

ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

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| Project Name: ZMA202300016 Stonefield Amendment SP202300019 Stonefield Outdoor Storage, Display, and Sales | Staff: Rebecca Ragsdale, Planning Manager Margaret Maliszewski, Planning Manager |
| Planning Commission (PC) Hearing: April 9, 2024 | Board of Supervisors (BOS) Hearing: |
| Owner: OCT Stonefield Property Owner LLC | Applicant: Steven W. Blaine, Woods Rogers Vandeventer Black PLC |
| Acreage: Approximately 32.7 acres | Special Use Permit(s) for: Outdoor storage, display and sales serving or associated with a permitted use in accordance with Section 30.6.3.a.2(b) |
| Tax Map Parcel (TMP): 061W0-03-00-019A0 | Zoning/by-right use: Neighborhood Model District (NMD), Entrance Corridor (EC) overlay |
| Magisterial District: Jack Jouett | Location: 1951 and 1954 Swanson Dr. |
| School Districts: Woodbrook – Elementary, Journey – Middle, and Albemarle – High | Conditions: Yes |
| Development Area: Neighborhood 1 – Places 29 | Requested # of Dwelling Units/Lots: N/A |
| Proposal(s): ZMA202300016-Amend code of development to allow up to 4,500 square feet of motor vehicle sales by-right. SP202300019-Establish outdoor storage, display, and sales of automobiles. | Comp. Plan Designation: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space uses in Neighborhood 1 – Places 29. |
| Character of Property: The immediate context is the buildings and parking lots of the Stonefield Town Center. | Use of Surrounding Properties: Surrounding uses are the commercial, retail, restaurant, and related uses of the Stonefield Town Center. |
| Factors Favorable: <ol style="list-style-type: none"> 1. The proposed use is consistent with the Places 29 Master Plan. 2. The proposed outdoor storage and display (SP202300019) is consistent with the Entrance Corridor Design Guidelines if the ARB’s recommended conditions are upheld. | Factors Unfavorable: <ol style="list-style-type: none"> 1. None. |
| Recommendation: Staff recommends approval of ZMA202300016. Staff recommends approval of SP202300019 with conditions. | |

STAFF CONTACT:

Rebecca Ragsdale, Planning Manager
Margaret Maliszewski, Planning Manager
April 9, 2024
TBD

PLANNING COMMISSION:

BOARD OF SUPERVISORS:

PETITION:

PROJECT: ZMA202300016 Stonefield Code of Development Amendment

MAGISTERIAL DISTRICT: Jack Jouett

TAX MAP/PARCEL: 061W0-03-00-019A0

LOCATION: Showroom to be located in 1951 Swanson Drive, near its intersection with Hydraulic Rd

PROPOSAL: Amend the Code of Development for the NMD to allow motor vehicle sales as a use by-right within certain blocks. Currently, the use requires a special use permit. No new dwellings or change in residential density proposed.

ZONING CATEGORY/GENERAL USAGE: NMD Neighborhood Model District - residential (6.01-60 units/acre) mixed with commercial, service and industrial uses

COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space uses in Neighborhood 1 – Places 29. (6.01-60 units/acre)

ENTRANCE CORRIDOR: Yes

PROJECT: SP202300019 Stonefield Tesla Outdoor Storage, Display, and Sales

MAGISTERIAL DISTRICT: Jack Jouett

TAX MAP/PARCEL: 061W0-03-00-019A0

LOCATION: Within existing parking lots adjacent to 1951 and 1954 Swanson Drive, near its intersection with Hydraulic Rd.

PROPOSAL: Establish outdoor storage, display and/or sales of vehicles within the Entrance Corridor

PETITION: Outdoor storage, display and sales serving or associated with a permitted use in accordance with Section 30.6.3.a.2(b) of the Zoning Ordinance on approximately 32.7 acres. No dwelling units proposed.

ZONING CATEGORY/GENERAL USAGE: NMD Neighborhood Model District - residential (6.01-60 units/acre) mixed with commercial, service and industrial uses

SECTION: 30.6.3.2.b Outdoor storage, display and/or sales in the Entrance Corridors

COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space uses in Neighborhood 1 – Places 29. (6.01-60 units/acre)

ENTRANCE CORRIDOR: Yes

CHARACTER OF THE AREA:

The immediate context is the buildings and parking lots of the Stonefield Town Center. The surrounding properties provide a variety of uses, including post office, residential, shopping centers, and industrial. Residential uses are located to the west, industrial / office uses are located to the north and south, and Route 29 /post office and commercial uses are located to the west of the site. Much of the town center has been completed and is occupied. An apartment building is under construction. The northern portion of the site has been rough graded for future development. The site fronts on Route 29, a major arterial road, and Hydraulic Rd. There are several commercial establishments located in the vicinity as well as residential neighborhoods. (See Attachment 1 for a location map.)

PLANNING AND ZONING HISTORY:

ZMA200100007 - Approved Albemarle Place with proffers, amended exhibits, code of development and application plan.

ZMA200800003 - Approved amendments to the proffers and code of development.

ZMA201100004 - Approved amendments to the proffers.

ZMA201100007 - Approved amendments to the proffers.

ZMA201300009 - Approved an amendment to the application plan and code of development to allow a service station (Costco gas pumps).

SP201600026 - Approved a special use permit for outdoor display at L.L.Bean.

DETAILS OF THE PROPOSAL:

The applicant has submitted two applications:

ZMA202300016 - Currently, motor vehicle sales and services is allowed only by special use permit in the Stonefield code of development. The rezoning proposes to amend the code of development to allow up to 4,500 square feet of motor vehicle sales and service by-right. Sales exceeding 4,500 square feet and service/repair would still be by special use permit. (See Attachments 2 and 3 for a project narrative and the code of development.)

SP202300019 - Outdoor storage and display in the Entrance Corridor overlay district is only permitted by special use permit. This request proposes to establish outdoor sales, storage and display of vehicles associated with an electric vehicle sales office. The display would be limited to ten existing parking spaces. Four of the spaces are located along the northeast elevation of the building at 1951 Swanson Dr. The remaining six spaces are located along the southeast elevation of the building at 1954 Swanson Dr. (See Attachments 4 and 5 for a project narrative and a proposed parking plan.)

COMMUNITY MEETING

The applicant conducted the required community meeting on February 12, 2024, as part of the Places29-Hydraulic Community Advisory Committee meeting. The applicant presented the proposal and there were no concerns from those in attendance with the zoning map amendment or the special use permit requests.

COMPREHENSIVE PLAN

The Places29 Master Plan land use recommendations for this site are reflective of the land use pattern approved with the Stonefield (also known as Albemarle Place) rezoning. The approved land use pattern consists of higher density, mixed used, urban form development in Blocks A - E and a more conventional retail development in Blocks F and G, located on the north side of the Sperry site. The land use pattern approved with the rezoning has been incorporated in the Future Land Use Map. This includes the designation of a Destination Center (D) and recommendations for Urban Mixed Use in Centers.

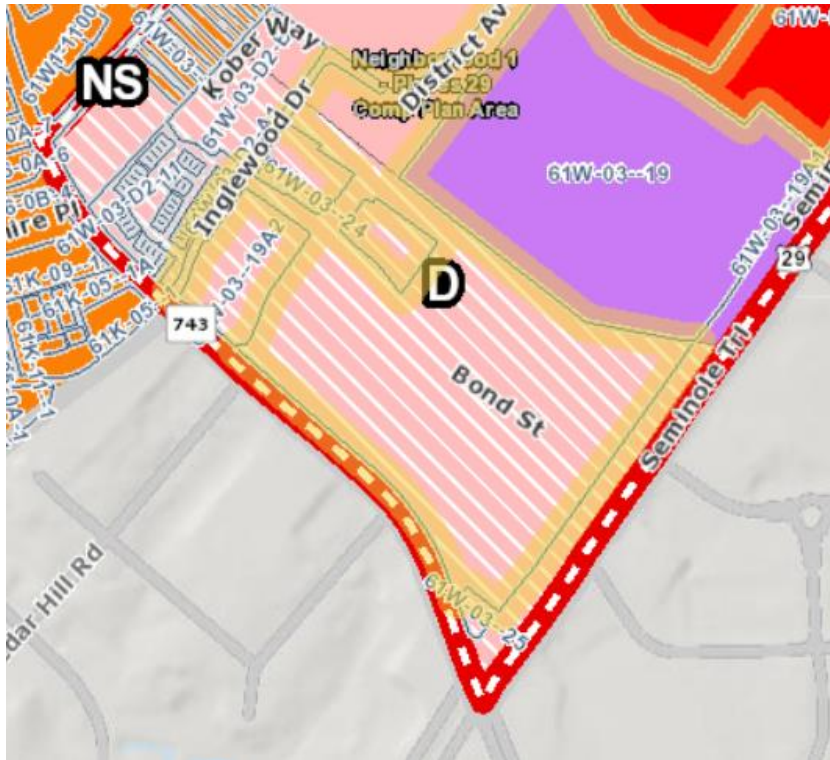


Figure 1: Comprehensive Plan Land Use Designations

Auto Commercial Sales and Service is a use anticipated in Destination Centers in the Master Plan, provided that:

- All activities must be within a building, except for customer/employee parking, loading, and gas pumps.
- Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses.
- Maximum single building footprint: 7,500 SF

This request is to allow motor vehicle sales and service of up to 4,500 square feet by-right and 10 outdoor display parking spaces. All activities will be within an existing building and no noise or odor impacts are anticipated. This is within the recommendations of the master plan.

ANALYSIS OF ZONING ORDINANCE REQUIREMENTS FOR REZONING REQUEST (ZMA202300016):

Relationship between the application and the intent and purposes of the requested zoning district:

Stonefield is zoned NMD, which includes the following purpose and intent in the zoning ordinance:

The purpose of the Neighborhood Model district (hereinafter referred to as the "NMD") is to establish a planned development district in which traditional neighborhood development, as established in the county's Neighborhood Model, will occur. The county's Neighborhood Model was adopted as part of the comprehensive plan and is hereinafter referred to as the "Neighborhood Model." The regulations

in section 20A encourage a development form and character that is different from conventional suburban development by providing the following characteristics:

- Pedestrian orientation;
- Neighborhood friendly streets and paths;
- Interconnected streets and transportation networks;
- Parks and open space as amenities;
- Neighborhood centers;
- Buildings and spaces of human scale;
- Relegated parking;
- Mixture of uses and use types;
- Mixture of housing types and affordability;
- Redevelopment;
- Site planning that respects terrain; and
- Clear boundaries with the rural areas.

The NMD is intended to provide for compact, mixed-use developments with an urban scale, massing, and density, and an infrastructure configuration that integrates diversified uses in close proximity to each other within the development areas identified in the comprehensive plan.

The uses permitted within a particular district, as well as the character, form and density of the development, shall be derived from the comprehensive plan, including the land use plan for the applicable development area, the master plan for the applicable development area, and the Neighborhood Model. Density shall be achieved with careful attention to design, as articulated in the Neighborhood Model.

These regulations are intended to provide an applicant with maximum flexibility in creating and implementing the general development plan and the code of development.

The proposed showroom and display parking spaces will be located within existing buildings and parking lots, approved consistent with the regulations established in the NMD code of development for Stonefield. No site changes are proposed. Allowing limited auto sales by-right adds to flexibility and mix of uses within Stonefield, consistent with the master plan. Stonefield will continue to meet the purpose and intent of the NMD district.

Anticipated impact on public facilities and services:

There are no expected impacts on public facilities and services.

Anticipated impact on environmental, cultural and historic resources:

There are no resources that will be impacted. Any visual impacts to the Entrance Corridor are mitigated with the conditions proposed with SP202300019.

Public need and justification for the change:

The County's growth management policy says that new development should occur in the designated Development Areas, where infrastructure and services are provided, rather than in the Rural Areas.

ZMA202300016 SUMMARY:

After review of this request, staff have identified the following factors of this proposal which are favorable and unfavorable:

Factors favorable to this request include:

1. The proposed use is consistent with the Places 29 Master Plan.

Factors unfavorable to this request include:

None.

RECOMMENDED ACTION:

Based on the findings described in this report and factors identified as favorable, **staff recommends approval of rezoning application ZMA202300016 with the amended code of development.**

PLANNING COMMISSION MOTIONS – ZMA202300016:

- A. Should the Planning Commission choose to recommend approval of the rezoning:

I move to recommend approval of ZMA202300016 to allow up to 4,500 square feet of motor vehicle sales, service, and rental by-right.

- B. Should the Planning Commission choose to recommend denial of this rezoning:

I move to recommend denial of ZMA202300016 for (state reasons for denial).

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST (SP202300019):

Special Use Permits (SP) for outdoor storage, display and/or sales are reviewed under Sec. 30.6.3.a.2.b of the Zoning Ordinance and factors to be considered are limited to “determining whether the outdoor storage, display and/or sales is consistent with the applicable design guidelines”. The applicable design guidelines are the Entrance Corridor Design Guidelines (the Guidelines). It is the responsibility of the Architectural Review Board (ARB) to apply those Guidelines in its review of development proposals within the County’s Entrance Corridors. The ARB applied those Guidelines in its review of this request on January 16, 2024, and recommended approval with conditions. Staff’s detailed analysis of the consistency of the proposal with the Guidelines is found in the ARB staff report (Attachment 6). The ARB considered the analysis in the staff report and voted unanimously to recommend approval of the request with staff’s recommended conditions. Those conditions are listed in the ARB action letter that is included as Attachment 7.

SP202300019 SUMMARY:

After review of this request, staff have identified the following factors of this proposal which are favorable and unfavorable:

Factors favorable to this request include:

1. The proposed use is consistent with the Entrance Corridor Design Guidelines if the ARB’s recommended conditions are upheld.

Factors unfavorable to this request include:

None.

RECOMMENDED ACTION:

Based on the findings described in this report and factors identified as favorable, **staff recommends approval of special use permit application SP20230019 with the following conditions:**

1. Use of this site must be in general accord with the Tesla Parking Plan. To be in general accord, vehicles for sales, storage and/or display must be parked only in the spaces indicated for sales, storage and display on the Tesla Parking Plan.
2. Vehicles for sales, storage and/or display must be parked in striped parking spaces.
3. Vehicles must not be elevated anywhere on site.

PLANNING COMMISSION MOTIONS – SP202300019: Stonefield Tesla Outdoor Storage, Display, and Sales

A. Should the Planning Commission **choose to recommend approval** of this special use permit:

I move to recommend approval of SP202300019 for Stonefield Tesla Outdoor Storage, Display, and Sales with the conditions outlined in the staff report.

B. Should the Planning Commission **choose to recommend denial** of this special use permit:

I move to recommend denial of SP202300019 for Stonefield Tesla Outdoor Storage, Display, and Sales for (state reasons for denial).

ATTACHMENTS:

Att. 1 - [ZMA2023-16 & SP2023-19: Stonefield Code of Development Amendment/ Outdoor Display/Storage – Location Map](#)

Att. 2 - [ZMA2023-16: Stonefield Code of Development Amendment - Project Narrative](#)

Att. 3 - [ZMA2023-16: Stonefield Code of Development Amendment - Amended Code of Development revised March 5, 2024](#)

Att. 4 - [SP2023-19: Stonefield Outdoor Display/Storage - Project Narrative](#)

Att. 5 - [SP2023-19: Stonefield Outdoor Display/Storage - Tesla Parking Plan](#)

Att. 6 - [SP2023-19: Stonefield Outdoor Display/Storage - ARB Staff Report](#)

Att. 7 - [SP2023-19: Stonefield Outdoor Display/Storage - ARB Action Letter](#)