

STATEMENT OF JUSTIFICATION

200 E Maple Street

Automobile Service Station Reconstruction and Required Rezoning

Revised May 3, 2018

The property has been used only as a service station for more than fifty (50) years. The service station as it exists today, however, has been closed for more than two years and cannot be reopened due to expiration of the Occupancy License and associated nonconforming use status. An additional abutting parcel has been added to the original service station property.

The Applicant/Owner is willing to lease the property to a local major gasoline brand operator (Fairfax Petroleum Realty, LLC) and the following reconstruction scope is proposed:

- Demolish the existing buildings and remove existing underground storage tanks.
- Retain some existing landscaping, but add new landscaping.
- Close two of the four existing entrances and consolidate to one on each roadway at the intersection to improve safety and circulation.
- Grant public access and utility easements for improved sidewalk connectivity and traffic control operations.
- Add Stormwater Management and Best Management Practices infrastructure. The property currently has no stormwater management facilities. Such new treatment will improve both the water quantity control (i.e., detention) and water quality treatment (i.e., phosphorus load).
- Expand Park Street sidewalk.
- Rebuild canopy and dispensers with state-of-the-art replacements.
- Build a convenience store with enhanced architecture (subject to Town Board of Architectural Review).
- Underground the Park Street frontage overhead electric lines per Utility Company design requirements.

To accomplish the above scope of reconstruction and revitalization, two of the three contiguous lots need to be rezoned from C-1A (Special Commercial Zone) to C-2 (General Commercial Zone). The third lot is already zoned C-2. The Applicant proposes to consolidate the three lots (88, 89 and 90) after the two contiguous lots are rezoned. Please refer to the rezoning plat and General Development Plan submitted as part of this application.

The following information is pertinent to the use and operation of the proposed business:

- a. **Type of Operation:** Automobile service station and ancillary convenience food store
- b. **Hours of Operation:** 24 hours, daily
- c. **Estimated number of patrons:** 1,000 per day maximum on a busy day
- d. **Proposed number of employees:** Four
- e. **Estimated Traffic Impact of proposed use, including maximum expected trip generation:** 950 VPD (includes both in and out)
- f. **Vicinity of General Area to be served by the use:** Town of Vienna residents and workers, plus the pass-by traffic on two intersecting roads (Maple Avenue and Park Street) and immediate surroundings.
- g. **Description of building facade and architecture of proposed new building or additions:** Gable roof for the retail convenience store and mansard roof for the canopy. Buildings will be metal, Hardiboard style lap siding and brick fascia. The Board of Architectural Review will review the proposed design after the rezoning, so additional improvements may be approved.
- h. **A listing, if known, of all hazardous or toxic substances to be generated, utilized, stored, treated and /or disposed or on site and the size and contents of any existing or proposed storage tanks or containers:** Primarily gasoline product. Underground, double walled storage tanks will be installed on the property.

The Planning Commission recommended approval of the application at its April 25, 2018 public hearing. As a result of the discussion among the Applicant and the Commission, the General Development Plan was revised with the following enhancements:

- Relocated the sidewalk and ADA ramp on the property to avoid any potential conflict with the proposed parking spaces.
- Removed the retaining wall on the east side of the property so that the wall of the proposed convenience store will retain the ground.

It is the Applicant's understanding that the planning staff is in agreement with these revisions.