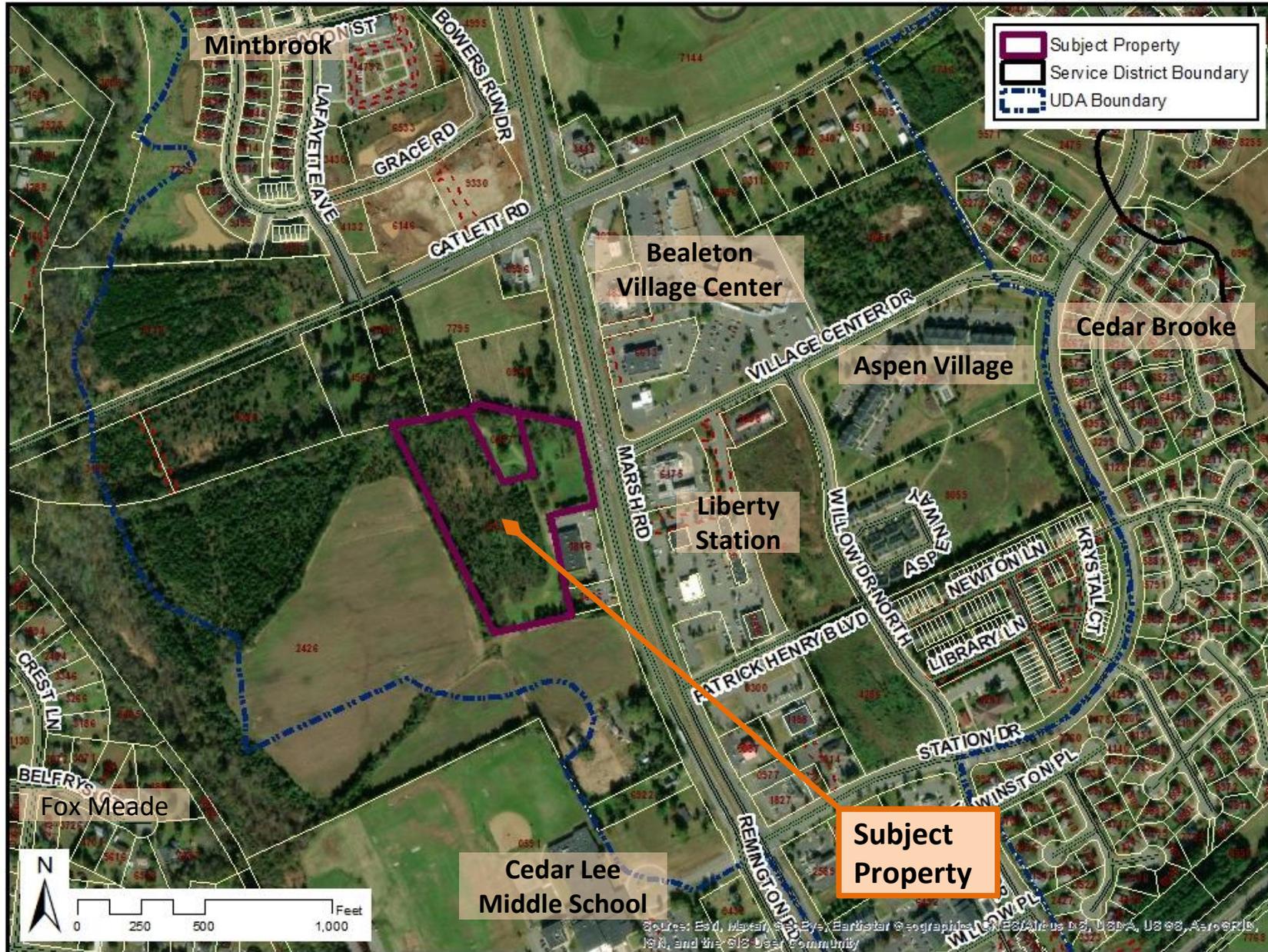


# Wexford Village

## Rezoning Amendment



REZN-21-015939



## Subject Property:

- Area: 9.84 acres
- PINs: 6899-24-0759-000 & 6899-25-0237-000
- Marsh Road & Village Center Drive
- Zoning: C-2 w/ Proffers
- Land Use: Bealeton Service District – Town Center

## Request:

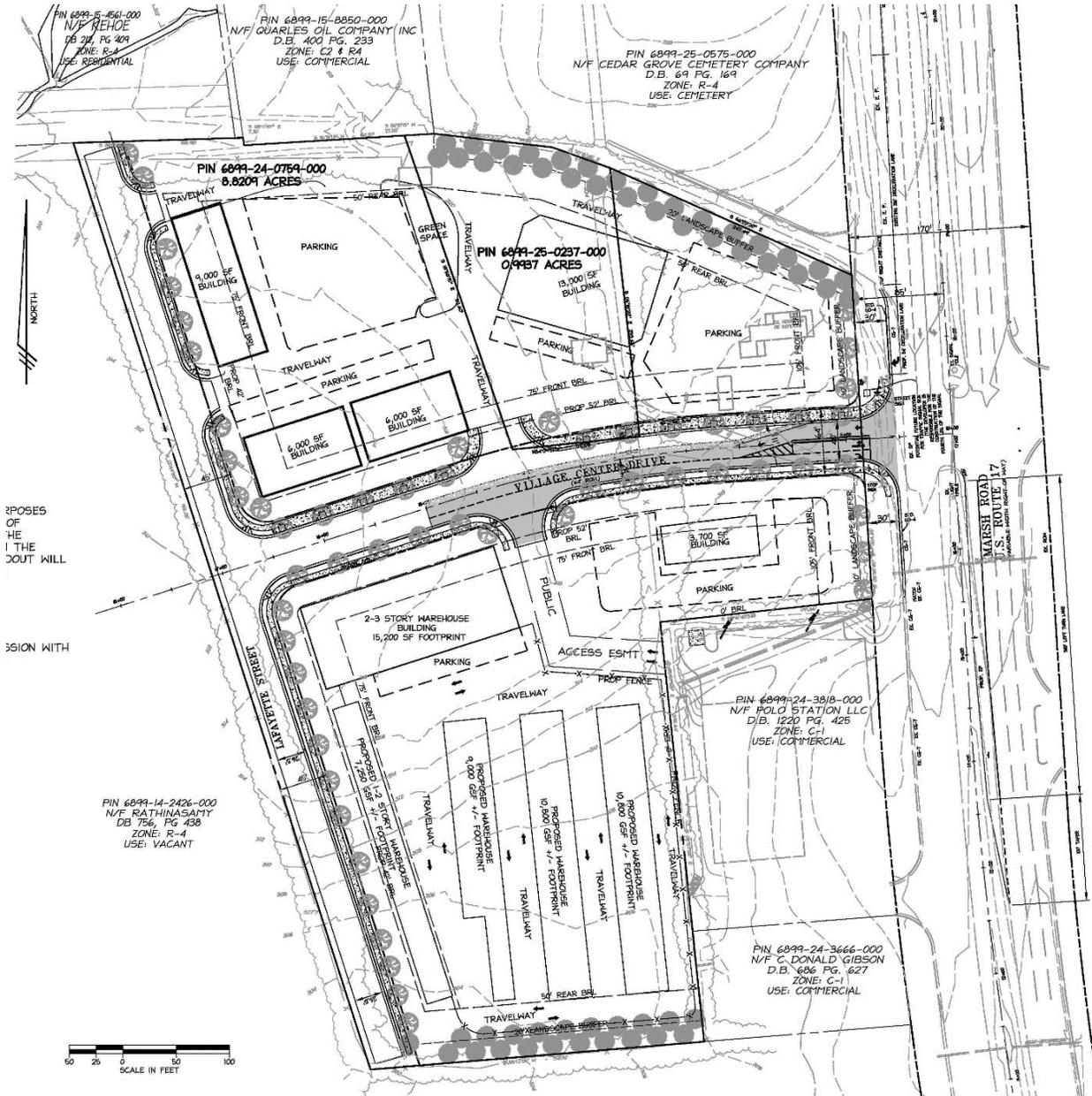
- Amend Portions of a Previously Approved Proffer Statement & CDP

## Update:

- BOS Postponed Action & Kept Public Hearing Open on June 9, 2022
- Applicant Revised CDP & Proffer Statement

# APPROVED CDP – OPTION B

Wexford Village

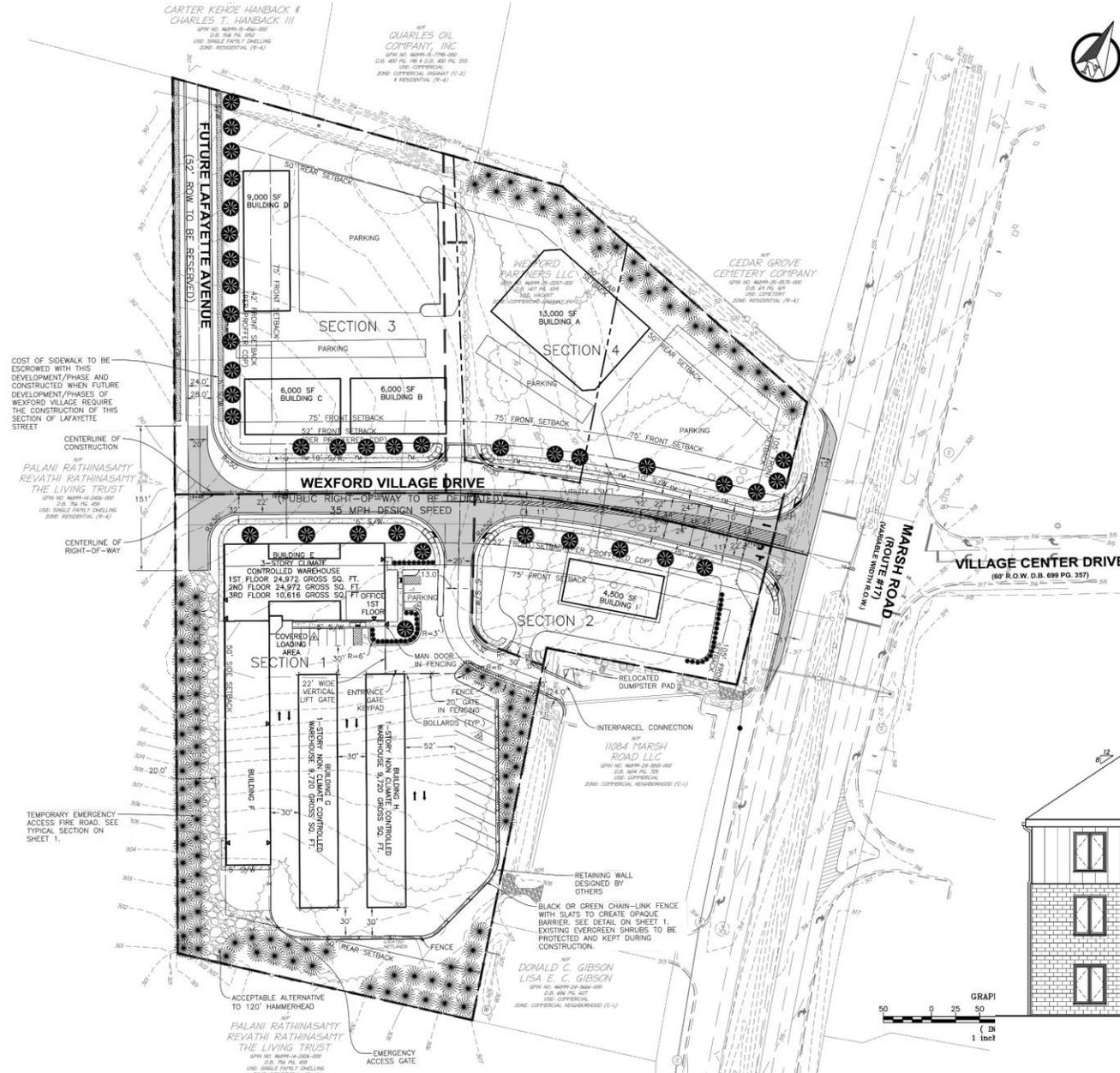


## Project History:

- 2008 - REZN08-LE-001 - Rezoned from R-4 to C-2 w/ Proffers
  - Removed prior approvals for 39 townhomes
  - Commercial Development could be Supported in Bealeton
  - Contribute to the Creation of a Traditional Small-Town Environment where it is Possible to Live, Work, & Play
- 2015 - REZN-15-002662 - Amended REZN08-LE-001
  - Permitted RV Storage & Commercial Warehouse/Self-Storage
  - 2 Options for Development to Provide Flexibility in SW Quadrant & Show an Iterative Phase of the Project
- 2018 - REZN-18-008683 - Amended REZN-15-002662
  - Adjust Timing of TIA Submission – From 1<sup>st</sup> Development to 2<sup>nd</sup>
  - Applicant made Commitments to VDOT for Change in Approach.
- 2015 & 2018 - Special Permit to Allow Commercial Warehouse/Self-Storage Use
- 2021 -Wexford Village Drive Infrastructure Plan

# PROPOSED CONCEPT PLAN

Wexford Village



- Proposal:**
- Revise Layout of Warehouse/Self-Storage Use
  - Revise Warehouse/Self-Storage Elevations
  - Revise the Design & Layout of Lafayette Avenue
  - Clarify Commitments Related to Landscaping/Buffering
  - Clarify Commitments to Transportation Analysis & Related Improvements



**BUILDING E & F FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



### Proffer Statement Revisions:

- Building B, C & D – Max 30' setback
  - 5' Further than Currently Approved to Allow for Utilities & Streetscape
- Building E & I – Max 25' setback
  - Currently no Setback for Building I
- Commitment to Screening/Buffering
- ROW for Lafayette Avenue will be Dedicated, If Requested by the BOS prior to Applicant's Trigger
  - Could assist with other project in Area
  - Would Remove the Applicant's other Lafayette Avenue Commitments

### CDP Revisions:

- Building I
  - 3,700 SF Building now a 4,500 SF Building
- Lafayette Avenue
  - Removes Extension South of Wexford Village Drive
  - Changes Cross-Section from 4-Lane Divided to 2-Lane Undivided
- Southwestern Quadrant
  - Revisions to Layout and Sizes of Buildings
  - Adds RV Parking/Storage

# PROPOSED CONCEPT PLAN

Wexford Village



## Previously Identified Issues:

- Are Car Wash & Additional Self-Storage Appropriate?
  - *These Changes are No Longer Being Requested*
- Concerns Related Proposed TIA Approach
  - *The Applicant Reverted to Approach Agreed Upon in 2018*
- Concerns Related to the Construction of Lafayette Avenue
  - *The Applicant Reverted to Approach Agreed Upon in 2018*