



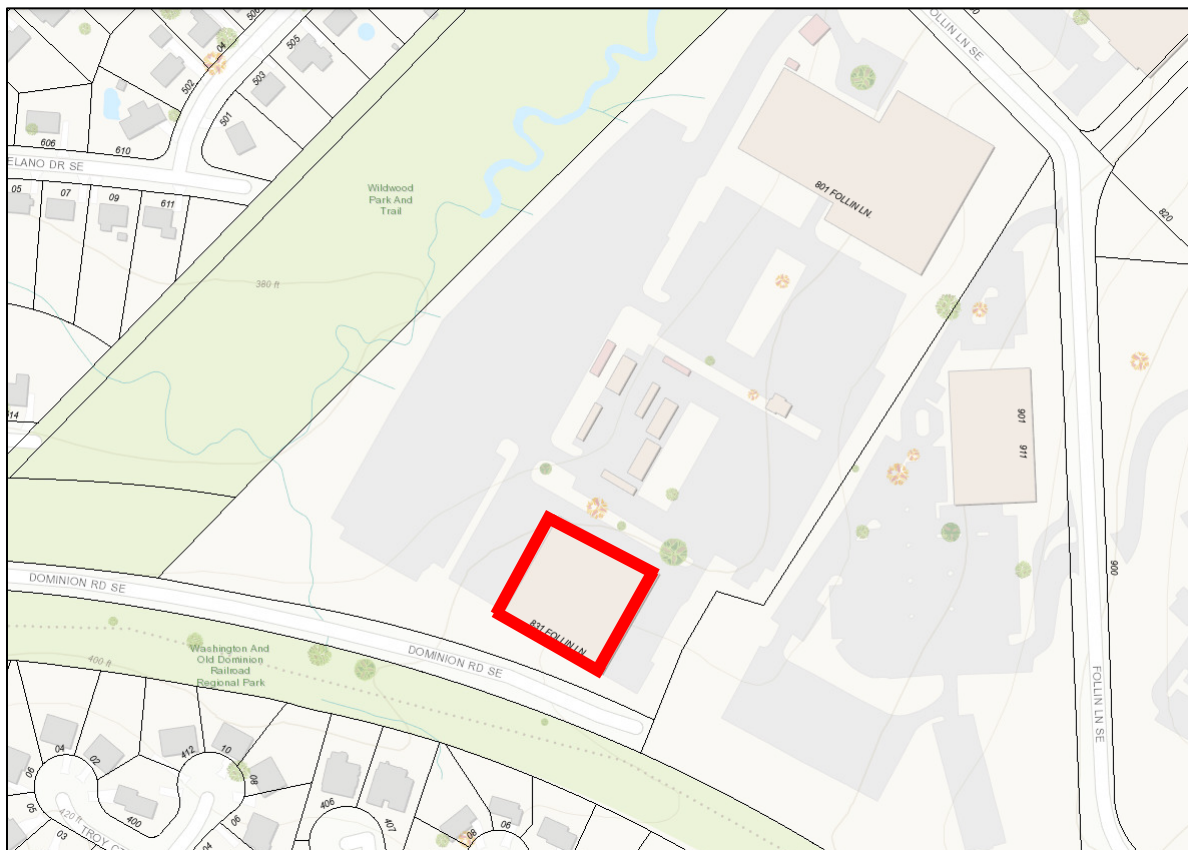
# STAFF REPORT COVER SHEET

March 8, 2023

<b>Address</b>	831 Follin Lane SE	<b>Case Number</b>	PF-1004576-CO
<b>Regular Meeting Date</b>	5/24/2023	<b>Applicant</b>	Roadhouse Development, LLC, application submitted by Lynne Strobel, of the law firm Walsh, Colucci, Lubeley & Walsh
<b>Board/Commission</b>	Planning Commission	<b>Owner</b>	Owner of proposed business: Roadhouse Development Company, LLC Owner of property: GI Partners
<b>Existing Zoning</b>	CMP	<b>Existing Land Use</b>	Commercial
<b>Brief Summary of Request</b>	A Certificate of Occupancy application for a warehouse use of indoor car storage.		
<b>Site and Building Improvements</b>	Most improvements will be interior to the structure. External improvements will be cosmetic only, and will need approval from the Board of Architectural Review.		
<b>Public Notice Requirements:</b>	There are no noticing requirements. As a courtesy, however, the Town has sent notices to adjacent property owners within the CMP Industrial Park.		
<b>Brief Analysis</b>			
<p><b>PROPERTY HISTORY</b> The last confirmed user of the building located at 831 Follin St SE was the US Postal Service, which was approximately one year ago. The building was issued a Certificate of Occupancy in 2008 for a different warehouse user.</p> <p><b>COMPATIBILITY WITH THE COMPREHENSIVE PLAN</b> The property is in an area that is designated in the Comprehensive Plan as Employment Center Land Use. The Comprehensive Plan envisions this area (p. 31) as a place for “large office buildings and campuses.” As a long-term use, this use may not entirely comport with the vision of the area and is not, as indicated in the applicant’s justification letter, consistent with the approved office land use. As an interim use until such time as the office market strengthens, again as indicated in the application, this use provides occupancy to a long-term vacant building that, in staff’s view, may be deemed compatible with the existing campus setting and the existing warehouse building.</p> <p><b>COMPATIBILITY WITH THE ZONING &amp; SUBDIVISION ORDINANCE</b> The proposed use is not specifically listed in Section. 18-96 of the zoning ordinance, but staff concludes that it may be deemed compatible with the intent of the CMP Industrial Park zoning district, under Section 18-96 (D).</p>			

<b>Attachments</b>	01: Staff Report 02: Application & Authorization 03: Statement of Justification 04 : Proposed Site Plan	05: 2006 Site Plan 06: Certificate of Occupancy's 07 : CMP Industrial Park Zone Regulations
<b>Author</b>	Dorothy Baker, Senior Planner	

**Location of Subject Property:**



The applicant is requesting a recommendation to the Town Council from the Planning Commission on a Certificate of Occupancy for a warehouse use of internal car storage at 831 Follin Lane SE.

**Description and Background of the Property:**

The subject property, 831 Follin Lane SE, is located in the CMP Industrial Park zoning district. The building is located on the west side of Follin Lane, and backs up to the Washington and Old Dominion Trail. Because of the building’s location at the rear of the property, the building’s visibility is limited from Follin Lane. The building is also screened from the Trail by dense vegetation. As such, the location is a very difficult property to market for office uses, which is what is approved on the site.

**Planning & Zoning Staff Report to the Planning Commission**  
**Meeting of May 24, 2023**  
**Page 3 of 4**

The building is 34,241 square feet, and is shown on plans dating back to the at least the 1960s. The building has been used by the U.S Postal Service on an irregular basis when mail loads are high. Attachment 5 shows a site plan from 2006 in which the applicant building is listed as a warehouse, and a Certificate of Occupancy that was issued in 2008 (attachment 6) for a warehouse.

There is one other building on the parcel, whose address is 801 Follin Lane SE. That building is currently occupied by the F.B.I.'s Terrorist Screening Center. This address is not included in the application, and is not impacted by the proposed use of 831 Follin Lane SE.

***Applicant Proposal/Request:***

The applicant is proposing to establish and operate a warehouse use for classic vehicles and cars. The entirety of the business will be operated interior to the site, except for that the vehicle owner would drop off and pick up the vehicle outside of the building. The applicant has stated that no exterior alterations are proposed other than cosmetic improvements. Further, to minimise the impacts of the business and to ensure the safety of the facility, eight conditions have been provided and, if approved, would be added to the Certificate of Occupancy. Attachment 3 delineates the conditions. A one-lane drive aisle follows the edge of the parking lot to allow vehicles and people to access the building, and leads to the only entrance to the site and building.

***Staff Analysis:***

Warehousing/storage is not a listed permitted use in Sec. 18-96 – Permitted Uses. Staff has determined that it requires approval of the Town Council, after receiving a recommendation from the Planning Commission.

Within Section 18-96 – Permitted Uses, the only category under which this use may be allowed is 18-96 (D), which permits:

- “Other assembly, limited manufacturing or other uses which fulfill the conditions and standards of this article, when located and arranged according to a plan providing for aesthetic and other conditions in harmony with the neighborhood and approved by the Town Council after receiving report and recommendation thereon from the planning commission.”

The purpose of the CMP Industrial Park zone is to encourage development compatible with surrounding residential districts. Development is limited to a low concentration; external effects are limited and permitted uses are confined to those administrative, research, and manufacturing activities which can be carried on in an unobtrusive manner.

While the current Comprehensive Plan envisions this area as a corporate office park, the market for such office development is weak, and the location of this building is particularly challenging in terms of marketability as it is not easily visible from any major transportation corridor. The applicant proposes the use as interim, until such time as office is developed, in accordance with both the Comprehensive Plan

**Planning & Zoning Staff Report to the Planning Commission  
Meeting of May 24, 2023  
Page 4 of 4**

and the approved site plan for this portion of Vienna. Staff concludes that it is a reasonable use considering the challenges of the site and the existence of the warehouse building.

This address was issued a Certificate of Occupancy for a warehouse in 2008. This use is not incompatible with the purpose of the CMP district as stated in the zoning ordinance. There are no residences in the vicinity of the property, and therefore the impact of the warehouse use is minimized. Further the conditions suggested by the applicant ensure the use will have minimal negative impacts on the surrounding businesses.

***Potential Motion:***

"I move that the Planning Commission recommend that the Town Council:

- 1) Support the Certificate of Occupancy for the warehouse use of internal car storage at the property located at 831 Follin St, NE with the proposed conditions as stated.

Or

Other motion as deemed necessary by the Planning Commission.