



60 Years

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ATTORNEYS

Germain Property Rezoning and Special Exception Application

Sully District Council Land Use and Transportation

Committee Meeting Presentation

March 16, 2020

2311 Wilson Blvd., Suite 500
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Introduction

- Craig Kazanjian, Blue Knob Investors, LLC, Contract Purchaser and Applicant
- David Houston, Bean Kinney & Korman, PC
- Peter Crawford and Ryan David, Urban Ltd.
- Les Adkins, Wells + Associates

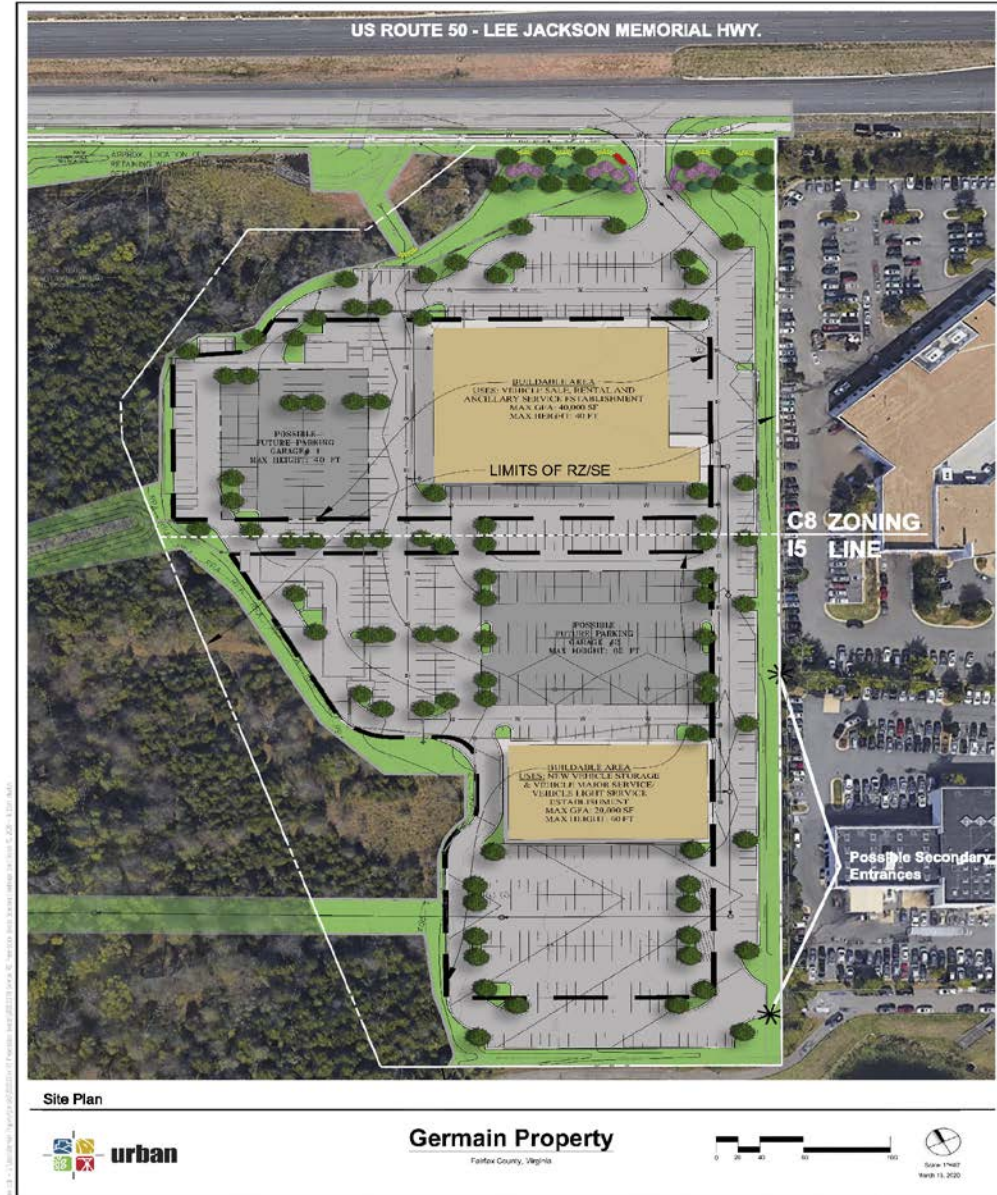
Germain Parcel Background

- ❖ Entire Property is 79 Acres and is zoned I-3 Industrial
- ❖ Currently Vacant



Subject Property 12.06 Acres

- ❖ Rezoning Application seeks to rezone 5.38 acres to C-8 Commercial and 6.68 acres to I-5 General Industrial
- ❖ Special Exception Application requests approval of Vehicles Sales, Rental and Ancillary Establishment in the C-8 District and Vehicle Light Service Establishment in the I-5 District
- ❖ Applicant seeks to add an automobile dealership on the C-8 portion and vehicle storage and prep, and vehicle service establishment on the I-5 portion



Background and Schedule

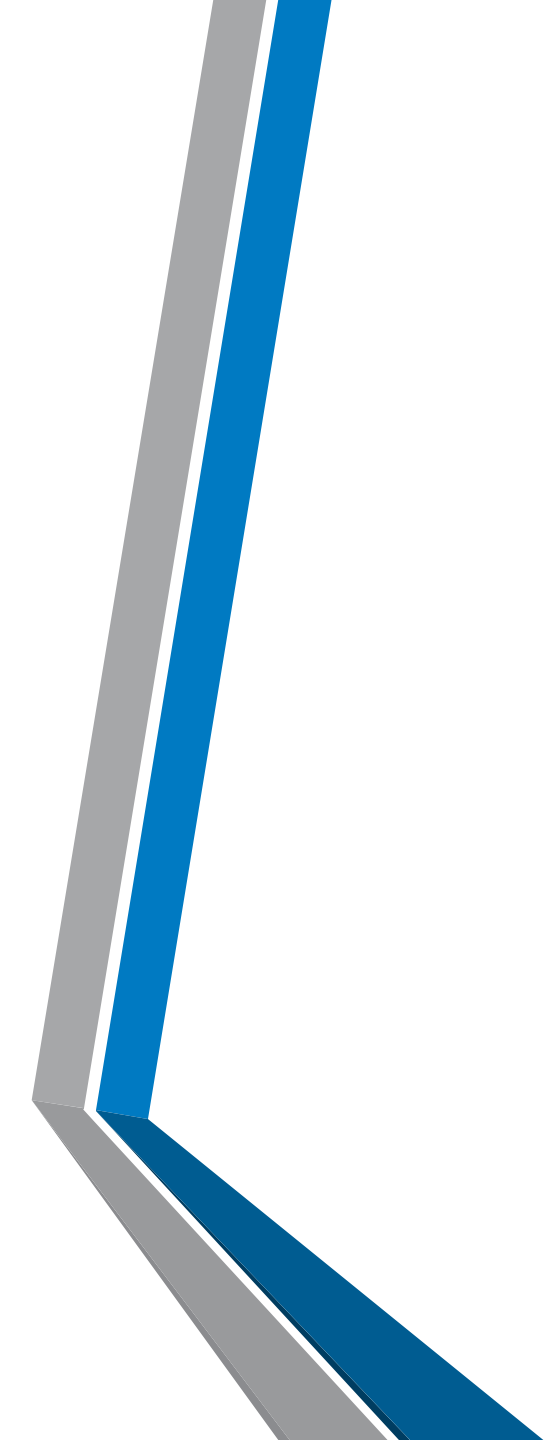
- Application originally sought C-8 for entire 12.06 acres, but in its marketing of the property, the Applicant determined that there is also a strong demand for the vehicle storage, prep and repair facilities to complement the existing abutting uses
- Current schedule calls for a Planning Commission public hearing on April 29th. No Board of Supervisors hearing scheduled yet.

Comprehensive Plan

- Application is in conformance with the Comprehensive Plan
- Baseline recommendation is industrial, research and development, and industrial/flex uses at an intensity up to a maximum of .35 FAR
- Plan also recommends development of an auto park as an optional use for automobile sales and service uses.
 - The Subject Property abuts the existing Dulles Auto Park on its eastern boundary.
 - Plan recommends an extension of the setback and landscaped berm along Route 50 previously provided by the Dulles Auto Park
 - Plan also recommends building placement and buffers to screen outside display and storage facilities from Route 50.
- Policy Plan also recommends and encourages clustering of automobile-oriented uses to achieve higher quality design, increased landscaping and open space, and better vehicular safety and efficiency.

Development Plan

- Split zoned to address market demand
- Primary access from Route 50 (Right Turn In and Out Only)
- Possible Secondary Access at the rear of the Property to connect to the Dulles Auto Park and achieve access to Stonecroft Boulevard
 - In discussions with Auto Park right now to secure the interparcel access
- Density of only 60,000 SF (40,000 SF for dealership and 20,000 SF for auto service) – 0.114 FAR (vs. 0.35 Comp Plan and 0.50 C-8/I-5)
- Potential for structured parking
- Potential dedication of 67 acres of the overall parcel to the Park Authority



Our Team is Online and Prepared to
Answer Any Questions or Respond
to Any Comments