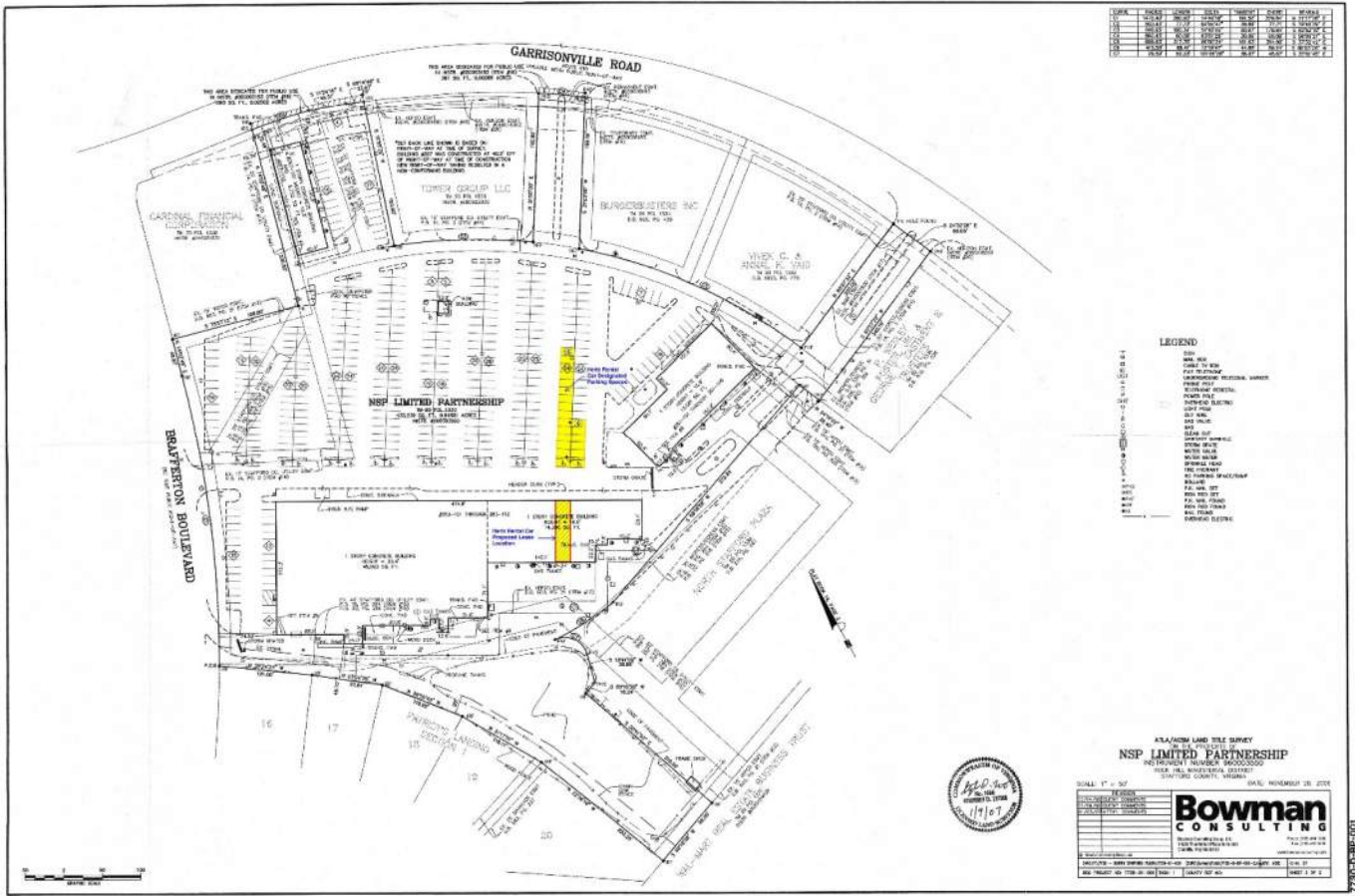


Thomas P. DiBenedetto, RA
Principal and Sole Member,
[TPD ARCHITECTS, LLC](#)

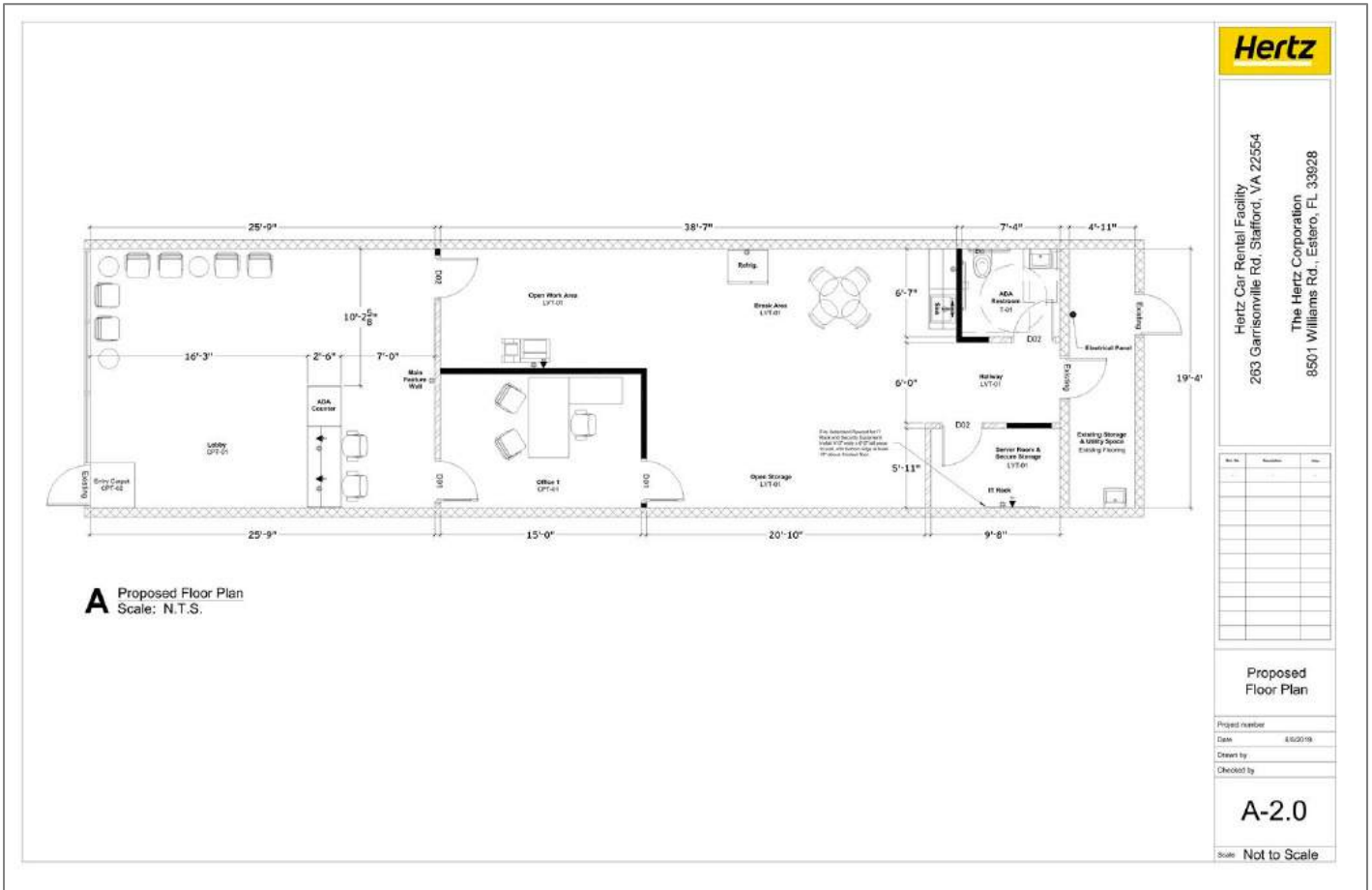
TPD: jmd

Attachments:

Cc: Thomas Canto, Hertz Project Manager
Michael T. Hall, MTH Management Corp.



Site Survey Plan, Bowman Consulting Group, Ltd. dated November 28, 2006, revised January 3, 2007



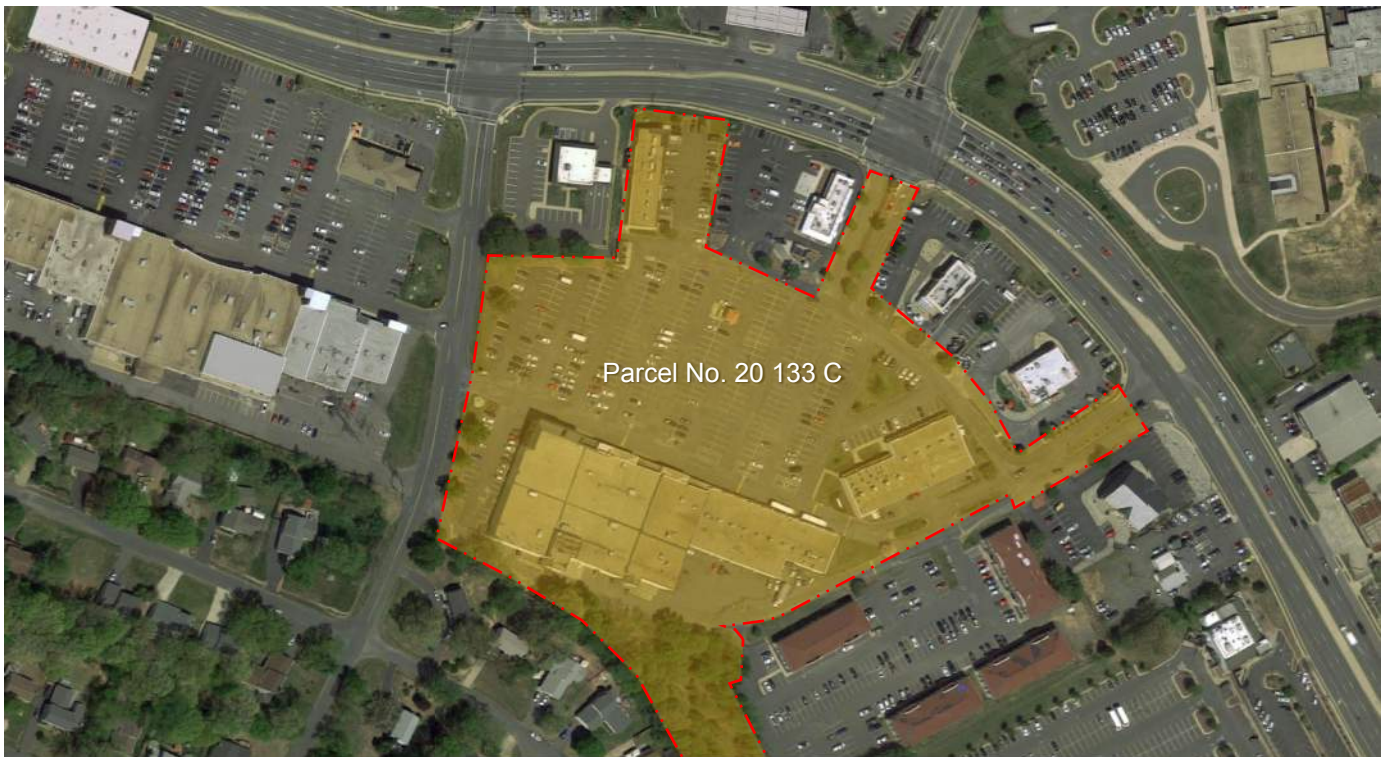
Hertz Tenant Fit-out - Proposed Floor Plan, dated August 5, 2019

General Description of this operation is as follows:

- Customer Service Lobby w/ Agent service counter
- Manager's Office
- Break Room
- Kitchenette
- ADA Restroom
- Storage Area
- Utility Closet
- IT Closet
- (5) Signs



Aerial Site Photo 1



Aerial Site Photo 2



Aerial Site Photo 3



Site Photo 4 - Showing proposed Hertz sign