

ZMA202300016 Stonefield Code
of Development Amendment

SP202300019 Stonefield
Outdoor Storage, Display, and
Sales

Board of Supervisors
May 15, 2024

Staff: Rebecca Ragsdale,
Margaret Maliszewski



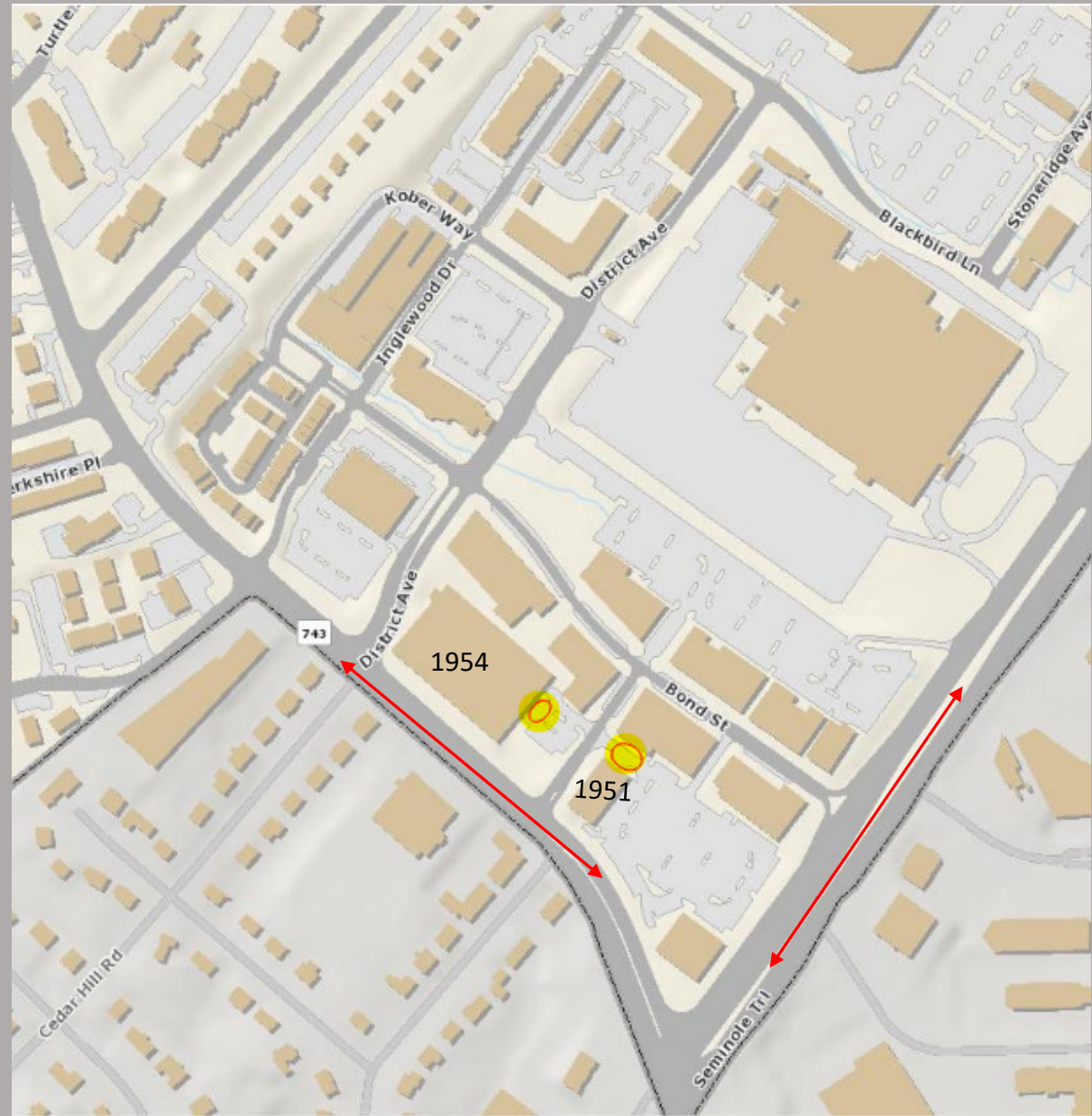
ZMA202300016 Stonefield Amendment and SP202300019 Outdoor Sales and Display

ZMA202300016 Stonefield Code of Development Amendment:

- Allow motor vehicle sales of up to 4,500 square feet in blocks A, B, C, and G

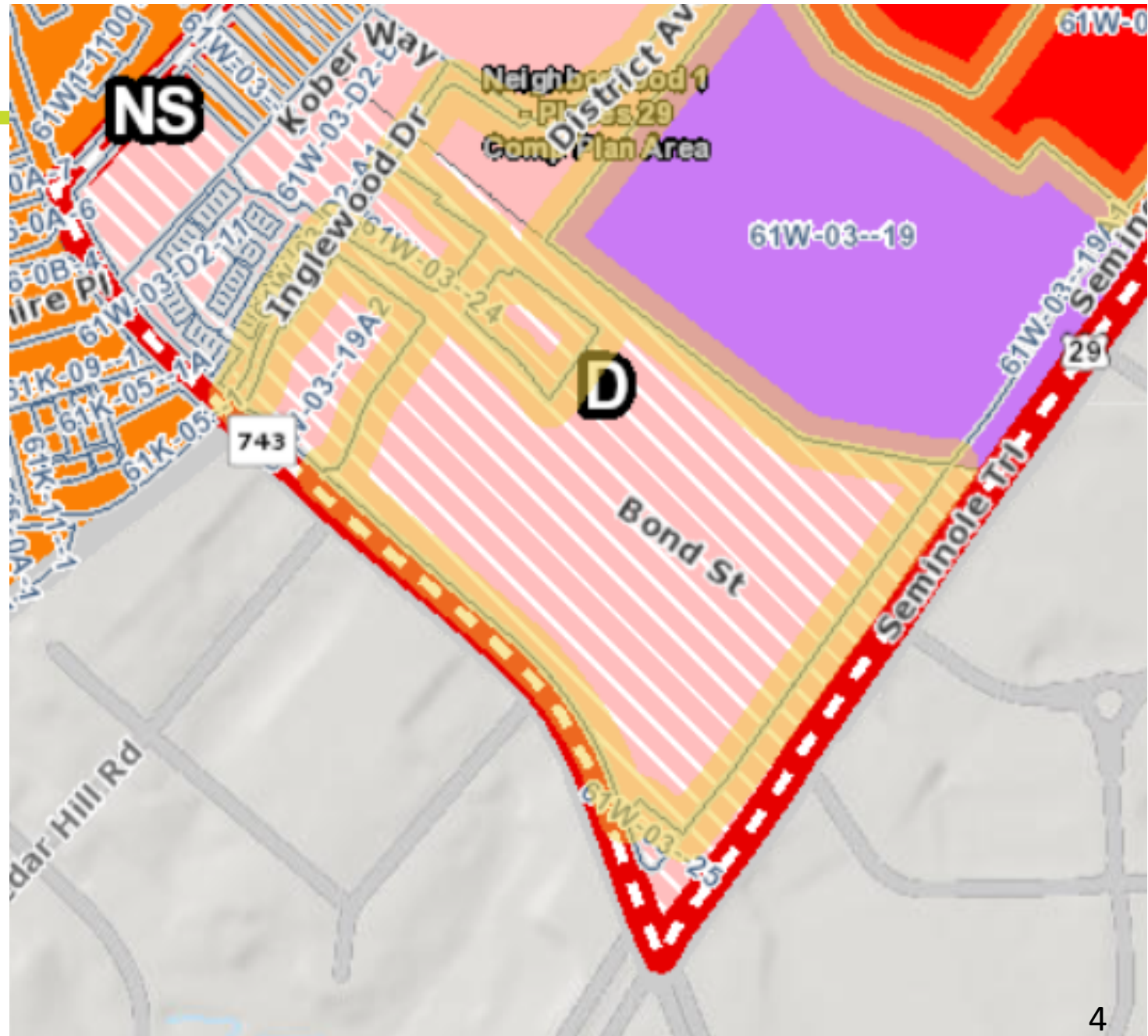
SP202300019 Outdoor Sales and Display:

- Establish outdoor sales, storage and display of vehicles on the Entrance Corridor, associated with an electric vehicle sales office.
- The display would be limited to ten existing parking spaces.



future land use

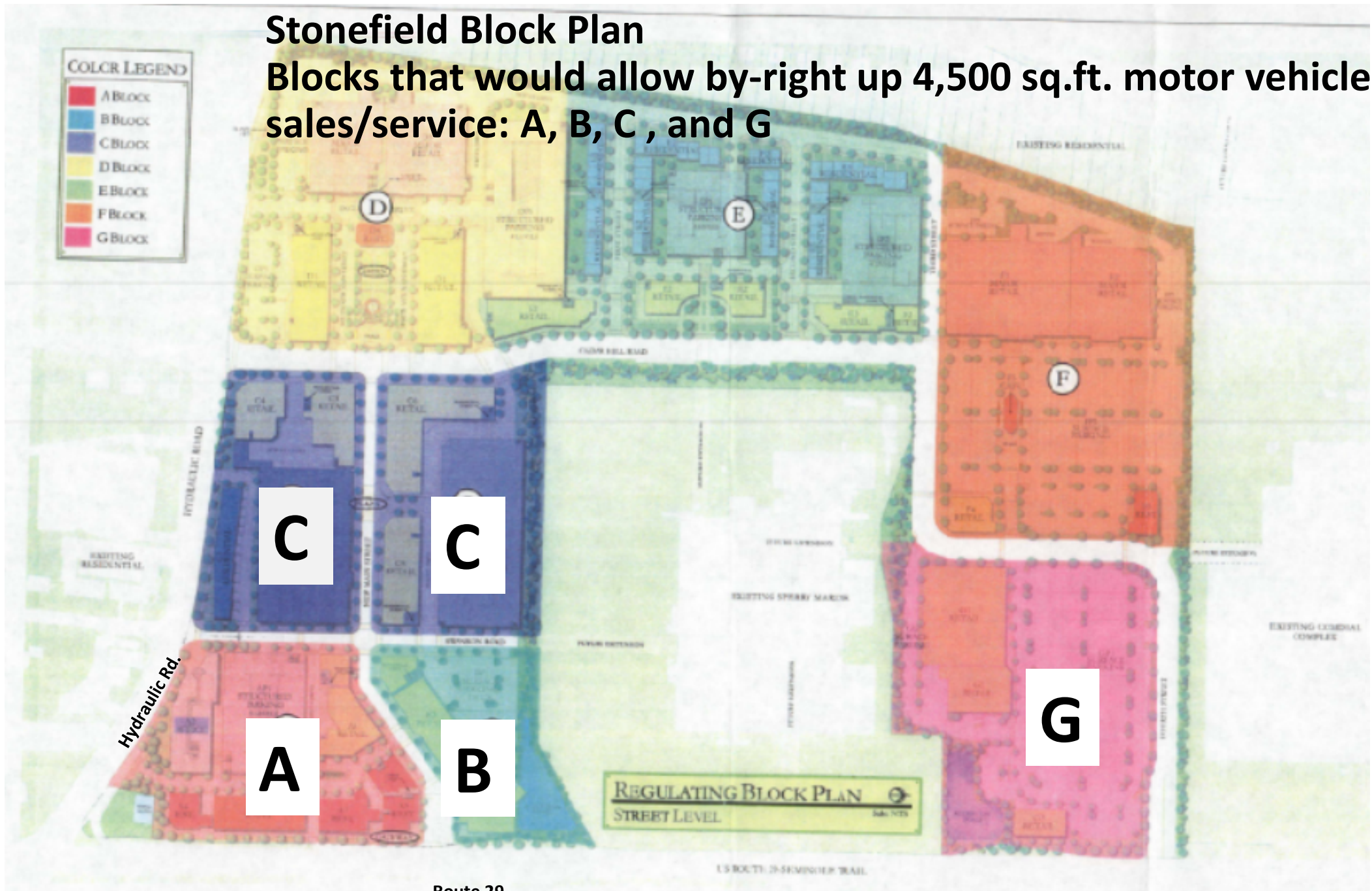
Land Use Designation → Primary & Secondary Uses ↓	Urban Mixed Use
Residential For these uses, buildings should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> ▪ Density: 3 – 34 units/acre in areas with this designation that are not in Centers ▪ Minimum 25 percent of urban mixed use development should be residential ▪ Residential may be mixed vertically or horizontally
Neighborhood Retail Community & Regional Retail General Commercial Service Buildings should not be taller than 3 stories, unless by exception	<ul style="list-style-type: none"> ▪ Minimum 25 percent of urban mixed use should be retail ▪ Maximum retail-only single-building footprint: 15,000 SF
Auto Commercial Sales & Service Buildings should not be taller than 2 stories, unless by exception	<ul style="list-style-type: none"> ▪ All activities must be within a building, except for customer/employee parking, loading, and gas pumps ▪ Maximum single-building footprint: 7,500 SF ▪ Evidence must be provided that noise, odors, and other potential nuisances do not affect surrounding properties
Office Research & Development (R&D)/Flex Buildings should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> ▪ Minimum 20 percent of development in this designation should be office or office/R&D/ Flex ▪ Maximum single-building footprint: 20,000 SF



Stonefield Block Plan

Blocks that would allow by-right up to 4,500 sq.ft. motor vehicle sales/service: A, B, C, and G

COLOR LEGEND	
Red	A BLOCK
Blue	B BLOCK
Dark Blue	C BLOCK
Yellow	D BLOCK
Green	E BLOCK
Orange	F BLOCK
Pink	G BLOCK





View of 4-space parking area from the Rt. 29 Entrance Corridor.



View of 6-space parking area from the Rt. 29 Entrance Corridor.

ZMA202300016 Stonefield Amendment and SP202300019 Outdoor Sales and Display Summary

- The proposed use is consistent with the Places 29 Master Plan.
- The proposed outdoor storage and display (SP202300019) is consistent with the Entrance Corridor Design Guidelines if the ARB's. Recommended conditions of approval include:
 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.

ZMA202300016 Stonefield Amendment and SP202300019 Outdoor Sales and Display

Questions?



ZMA202300016 Stonefield Amendment and SP202300019 Outdoor Sales and Display Recommended Motions

For approval of ZMA202300016 :

I move to adopt the ordinance attached to the staff report as Attachment F to approve ZMA202300016 Stonefield Amendment.

ZMA202300016 Stonefield Amendment and SP202300019 Outdoor Sales and Display Recommended Motions

For approval of SP202300019:

*I move to adopt the resolution attached to the staff report as Attachment G to **approve** SP202300019 Outdoor Sales and Display.*



