

CHANTILLY HONDA

STATEMENT OF JUSTIFICATION

**POHANKA STONECROFT LLC
REZONING AND SPECIAL EXCEPTION APPLICATIONS**

Revised November 4, 2011

I. INTRODUCTION AND BACKGROUND

Pohanka Stonecroft LLC (“Applicant”) is the owner of the 9.86 acre property located on the northeast quadrant of the intersection of Stonecroft Boulevard and Stonecroft Center Court and identified on the Fairfax County Tax Map as 34-3 ((1)) Parcel 1D (“Property”). The Applicant requests approval of a rezoning application from the I-5 Industrial (“I-5”) Zoning District to the C-8 (“C-8”) District (“Rezoning”) and the approval of two special exceptions (“Special Exceptions”) to allow a vehicle sale, rental and ancillary service establishment and a vehicle major service establishment. The Applicant is also requesting a waiver of certain sign regulations, a waiver of constructing a trail and a waiver of transitional screening and barrier on one side of the Property.

The Property is currently unimproved but used for new vehicle storage by an affiliate of the Applicant. The Property is located within two overlay zoning districts: the Water Supply Protection Overlay District (“WSPOD”) and Airport Noise Impact Overlay District (“AN”).

The current I-5 District permits every type of use and activity related to automobiles (e.g., repair, rental and storage), except it does not permit their sale. The C-8 Zoning District permits vehicle sale, rental and ancillary service establishments after approval of a special exception. While the proposed vehicle major service establishment is a permitted use in the I-5 District, it requires a special exception in the C-8 District. Both uses are classified as Category 5 Special Exceptions. The waiver of certain sign regulations is permitted as part of the rezoning request and as a Category 6 Special Exception.

II. PROPOSED DEVELOPMENT

The Applicant proposes the following interconnected structures:

- A 33,300 +/- square foot dealership showroom and service facility for vehicle sale, rental and ancillary service located on the west side of the Property fronting Stonecroft Boulevard;
- A 7,700 +/- square foot vehicle detail, car wash and service facility, located east of the dealership and main service area; and

- A 33,000 +/- square foot major service facility, located on the east (rear) side of the Property.

The total floor area will not exceed 74,000 square feet (total FAR of 0.18), but the Applicant reserves the right to adjust the square footage among the uses. At this time, the dealership is proposed to sell primarily new Honda vehicles with traditional accessory uses and service department, including the above-mentioned car wash and detail bays. The major service establishment is proposed to be a body repair shop serving all makes and models of vehicles.

As part of the part of the proposed development, the Applicant is requesting certain signage relief from the Zoning Ordinance requirements to be consistent the rights granted to adjacent and nearby competing auto dealerships. Also, the Applicant is proposing to construct a single pole 115 foot wind turbine as a renewable energy source to help provide electricity for the operation. The wind turbine is an accessory structure and will be located and constructed in conformance with Section 2-506 and Article 10 of the Zoning Ordinance. Photo simulations of the proposed turbine have been prepared to evaluate the visual impact on the surrounding area and the nearby residential community (Meadows of Chantilly) will not be affected. The photographs and other details about the proposed turbine are included on the GDP/Special Exception Plat and have been separately provided with this application.

III. COMPREHENSIVE PLAN

The Property is located within Land Unit H of the Area III, Bull Run Planning District, Dulles Suburban Center portion of the Comprehensive Plan. The majority of the existing development in the Dulles Suburban Center is categorized as industrial and office use. Land Unit H contains approximately 880 acres and is predominately industrial in character. Specific plan text for the Property is as follows:

Parcel 34-3-((1)) 1D is planned for industrial use as stated in Recommendation #1. As an option, auto dealership use (vehicle sale, rental and ancillary use) up to .35 FAR may be appropriate, if access is limited to the two existing points of ingress/egress; and streetscaping, signage and site design are similar to the auto park uses west of Stonecroft Boulevard.

Also applicable is Appendix 7 of the Policy Plan entitled “Guidelines for Clustering of Automobile-Oriented Commercial Uses” which encourages such clustering to achieve higher quality design, increased landscaping and open space, increased vehicular safety and increased energy efficiency. Guidelines include compatible architecture, shared use within buildings or structures and a maximum of two ingress/egress points on one street.

The proposed uses are in conformance with the uses and FAR envisioned by the Dulles Suburban Center plan for Land Unit H and are consistent with adjacent in the

adjacent Auto Park. The proposed uses will be closest to existing Nissan, Audi and Mercedes brand dealerships.

The Applicant has submitted a photometric plan as part of the GDP/Special Exception Plat showing the proposed lighting levels for the site. The plan shows that the maintained lighting level for the display areas will be 30 footcandles or less. This proposed lighting level will meet the lighting policies of the Comprehensive Plan because light emissions will be minimized to those necessary and consistent with general safety of the customers and the business operation, and will not interfere with residents' or travelers' visual acuity. All light will be directed downward and not light up the dark sky.

The Countywide Trails Plan and Map recommends a trail adjacent to Stonecroft Boulevard. This recommendation is achieved by an existing seven foot wide asphalt trail on the west (opposite) side of Stonecroft Boulevard from the Property. This trail was proffered and constructed as part of the development of the Auto Park. In addition, there is a five foot wide concrete sidewalk abutting the Property's frontage. The Applicant is requesting a waiver of the trail requirement on the east side of Stonecroft Boulevard but intends to retain the existing sidewalk for additional pedestrian and recreational use.

IV. ZONING

The C-8 District was established to provide locations on the heavily traveled collector and arterial highways for those commercial and service uses which are oriented to the automobile, or are uses which may require large land areas and good access, and do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade. Vehicle sale, rental and ancillary service establishments in the County are primarily located within this District.

As noted previously, the Property is located within the Airport Noise Impact and Water Supply Protection Overlay Districts. The AN District provisions are not applicable to this application. The Property's conformance with WSPOD will be determined at the time of site plan review, but there is an existing storm water management facility (wet pond) currently on site that will continue to be used.

The Applicant's proposed development on the 9.86 acre site results in an overall density of 0.18 FAR (74,000 square feet of gross floor area). Therefore, the Property will not exceed the maximum FAR of 0.50 permitted for C-8 in the Zoning Ordinance nor will it exceed the recommended planned density of .35 FAR.

The proposed commercial uses will be easily accessed by two access points on Stonecroft Boulevard. Additionally, the Applicant will provide approximately 31% open space, which is well in excess of the Zoning Ordinance requirement. Tree cover and interior parking lot landscaping will both exceed the minimum requirements. Building height shall not exceed 36 feet. Parking for customers and employees and parking spaces for vehicle display, storage and holding will be in accordance the required amounts.

Storm water management and best management practices will be provided by an existing wet pond located within the Property. The entire site drains to the pond.

V. CONFORMANCE WITH ZONING ORDINANCE REGULATIONS

The following information, as requested by Part 7 of Section 9-011 of the Zoning Ordinance, provides specific details about the proposed vehicle sale, rental and ancillary service establishment, vehicle major service establishment, and waiver of certain sign regulations.

A. Type of Operation.

Vehicle sale, rental and ancillary service establishment and vehicle major service establishment. In addition, the Applicant is requesting approval of a waiver of certain sign regulations (as discussed in detail below).

B. Hours of Operation.

The dealership, including the service department, is expected to be open for customer business Sunday through Saturday 5:30 a.m. to 11:30 p.m. The body shop is expected to be open for customer business Sunday through Saturday 6:00 a.m. to 11:30 p.m. These hours may be adjusted based on customer demand and use.

C. Estimated number of patrons/clients/patients/pupils/etc.

Based on the regular service and customer draw and experience at other locations, the Applicant estimates that it will have approximately 100 patrons per day for the dealership and approximately 25 patrons per day for the body shop.

D. Proposed number of employees/attendants/teachers/etc.

The Applicant will employ approximately 75 full-time employees on-site at one time at the dealership and approximately 25 full-time employees on-site at one time at the body shop. This amount includes service facility employees, sales staff and managers.

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

Per the Institute of Transportation Engineers 8th Edition Trip Generation Manual, the dealership and body shop (ITE Land Use Code 841) are expected to generate approximately 2,334 trips per day with 154 trips in the morning-peak hour and 191 trips in the afternoon peak hour. The Applicant has received confirmation from the Fairfax County Department of Transportation that the proposed traffic does not trigger a VDOT Chapter 527 traffic impact analysis.

F. Vicinity or general area to be served by the use.

The Applicant expects to draw a majority of its customers from the immediate Chantilly, Centreville, Fairfax, Herndon and Reston areas, as well as Loudoun County.

G. Description of building facade and architecture of proposed new buildings or additions.

The proposed dealership building will have a two-story volume showroom area with the possibility of adding a second floor/mezzanine area for offices or meeting rooms overlooking the showroom. The exterior of the showroom building will have Honda-branded design features, including a metal composite panel entrance feature, wave canopy, clear storefront glass and clear anodized aluminum frames. The service portion of the facility will be finished in a combination of thermal insulated and attractive exterior insulation and finish system (“EIFS”) and splitface concrete masonry units (“CMU”).

The proposed body shop will be located behind (east of) the dealership’s service facility and will be a one-story structure that will be finished with a combination of CMU and EIFS. The style and color of the body shop building will be coordinated with the Honda-branded dealership building.

Proposed building elevations are included as part of the GDP/Special Exception Plat. The architectural elements of the buildings will blend and be harmonious with that of the adjacent similarly used Auto Park buildings.

H. A listing, if known, of all hazardous or toxic substances as set forth in applicable County, State and Federal Regulations.

To the best of the Applicant's knowledge, the following materials may be located or stored on the Property, as are typically found and stored at similar uses: motor oil, lubricants and transmission fluids; spent solvents; spent caustic parts washing solution; parts cleaning tank sludge; other sludge; paints and thinners; tires; used antifreeze; used break shoes; and used batteries. All such materials will be properly managed, stored, disposed of or recycled in accordance with County, State and Federal environmental laws. No such materials will be manufactured.

I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, standards or conditions.

To the best of the Applicant's knowledge, the proposed development will comply with all applicable standards, ordinances and regulations, except the Applicant requests Board approval of (i) a waiver of certain signage regulations to permit a freestanding sign that exceeds the height and size requirements and total building mounted sign area in excess of the amount otherwise permitted pursuant to Article 12 of the Zoning Ordinance, (ii) a waiver of the transitional screening and barrier requirements on the south side of the

Property and (iii) a waiver of the trail requirement along Stonecroft Boulevard. These waiver requests are discussed in detail below.

1. **Waiver of Certain Signage Regulations** – See discussion of this waiver request in Part VI below.
2. **Waiver of Transitional Screening and Barrier** - The Applicant requests a waiver of the transitional screening and barrier requirements along the southern end of the Property. The existing wet pond is located on the Property’s southern side. The abutting land (Tax Map Parcel 34-3 ((1)) Parcel 21) is vacant and is partially located within a flood plain. Pursuant to Par. 5 and Par. 6 of Sect. 13-104 of the Zoning Ordinance, screening and barriers may be waived when the adjoining land is designated in the Comprehensive Plan for a use which would not require the provision of screening. In this instance, Parcel 21 is zoned I-3 and is planned for industrial uses. Therefore, screening and barriers are not required. Also, screening and barriers are also not necessary for this parcel because it is located more than 270 feet away from the proposed vehicle storage and parking area and more than 300 feet away from the proposed body shop building. The existing stormwater management pond separates the activities, along with existing mature trees that are being preserved.
3. **Waiver of Trail** – A waiver of the requirement to construct a trail along Stonecroft Boulevard is requested as part of this application. The County Trails Plan Map depicts a major paved trail along this road. As noted above, however, the major trail has already been proffered and constructed by others on the west side of Stonecroft Boulevard. The east side of the road has an existing five foot wide sidewalk and the Applicant does not propose to change or remove it. Forcing the Applicant to construct a trail along its frontage on the east side would not create a link to the existing trail, but would only provide a disjointed connection with the narrower sidewalk. Pedestrian circulation is safe on both sides of Stonecroft Boulevard.

VI. SPECIAL EXCEPTION CRITERIA

A. General Standards (Section 9-006).

1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

See above information on harmony of the proposed development with the Comprehensive Plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

See above information on the description of the proposed uses.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties.

The proposed uses will not adversely affect neighboring properties and will be harmonious with the surrounding dealerships and the other abutting and nearby uses and properties. As proposed, the development will not adversely impact the development or value of the adjacent properties.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The site layout permits safe pedestrian and vehicular circulation, as indicated on the GDP/Special Exception Plat. There is an existing five foot wide sidewalk along the Property's frontage on Stonecroft Boulevard. In addition, there is an existing seven foot wide trail located on the south side of Stonecroft Boulevard.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13 of the Zoning Ordinance.

The application will meet the landscaping and screening requirements of the Zoning Ordinance, as noted on the GDP/Special Exception Plat.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

The Applicant proposes to provide 31% open space. The C-8 District minimum requirement is only 15%. Proposed tree cover and interior parking lot landscaping will also exceed the zoning requirements.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.

The necessary utilities, drainage, parking and loading will be provided on the Property. These details are depicted on the GDP/Special Exception Plat.

8. Signs shall be regulated by the provisions of Article 12.

Article 12 would allow the Applicant a 20 foot tall, 80 square foot freestanding identification sign and a two square foot freestanding directional sign. The GDP/Special Exception Plat indicates the approximate location for a lighted freestanding identification sign on the Stonecroft Boulevard frontage and a directional sign near the dealership building. Both of these signs are proposed to

be taller and larger than what is typically permitted and waivers are hereby requested. The dimensions for these two freestanding signs conform to Honda's signage requirements for new dealerships.

With respect to building mounted signage, the Applicant seeks a waiver of the maximum permitted sign area to allow proper identification of the various uses being conducted on the Property. Specifically, the Applicant requests the Board of Supervisors to approve up to a maximum of 400 square feet of building mounted signage for the dealership and 350 square feet of building mounted signage for the body shop. The location, number and dimensions of each sign are depicted on the Proposed Elevation, prepared by Penney Design Group, attached as part of the GDP/Special Exception Plat.

These waiver requests are authorized by Section 9-620 and Section 12-305 of the Zoning Ordinance and are consistent with the increase in height and sign size previously approved for the Auto Park directly across Stonecroft Boulevard.¹

All signs will be constructed of materials and colors that coordinate with and complement the proposed buildings.

B. Standards for all Category 5 Special Exception Uses.

Vehicle sale, rental and ancillary service establishments and vehicle major repair establishments are Category 5 Special Exception uses. As such, the following additional standards are applied pursuant to the Zoning Ordinance.

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.

The Property meets the lot size and bulk regulations of the C-8 District.

2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.

A photometric plan has been included as a part of the GDP/Special Exception Plat. Section 14-903(2) of the Zoning Ordinance requires outdoor display area lighting used in conjunction with a vehicle sale, rental and ancillary service establishment not exceed a maximum maintained lighting level of 30

¹ Specifically, the Auto Park is permitted a 20 foot tall free standing lighted sign with 300 square feet of sign area on Route 50 (SEA 94-Y-038, PCA 94-Y-033 and RZ 1999-SU-018) and a 30 foot tall free standing sign with approximately 240 square feet of sign area on Stonecroft Boulevard (PCA 1999-SU-018, RZ 2004-SU-028 and SE 2004 SU-027). The Route 50 sign is constructed and operational and the County approved a zoning interpretation on February 19, 2010 confirming the second free standing sign and allowing it to be re-designed, but still permitting it to be 26'10" tall and 11'8" wide and permitting 231 square feet of sign area. This sign has not been constructed yet.

footcandles as measured horizontally at grade. In this instance, the Applicant will comply with the maximum permitted level. Since the Property does not abut any residential uses, but rather is located among similar dealerships and other industrial uses, the proposed lighting level will not adversely impact the surrounding area and will not exceed its existing lighting levels.

3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

The Applicant will adhere to the provisions of Article 17, Site Plans. The Applicant intends to immediately process site plan approval as soon as this application is approved.

C. Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments (Section 9-518).

As part of the Special Exception review process, the Zoning Ordinance includes additional standards for vehicle sale, rental and ancillary service establishments.

1. Outdoor storage, parking and display areas shall be permitted only on the same lot with an ancillary to a sales room, rental office or service facility, which shall be entirely closed on all sides.

Parking and storage will be provided on site generally on the perimeter of the Property, as indicated on the GDP/Special Exception Plat.

2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operation condition.

Storage, parking and display areas are labeled on the GDP/Special Exception Plat.

3. Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13. All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.

No structure or surface parking area is proposed to be closer than 10 feet to any property line.

4. All proposed uses shall be provided with safe and convenient access to a street.

Ingress and egress will be provided from Stonecroft Boulevard, as shown on the GDP/Special Exception Plat, which provides safe and convenient access. Two points of access are proposed. This is in harmony with the Comprehensive Plan recommendation. The street side of Stonecroft Boulevard is curbed and has an existing five foot wide sidewalk.

5. All outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual.

The construction standards of the Public Facilities Manual will be followed during the construction of the Property. The Applicant will be required to demonstrate that this requirement is met at the time of site plan review.

6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

The Applicant will comply with Part 9 of Article 14 of the Zoning Ordinance. As noted previously, a photometrics plan is included as part of the GDP/Special Exception Plat.

7. In the C-3, C-4, 1-3, 1-4, PDC, PRC and PRM District, only vehicle rental establishment may be allowed and such use shall be subject to Paragraphs 1 through 6 above.

Because the Property is proposed to be rezoned to the C-8 District, this standard is not applicable.

- D. Additional Standards for a Waiver of Certain Sign Regulations (Section 9-620)

Pursuant to Section 12-203 of the Zoning Ordinance, the Applicant is allowed (i) one freestanding sign not to exceed 20 feet in height and 40 square feet of area and (ii) building mounted signage based on the frontage. In this instance, the dealership building would be permitted approximately 222 square feet of building mounted sign area and the body shop would be permitted approximately 234 square feet of building mounted sign area.

The Applicant seeks a waiver from the freestanding height and sign area limits to allow an identification sign that is approximately 21.1 feet high with approximately 100 square feet of area on each side. The freestanding sign will be setback from the

Stonecroft Boulevard right-of-way as shown on the GDP/SE Plat and in accordance with Section 12-203(5).

An additional waiver is requested for the amount of building mounted sign area for each building to allow up to 400 square feet for the dealership and up to 350 square feet for the body shop. The location, number and dimensions of each building mounted sign are depicted on the Proposed Elevation, prepared by Penney Design Group, attached to this Statement. No single building mounted sign will exceed 200 square feet.

Finally, the Applicant requests a waiver of the two square foot area limitation for the Property's proposed directional sign. This sign is depicted on the GDP/Special Exception Plat and is proposed to be five feet tall with approximately 16 square feet of sign area.

Section 12-305 authorizes the requested signage relief pursuant to the standards stated in Section 9-620.

1. Such waiver may be for an increase in sign area, increase in sign height or different location of a sign.

As noted above, the Applicant is requesting a waiver of the sign area requirements for freestanding (including directional) signs and building mounted signs. Honda is requiring the Applicant to follow its national sign program, which changes over time. The proposed freestanding and building mounted signs are depicted on the architectural elevations included as part of the GDP/Special Exception Plat.

The dealership's freestanding identification sign is proposed to be approximately 21.1 feet high and have a sign area of approximately 100 square feet on each side. A freestanding directional sign is proposed on the Property that will have approximately 16 square feet of sign area.

2. There are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstances of the land or structure that impact the Applicant's ability to provide for a reasonable identification of the use.

The Property is unique in that existing utility easements run across the front of the land. These easements force building placement to be in the rear. Without being able to place the buildings closer to Stonecroft Boulevard, the identification of the business for the customer is difficult, especially for the body shop building. This is compounded by the fact that the Property is not visible from Route 50 which is the major thoroughfare for the area. While the proposed signage will still not be visible from Route 50, slightly larger signs will more readily identify the use from Stonecroft Boulevard and are consistent with the height and sign area approved for the adjacent and nearby competing automobile

dealerships in the Auto Park. In fact, the Auto Park is permitted to construct a 30 foot tall free standing sign with 240 square feet of sign area across the street from the Property.

3. Waiver will be in harmony with the policies of the adopted comprehensive plan.

The Applicant will provide attractive building-mounted and freestanding signage that will be coordinated with the landscaping along Stonecroft Boulevard so that the business is readily visible.

4. Waiver of the sign provisions will not have any deleterious effect on the existing or planned development of adjacent properties.

The existing and planned uses in the surrounding area are a mix of industrial, office and other automobile dealerships that compose the Chantilly Auto Park. As noted above, the dealerships were previously granted similar waivers of the sign regulations. The freestanding signs will not extend beyond any property line and will not be within five feet of any curb line. The signs will be illuminated in accordance with the performance standards for outdoor lighting.

VII. SUMMARY

The proposed rezoning and special exception applications will allow the development of a high quality vehicle sale, rental and ancillary service establishment and vehicle major service establishment in conformance with the Comprehensive Plan. The Applicant respectfully requests favorable consideration by Staff, the Planning Commission and the Board of Supervisors.

Respectfully submitted,

By: _____
David S. Houston
Attorney/Agent for Applicant