

Wexford Village

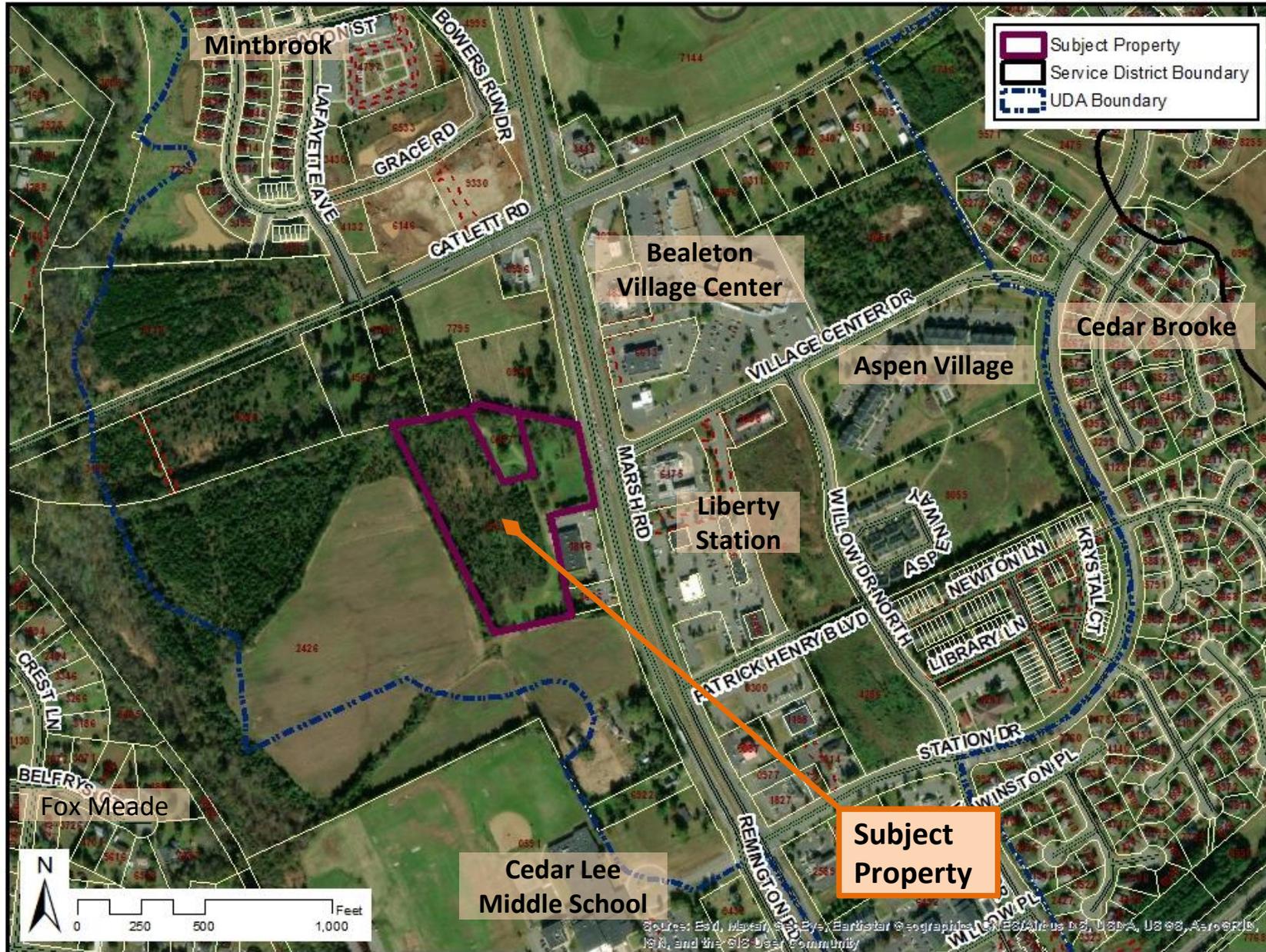
Rezoning Amendment



REZN-21-015939

REGIONAL AERIAL

Wexford Village



Subject Property:

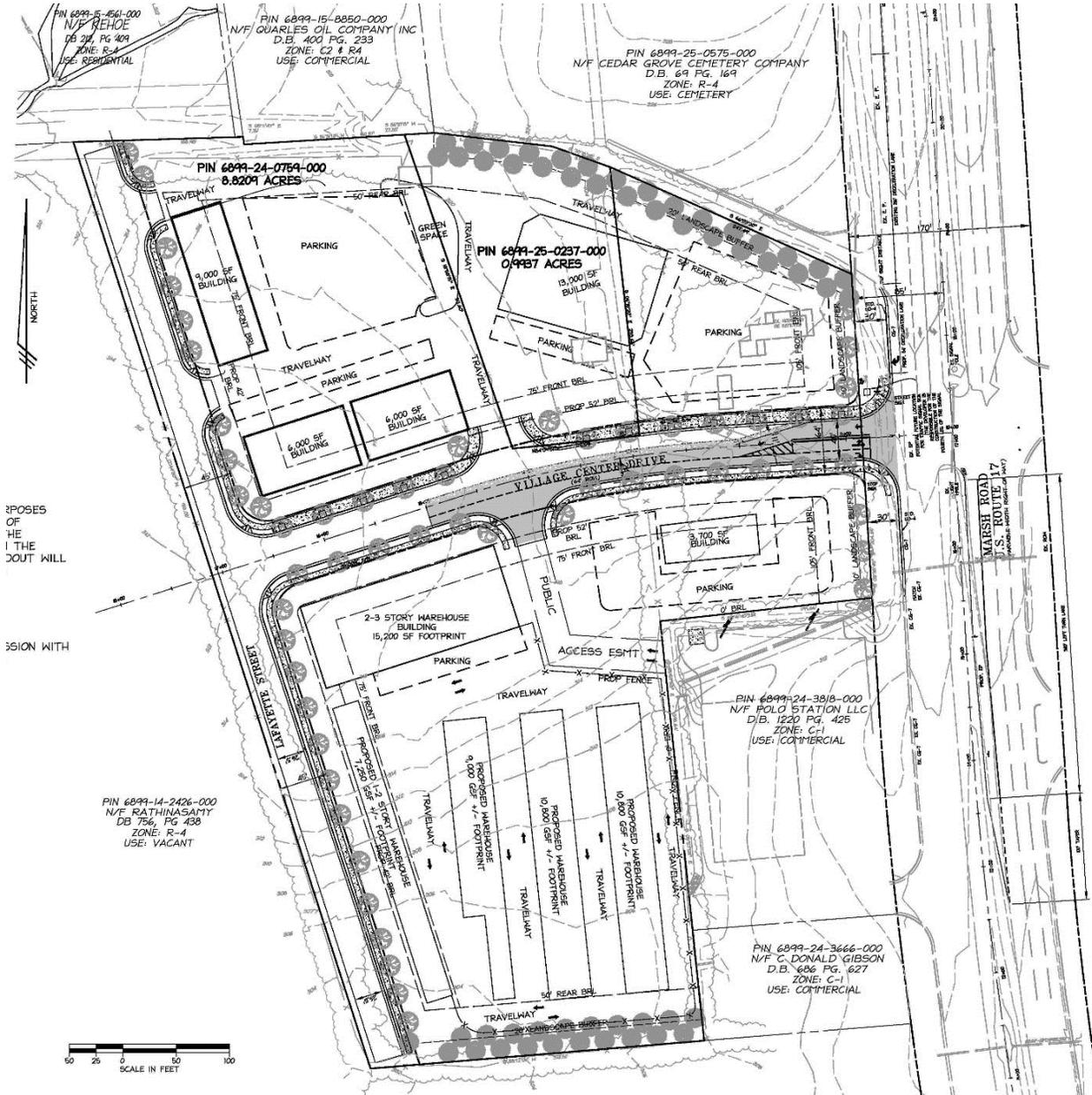
- Area: 9.84 acres
- PINs: 6899-24-0759-000 & 6899-25-0237-000
- Marsh Road (Rte. 17) & Village Center Drive (Rte. 859), Bealeton
- Zoning: C-2 w/ Proffers
- Land Use: Bealeton Service District – Town Center

Request:

- Amend Portions of a Previously Approved Proffer Statement & CDP

APPROVED CDP – OPTION B

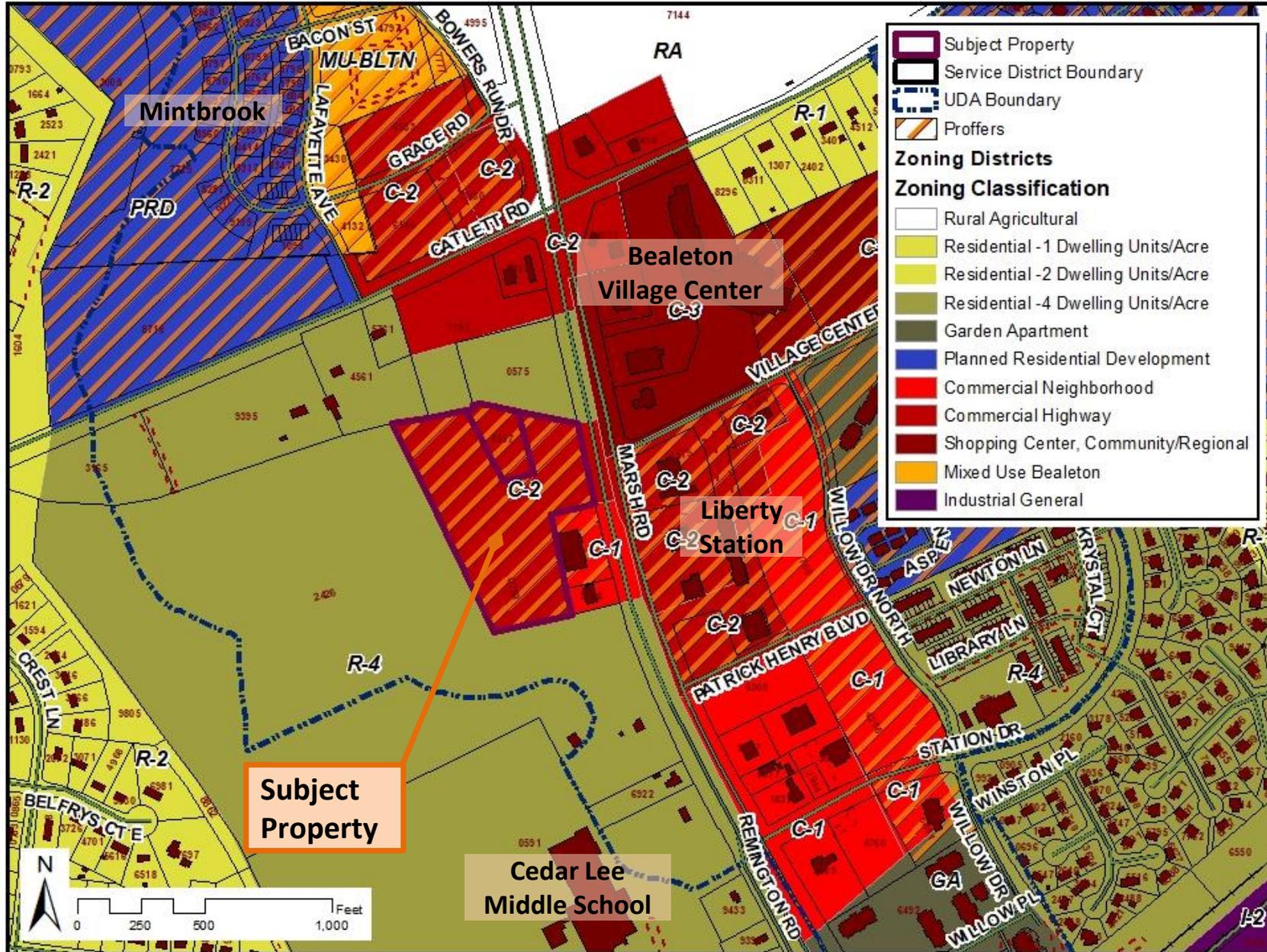
Wexford Village



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 1st Development to 2nd
 - 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

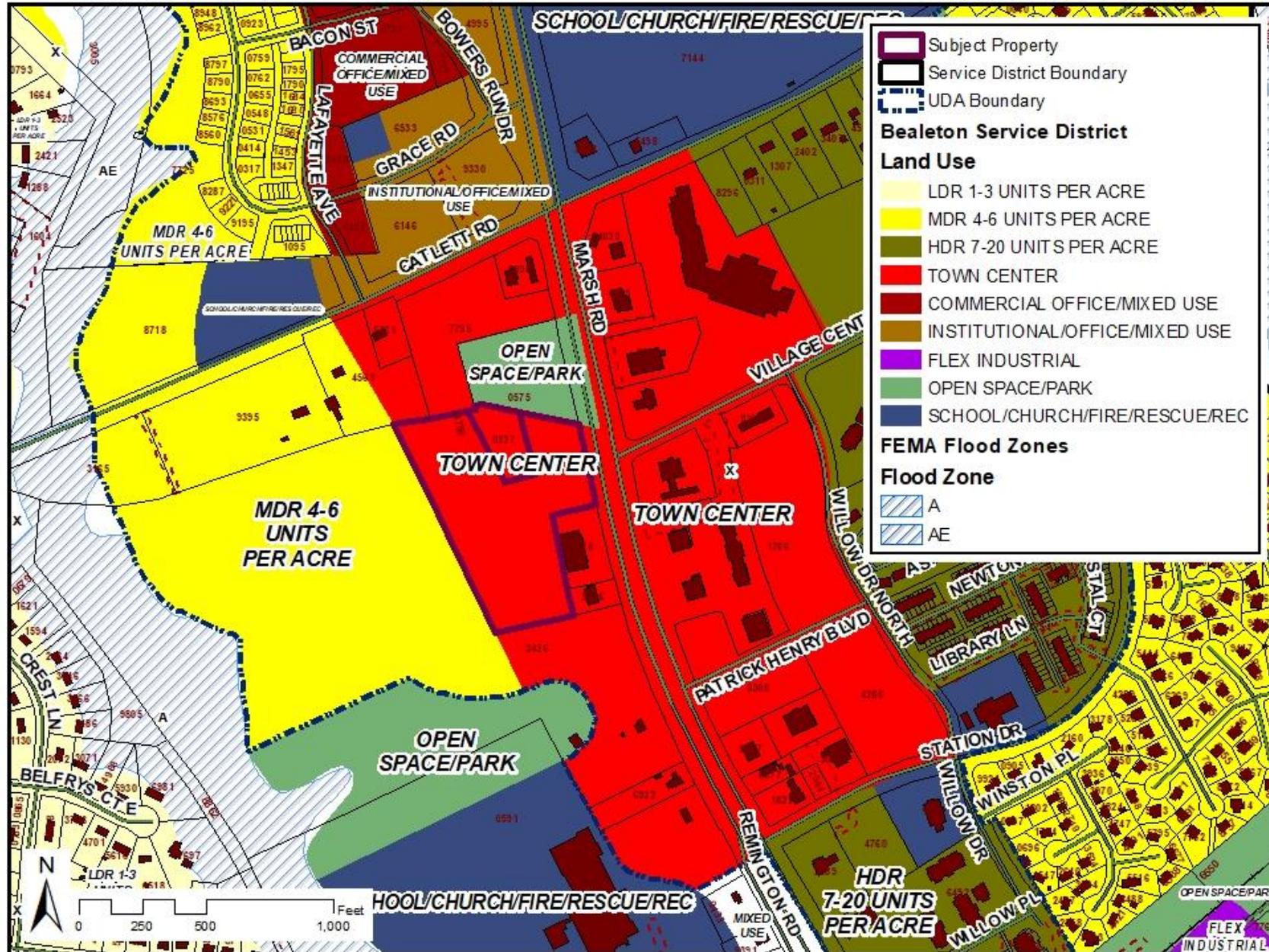
ZONING MAP



- Surrounding Properties:**
- Cedar Grove Cemetery
 - Zoned R-4
 - Polo Station
 - Zoned C-1
 - Bealeton Tobacco & Vape, Natural Nails
 - Rathinasamy Property
 - Zoned R-4
 - Vacant
 - Bealeton Village Center
 - Zoned C-2
 - Food Lion, Walgreens, McDonalds, BB&T, Anytime Fitness Bealeton & Family Dollar
 - Liberty Station
 - Zoned C-2
 - Dairy Queen, Dale's Car Wash, Virginia ABC, Advance Auto Parts, Grioli's & Subway

LAND USE MAP

Wexford Village



Bealeton Service District :

- Bealeton's Town Center
- Mixed-Use Commercial Core Surrounded by a Institutional/Office Uses & Mix of Higher Density Residential
- Mix of Lively & Mutually Supportive Commercial & Civic Uses
- Appropriate Employment Areas in Less Conspicuous Places
- Land Use: Town Center
- Mixed-Use w/a Strong Commercial Presence, Office/Institutional Uses, w/ Residential, Civic, Religious & Cultural Uses/Activities.
- Vertically Integrated, Mixed-Use Buildings, 2 to 3 Stories in Height
- Strip Shopping Centers & Isolated Pad Sites Should No Longer Be Acceptable

BEALETON TOWN CENTER

Wexford Village



General Design Guidelines & Design Principals:

- 10' – 16' Sidewalks Adjacent to Commercial
- Continuous parallel parking is encouraged. Otherwise, Parking should generally be located at the Rear of Lots & Prohibited in Front Yards
- Street Planted on Both Sides of Roads/Streets
- Parking Lots Should be Small & Completely Screened from Adjacent Streets w/ Fencing & Landscaping, Walls & Landscaping, or Hedges

Town Center Design Principles

- Pedestrian orientation w/ Rectilinear Blocks & Interconnecting Streets, Parks, Civic Spaces & Open Spaces
- Predominantly Multi-Story Buildings with a Mix of Uses
- Parking Behind the Principle Structures & On-Street Parking
- Buildings & Building Entrances Directly Behind or Close to the Sidewalk;
- Appropriately Scaled Window & Door Openings

SITE AERIAL

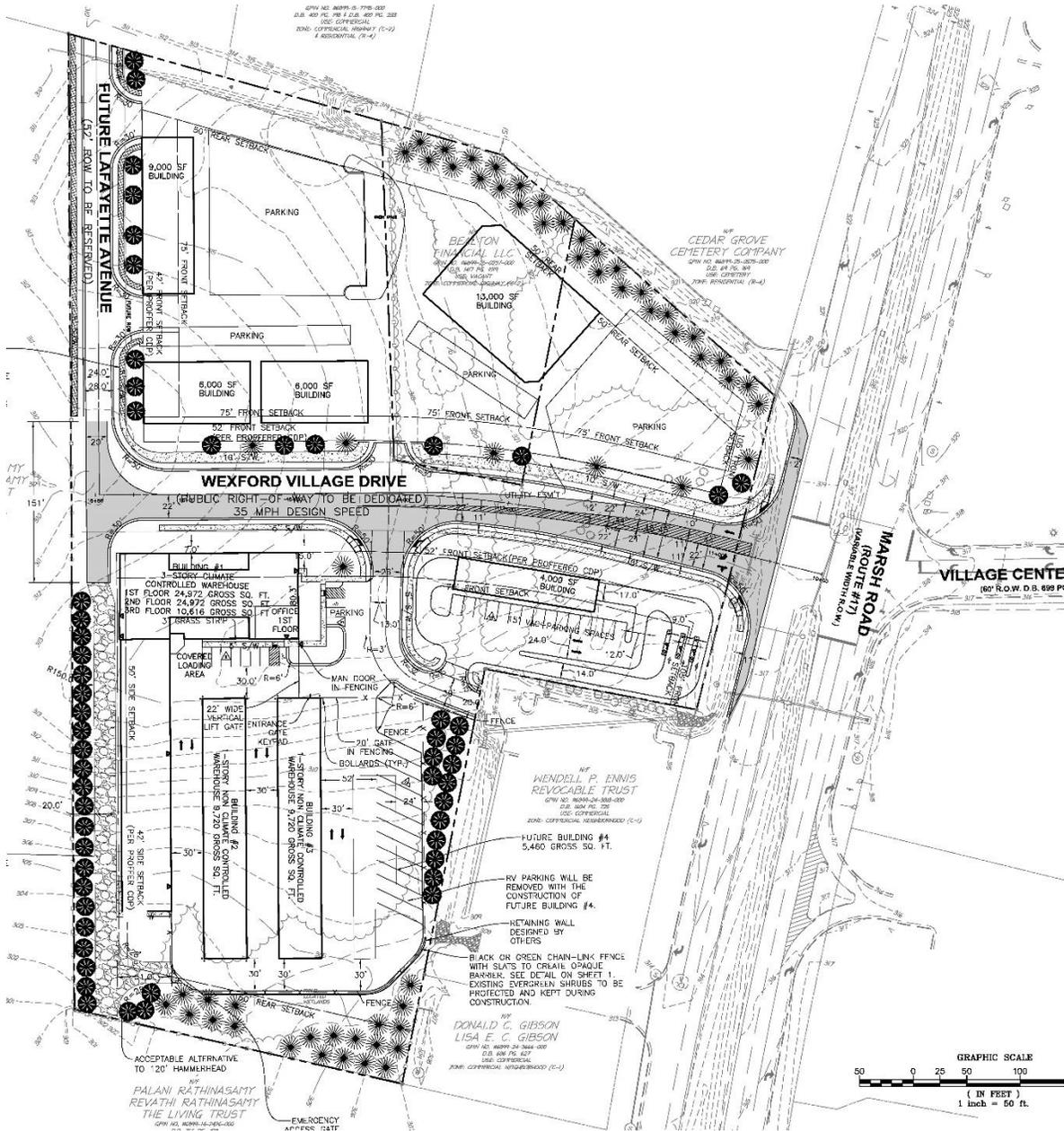


Proposal:

- Allow Car Wash Use
 - Reflected on CDP and in Proffer Statement
- Allow 90,000 SF of Warehouse/Self-Storage Use
 - + 10,000 SF from Current Approval
 - Reflected on CDP and in Proffer Statement
- Revise the Design & Layout of Lafayette Avenue
- Alter Commitments Related to Landscaping/Buffering
- Alter Commitments Related to Transportation Analysis & Related Improvements

PROPOSED CONCEPT DEVELOPMENT PLAN

Wexford Village



CDP Revisions:

- Southeastern Quadrant
 - 3,700 SF Building now a 4,000 SF Building, Shifted to West
 - Vehicular Circulation Through the Building
 - Service Area Along Marsh Road
 - No Landscaping or Street Trees
- 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
 - No Street Trees
 - Buffer of Deciduous Trees per Lot along Eastern & Western Property Line

Recommendation:

- The PC Should Evaluate if the Proposed Changes are Appropriate in this Location & Consistent w/ the Bealeton Service District Plan

CONCEPT PLAN



Staff Concerns:

- Proffers commit the Applicant to a Standard Which is Less than Required vs. Provide Voluntary Enhancement to Mitigate Impact
- The Application Significantly Diminishes Prior Commitments Related to Transportation Analysis & Improvements
- The CDP & Proffer Statement are Not in Agreement
- Proffers are Difficult to Enforce and/or Have Unclear Triggers
- Outstanding Zoning & VDOT Comments from Which Should be Addressed
- The PC May Want Other Review Agencies Comments to be Addressed