Initial Submittal: November __, 2023
Revised March 5, 2024

STONEFIELD

Zoning Map Amendment Application Narrative

ZMA 2023- 00000_

Introduction

The Applicant, OCT Stonefield Property Owner, LLC is the owner of The Shops at Stonefield and is the successor declarant or "Developer" under that certain Master Declaration of Easements, Covenants, Conditions and Restrictions for Stonefield, dated as of February 17, 2012, and recorded in the Clerk's Office of the Circuit Court of the County of Albemarle in Deed Book 4135 at page 260. The Applicant has managed and operated Stonefield since its purchase in 2016. Under its management and operations, Stonefield has emerged as the area's premier shopping center and destination for fine dining and entertainment.

Description of Proposed Amendment to Code of Development

The proposed, minor amendment to the Code of Development would allow small scale, motor vehicle sales and service in certain portions of the Center. The request was prompted by interest from Tesla Inc. to locate a vehicle sales office at 1951 Swanson Drive, in the former Pier One building. Proposed elevations completed for Tesla are attached to the Application as Exhibit 1. It was determined at Tesla's pre-application conference that the existing Code of Development allows a motor vehicle sales and service use but only by special use permit. Tesla's anticipated sales showroom was only to occupy approximately 2,500 square feet in an existing retail building. The outdoor display of Tesla models was to involve no more than four (4) existing parking spaces. Furthermore, Tesla also was informed that because at least one of the four (4) parking spaces that would be used for vehicle display was visible from Hydraulic Road, an additional special use permit would be required for outdoor displays within the Entrance Corridor. The Applicant would like to be able to accommodate Tesla or another, similar vehicle manufacturer at a slightly larger location within Stonefield, if the need for such space arises.

The Applicant maintains that motor vehicle sales and service operations have evolved and the model that is being deployed by manufacturers like Tesla was not contemplated when the Code of Development was written. At that time, the convention was exemplified by commercial corridor-oriented, automobile dealerships offering multiple models and maintaining entire inventories on display in large parking lots. The Applicant would like to be able to accommodate Tesla or another, similar vehicle manufacturer at a slightly larger location within Stonefield if the need for such space arises. Accordingly, Applicant requests that the ZMA Code of Development, entitled "Albemarle Place, The County of Albemarle, Virginia," dated October 15, 2003, last revised October 21, 2013, be amended to allow "motor vehicle sales, service and rental, up to 4,500 sq. ft." as a by-right use in Blocks A, B, C, and G. The proposed change would only allow this use in Blocks A, B, C, and G.

Consistency with the Comprehensive Plan

The Places29 Master Plan (the "Master Plan") designates the Property for Urban Mixed Use (in Centers). Stonefield is the only, large scale, genuinely mixed-use development in the County that exhibits all the attributes of the Neighborhood Model. The proposal would be located within a building contemplated in the existing Code of Development and Application Plan.

Places 29 Design Guidelines

The Property is located on the U.S. Route 29 and Hydraulic Road Entrance Corridors. To the extent that any proposed location is visible from any Entrance Corridor, Applicant will have to also submit a special use permit application, which would include submitting supplemental materials to the Architectural Review Board for evaluation of the Project's potential impacts on the Entrance Corridor and conformity with the Places29 Master Plan Entrance Corridor Design Guidelines.

Impacts on Public Facilities & Public Infrastructure

The Proposal has no negative impact on public facilities and public infrastructure. As indicated, any use arising from this proposal would be located only within a building contemplated in the Code of Development and Application Plan.

Impacts on Environmental Features

The proposal has no negative impacts on environmental features. The proposed use is a form of retail use and will be served by the public water and sewer system. Electric vehicles are favored by various federal and state policies to reduce climate change.

Impacts of the Proposal

Parks: A vehicle sales use would have no impact on public parks.

Fire & Rescue: The layout for Stonefiled has been carefully designed to meet the standards for emergency vehicle access, and other fire and rescue standards. Adding this use will have no impact on that overall safety designs.

Schools: This retail use will have no impact on schools.

Affordable Housing: This retail use will have no impact on affordable housing.

Open Space: The proposal would be located only within a building contemplated in the Code of Development and Application Plan.

Historic Resources: The Applicant has not identified any historic or cultural resources on or adjacent to the Project that would be impacted by this use within the center.

Requested Action:

Amend the ZMA Code of Development, entitled "Albemarle Place, The County of Albemarle, Virginia," dated October 15, 2003, last revised October 21, 2013, to allow "motor vehicle sales, service and rental, up to 4,500 sq. ft." as a by-right use in Blocks A, B, C, and G.

Amend the ZMA Code of Development, entitled "Albemarle Place, The County of Albemarle, Virginia," dated October 15, 2003, last revised October 21, 2013, to allow "motor vehicle sales, service and rental, more than 4,500 sq. ft." with a special use permit in Blocks A, B, C, and G.