

STATEMENT OF SUPPORT AND BUSINESS OPERATION PLAN

Dated: January 19, 2023

Special Use Permit Applications

Ourisman Fairfax Boulevard, Inc., dba, Ourisman KIA of Fairfax, (“Ourisman”) operates at 10595 Warwick Avenue and 10601 Fairfax Boulevard without a special use permit as a legal nonconforming automobile dealership and vehicle repair in the Commercial Retail (CR) Zone. The dealership also operates with administrative offices 3700 Farr Avenue. The offices are also zoned CR with their operation having been determined to be a by right use. The existing administrative offices at 3700 Farr Avenue will continue to support Ourisman’s vehicle sales, leasing, service/repair operations. No renovations are planned for that property.

Ourisman seeks special use permits to: (1) construct a new show room building next door at 10641 Fairfax Boulevard where United Bank currently operates a branch and (2) continue the legal nonconforming vehicle service and vehicle repair building at 10595 Warwick Avenue and 10601 Fairfax Boulevard locations, but with additions to the building at 10595 Warwick Avenue to allow for electric vehicle servicing and repair, and for overall more efficient service, repair and parts operations.

The special use permit applications are supported by a special use permit/special exception plan by Walter L. Phillips, Inc. (SUP Plan), as well as architectural plans showing floor plans and elevations by Ammon Heisler Sachs architects, one for the new showroom building planned for the United Bank parcel at 10641 Fairfax Boulevard and one for the reconstructed vehicle repair, service and parts building at 10595 Warwick Avenue. The concept plan shows the dimensions of the two buildings adjoining one another along Warwick Avenue, including the additions to the existing showroom building to allow it to continue the legal nonconforming vehicle repair service and parts to support the new showroom. The SUP Plan also shows the proposed continued legal nonconforming use of the small triangular property at 10601 Fairfax Boulevard, but with parking for the overall use contemplated by these applications. The SUP Plan accounts for future street improvements the right of way for which the City is currently acquiring.

The new showroom building (10601 Fairfax Boulevard) architectural plan depicts the showroom, lounge, sales offices and new vehicle delivery. It also shows how customers would drop off vehicles for service or repair at 10595 Warwick with the option to wait in the lounge. Repair or service at 10595 Warwick would occur at the expanded and renovated building where, as shown on the separate architectural plan, 18 repair/service bays will operate on the first floor, and where parts will be stored on the second floor. Both buildings will contain offices to support vehicle sales, repair and service.

Special Exception Applications

The seven (7) special exception applications would be to allow: (1) waiver of Zoning Ordinance § 4.2.4 to locate parking in the front/side yard as specified in Zoning Ordinance § 1.5.12, (2) modification of transitional screening yard TY3 to reduce the required dimension from 15 feet to 10 feet, (3) waiver of Section 4.5.7.D.2 requiring a terminal landscape island for all parking spaces, but only for the parking area behind the used car building at 10601 Fairfax Boulevard, (4) modification of Section 3.5.3.J.1 to permit screening yard TY2 in lieu of screening yard TY3, (5) waiver Section 3.5.3.J. 2 to permit a service bay to be oriented towards Warwick Avenue, (6) waiver of Sections 4.5.6.B, B.1 to reduce landscaping strip and to allow street trees to be located more than 15 feet from the back of the curb and (7) to reduce width of sidewalks in favor of the width proposed by the City in the proposed intersection improvement project.

Section 6.7.7 Special Use Review Criteria

As required by the Special Use Request Instructions, the Applicants set forth responses to the applicable Special Use Review Criteria.

A. Substantial Compliance with Comprehensive Plan

The proposed uses are consistent with the Commercial Corridor designation of the properties on the 2035 Comprehensive Plan Future Land Use Map. Service uses, like those planned for the properties for vehicle, sales, service and repair, are contemplated along with the retail, restaurant, medial and office properties that exist along the Fairfax Boulevard corridor.

B. Compliance with all Applicable Requirements of this the Zoning Ordinance

Except as detailed in the special exception requests herein, the applications comply with all applicable requirements of the Zoning Ordinance.

C. The Effect on the Health or Safety of Persons residing or Working in the Neighborhood of the Proposed Use.

The applications continue the legal nonconforming vehicle sales, repair and service uses that have long co-existed in with the residential neighborhoods to the south. The applications will provide an opportunity to upgrade the existing buildings and to further mitigate any adverse impacts of continuing these uses.

D. The Effect on Public Welfare, Property and Improvements in the Neighborhood.

In addition to serving the public welfare as outlined in “C”, above, the proposed development will improve the neighborhood by replacing an aging and underutilized

bank building and renovating an old dealership building with modern buildings that will integrate their uses into a single, modern automobile sales, service/repair.

Section 6.17.7 Statements for Special Exceptions

Parking Front/Side Yard, ZO §§ 4.2.4, 1.5.12,

The lot at 10601 Fairfax Boulevard will be used for parking for the uses at the other two lots as part of the integration of the uses at the three lots into a single use.

Modification of Transitional Screening Yard TY3, 15 to 10 feet

The limitations of the site require this deviation. The setback will be increased from its current 4-foot setback, and additional trees will be provided to create better screening and enhance the existing conditions.

Terminal Landscape Island for 10601 Fairfax Boulevard

Waiver of Section 4.5.7.D.2 requiring a terminal landscape island for the parking area behind the used car building at 10601 Fairfax Boulevard is necessary because the very small size of the site and its use for parking for its integrated use with the other two parcels.

Modification of Screening Yard from TY3 to TY2

Modification of the Screening Yard to TY2 from TY 3 is necessary to meet the planting requirements given the reduction of the transitional screening yard from 15 feet to 10 feet.

Service Bay Facing Warwick Avenue, ZO § 3.5.3.J.2

Waiving of ZO § 3.5.3.J. 2 is necessary because of the size limitations of the site. All other service bays have oriented away from roadways. Importantly the application will eliminate service bay at 10595 Warwick that now faces the residential neighborhood to the south and will reorient it toward the new showroom building at 10641 Fairfax Boulevard.

Reduction of Landscaping Strip and Location of Street Trees, ZO § 4.6.6.B, B.1

The landscaping strip and the location of the street trees must be adjusted in some areas in order to comply with the Comprehensive Plan guidance and to provide a 4-foot barrier from the trial along the street frontage.

Reduction of sidewalk Width Consistent with Intersection Improvements

The width of sidewalks should be consistent with that proposed by the City in conjunction Fairfax Boulevard intersection improvements.