

Index File

UP-826-13

Redline Performance Motorsports, Inc

Assessor's Parcel Nos. 24-126 and 24-127

Application No. UP-826-13, Redline Performance Motorsports: Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 12, No. 5a) of the York County Zoning Ordinance, to authorize the expansion of an existing motorcycle sales and service facility located at 7325 and 7331 George Washington Memorial Highway (Route 17). The properties are located on the west side of Route 17 approximately 250 feet south of its intersection with Greene Drive (Route 1290) and are further identified as Assessor's Parcel Nos. 24-127 and 24-126. The parcels are zoned GB (General Business) and are designated for General Business development in the Comprehensive Plan.

Attachments:

- Zoning Map
- Narrative Description
- Sketch Plan
- Floor Plans
- Architectural Elevations
- Proposed Resolution No. PC13-4

COUNTY OF YORK

MEMORANDUM

DATE: May 1, 2013 (PC Mtg. 5/8/13)

TO: York County Planning Commission

FROM: Amy M. Parker, Senior Planner

SUBJECT: Application No. UP-826-13, Redline Performance Motorsports, Inc.

ISSUE

This application seeks a Special Use Permit, pursuant to Section 24.1-306 (Category 12, No. 5a) of the Zoning Ordinance, to authorize expansion of an existing motorcycle sales and service facility located at located at 7325 (vacant parcel) and 7331 (parcel containing existing building to be expanded) George Washington Memorial Highway. The two parcels will be combined as part of the development project. The 1.87-acre site is located on the west side of George Washington Memorial Highway (Route 17) approximately 250 feet south of its intersection with Greene Drive (Route 1290) and is further identified as Assessor's Parcel Nos. 24-127 (GPIN R08c-0391-0721) and 24-126 (GPIN R08c-0364-0799). The parcels are zoned GB (General Business) and are designated for General Business development in the Comprehensive Plan. The parcels are also subject to the provisions of the Route 17 Corridor overlay district and the Watershed Management and Protection Area overlay district.

DESCRIPTION

- Property Owner: Redline Performance Motorsports, Inc. (Parcel No. 24-126) and DML Properties, LLC (Parcel No. 24-127)
- Location: 7325 and 7331 George Washington Memorial Highway (Route 17)
- Area: Two parcels containing a total of 1.87 acres
- Frontage: Approximately 163 feet on George Washington Memorial Hwy
- Utilities: Public water and sewer
- Topography: Flat
- 2025 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business
WMP – Watershed Management and Protection Area Overlay
Route 17 Corridor Overlay
- Existing Development: Motorcycle sales and service

- Surrounding Development:

South: Mini-storage warehouses, office
West: Building contractor's shop (Greene Industrial Park)
North: Motor vehicle sales and service
East: York Village shopping center across Route 17

Proposed Development: Expansion of existing motorcycle sales and service facility

BACKGROUND

According to County Assessor's records, the existing commercial building located at 7331 George Washington Memorial Highway was constructed in 1986. The adjacent vacant parcel was occupied by a pre-1949 nonconforming single-family dwelling, which was removed sometime in 2003 or 2004. The applicant has owned and operated a motorcycle sales and service business in the subject building since 2000 and purchased the adjacent parcel in 2003. In 2012, the applicant was cited by County Zoning and Code Enforcement staff for expansion of the business (motor vehicle parking and storage) on the vacant parcel without required zoning approvals.

CONSIDERATIONS/CONCLUSIONS

1. The 1.87-acre site is occupied by the existing 7,078-square foot building used for office, parts and supplies storage, service, and sales of motorcycles along with associated outdoor storage of motorcycles and parking areas. According to the sketch and floor plans submitted with the SUP request, the applicant proposes to consolidate the subject parcels and construct an approximately 18,200-square foot addition to the existing building (for a finished building of approximately 25,278 square feet in floor area) with associated parking areas. Building design will include expanded storage and motorcycle service areas, a larger office area, and a small second-story area for motorcycle display and storage. Access to the site will be via the existing driveway connection to Route 17.
2. Surrounding uses include motor vehicle sales and service, mini-storage warehouses, a building contractor (in the Greene Industrial Park), and a shopping center across Route 17. Adjacent properties to the north, south and east (across Route 17) are zoned GB (General Business), and the property to the west is zoned IL (Limited Industrial).
3. The property is subject to the Route 17 overlay district provisions set forth in Section 24.1-378 of the Zoning Ordinance. These provisions are intended to "*provide a positive visual experience for those visitors coming into and through the county along this corridor.*" In accordance with these standards, the proposed expansion will be required to be constructed of brick, split-faced block, dryvit or other simulated stucco, steel-surfaced/pre-finished insulated dimensional wall panels, pre-formed simulated brick or architectural panels, and wood or synthetic clapboard siding facades.

According to the applicant's architectural elevations, façade materials for the new addition will be brushed stainless steel with numerous windows.

The overlay district requirements also include screening of outdoor storage areas so they are not visible from public rights-of-way and adjacent properties. There is an existing 6-foot high wooden fence along the north and south sides of the rear yard. The applicant is currently utilizing the area to the rear of the building for storage of motorcycles, large storage trailers, and associated parts and supplies. Outside storage of motorcycles and use of storage trailers are permitted in the GB district, but not outside storage of parts or supplies. According to the applicant's sketch plans, all storage associated with the business would be contained within the building, thus eliminating the need for outside storage once the new addition is constructed. If any portion of the rear yard area does need to be used for storage, fencing and/or landscaping will be required to screen storage areas from view of Route 17 and surrounding properties.

Proposed architectural elevations indicate a vehicle bay door in the middle of the front building façade. While the Route 17 Corridor overlay district provisions discourage such doors on front facades, appropriate screening methods such as berms, landscaping and/or fencing can be utilized to screen the door from view of Route 17. A proposed approval condition addresses this issue.

4. The subject property is located in the Watershed Management and Protection Area (WMP) overlay district by virtue of its location in the Harwoods Mill Reservoir drainage area, and development of the site will be required to meet applicable Zoning Ordinance standards. Environmental and Development Services staff have indicated that a Natural Resources Inventory, prepared in accordance with County Code Section 23.2-6, *Chesapeake Bay Preservation Areas*, will be required as part of the site plan review process. The applicant's sketch plan indicates a proposed underground stormwater storage system beneath the rear parking area. In addition to WMP overlay district requirements, plans must meet standards of County Code Chapter 23.3, Stormwater Management, which requires submission of engineered stormwater management plans as part of the site plan approval process.
5. Zoning Ordinance parking standards require a minimum of 52 spaces for the proposed use, and sketch plans indicate the requisite number of spaces, including two handicap spaces. Proposed plans do not meet minimum requirements for parking lot landscaping (7.5% of parking area to be maintained as landscaped areas), and additional landscaping will be required as part of the site plan approval process.
6. Zoning Ordinance regulations include the requirement for a ten-foot (10') wide building perimeter landscape area. Plans as submitted are deficient with respect to this standard, as they show a 5.5-foot wide landscape area around the proposed building. More detailed landscape drawings demonstrating compliance with building perimeter and all other landscape standards will be required as part of the site plan approval process.

7. According to the Institute of Transportation Engineers *Trip Generation* manual, 8th edition, the average traffic generation for a car sales business of this size on a Saturday would be approximately 532 trips. Weekday AM peak hour traffic would average approximately 56 trips, and weekday PM peak traffic would average 69 trips. The *Trip Generation* manual does not distinguish between car and motorcycle dealerships, and staff is of the opinion that a motorcycle dealership would most likely generate less traffic than a car sales business. In any case, trip estimates are well below the 1000-per-day or 100-per-peak-hour thresholds that would require submission of a traffic impact analysis in accordance with Zoning Ordinance Section 24.1-251.

RECOMMENDATION

The business on the subject site has operated successfully for over ten years. An expanded motorcycle sales and service facility would continue to be compatible with surrounding commercial uses. Furthermore, the long, narrow shape of the one-acre vacant parcel significantly limits its viability for a separate commercial use, and consolidation of the two parcels would result in one less potential driveway onto Route 17, which is highly desirable given the proximity of the existing driveways on both sides. Staff believes the new expansion, designed in accordance with the Route 17 Corridor overlay district standards, will be a visual and economic enhancement for the Route 17 commercial corridor. As noted, there are several site design aspects that will need to be addressed and which may require a reduction or adjustment in the size or dimensions of the proposed building addition. Nevertheless, expansion to some degree would still be possible. Therefore, based on the considerations and conclusions as noted, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval subject to the conditions contained in proposed Resolution No. PC13-7.

AMP

Attachments:

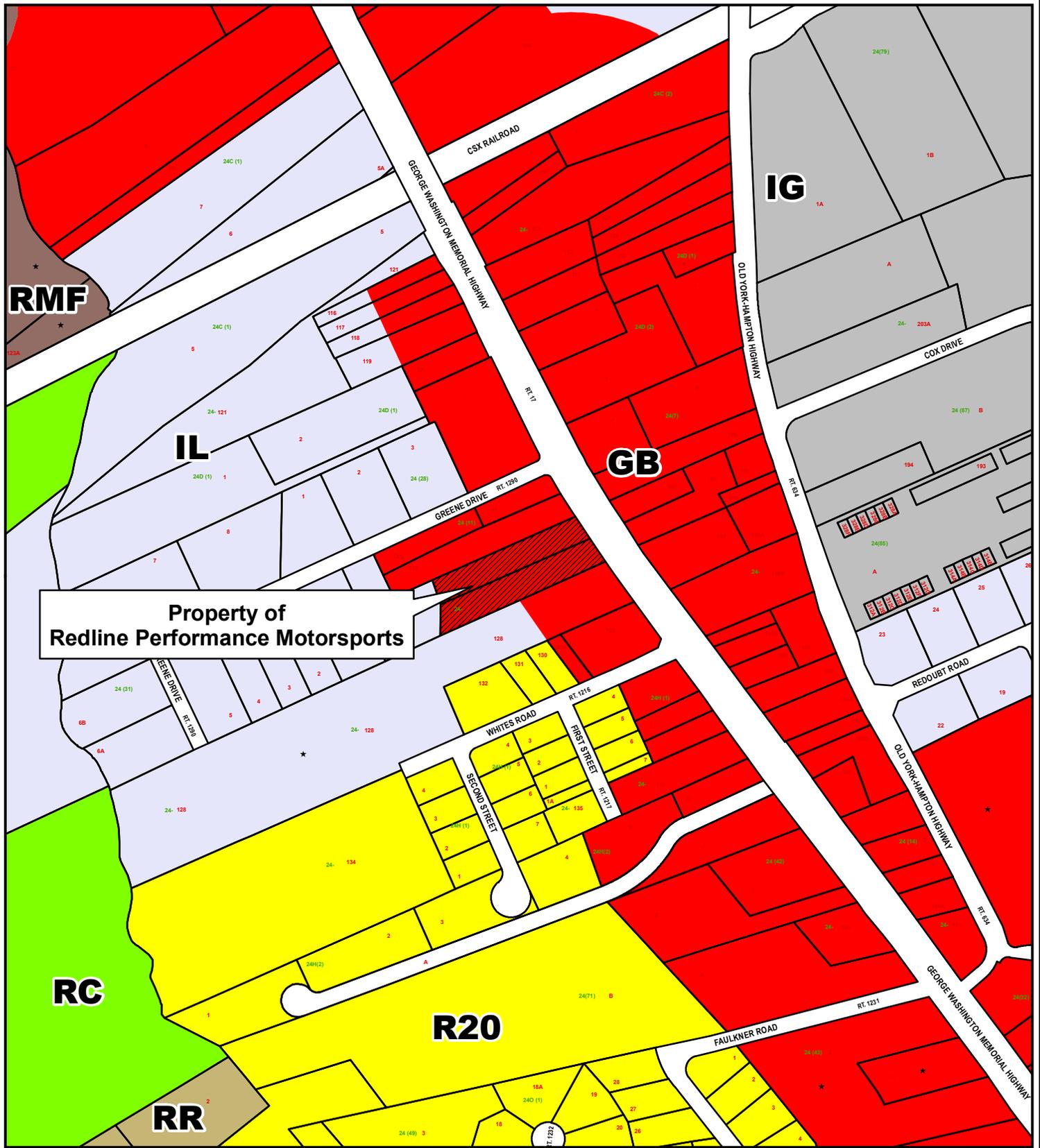
- Zoning map
- Applicant's narrative statement
- Applicant's sketch plan
- Proposed floor plans
- Architectural elevations
- Proposed Resolution No. PC13-7

APPLICANT: Redline Performance Motorsports

Special Use Permit for expansion of
motorcycle sales/service business
R08c-0364-0799, R08c-0391-0721

ZONING MAP

APPLICATION NUMBER: UP-826-13



**Property of
Redline Performance Motorsports**



SOURCE: YORK COUNTY
GIS PARCEL DATA and
ZONING COVERAGE

THIS IS NOT A LEGAL PLAT.
This map should be used for
information purposes only. It is
not suitable for detailed site planning.

Application for Expansion of Redline Performance Motorsports

Redline Performance is planning an expansion of its current facility at 7331 George Washington Memorial Highway to provide for an attractive reception area and showroom as well as significant covered, climate controlled storage for new and used motorcycles, motorcycle accessories and apparel. Redline's existing building does not provide adequate capacity for these functions. New and used motorcycle storage is woefully inadequate; access to parts, accessories and apparel is inefficient and the current small showroom is overcrowded and does not provide for attractive display of Redline's products. This expansion will combine parcels 24-126 and 127 (tax map R08c-0364-0799 and R08c-0391-0721). The property line between the two parcels will be abandoned.

Redline seeks to expand its facility from approximately 8,694 square feet of built out area to approximately 22,894 square feet. The layout of the existing facility would remain exactly as you see it today, but this portion of the building would be used as a maintenance and repair facility only. The approximately 14,200 square foot expansion would be used for a showroom, offices and motorcycle, motorcycle accessory and motorcycle apparel storage. As you will see by the attached drawings, it is Redline's intention to tie the new and existing facilities together as one. A seamless, highly attractive façade of steel, brushed stainless steel and glass will tie the front of the two units together and a single roof will tie the remainder of the buildings together. The two sides and rear of the facility will be all steel. All color choices will easily comply with the current York County George Washington Memorial Highway color palette.

Redline anticipates that additional sales resulting from this expansion will allow it to increase its workforce from the current level of 9 employees to 15 employees within 2 years. Current incoming "door swings" are approximately 100 per day in the summer months. It is anticipated that this will increase to approximately 150

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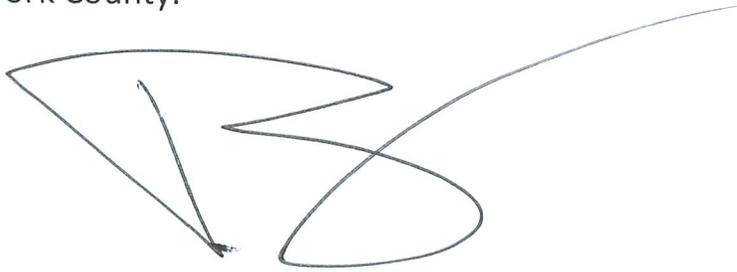
Planning Division

to 200. Current hours are from 9:00am to 6:00pm Tuesday through Saturday. Peak hours occur between 12:00pm and 3:00pm.

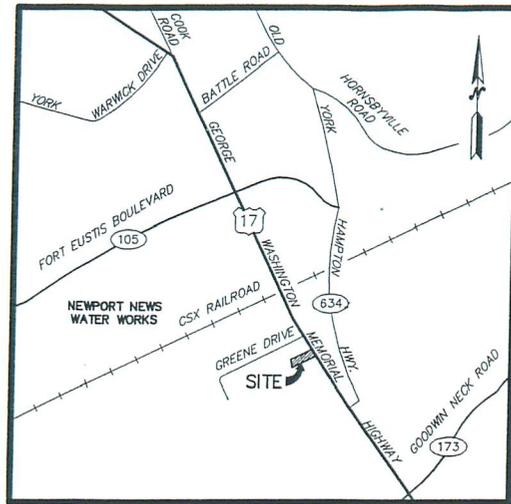
Redline also plans to widen the existing driveway to the maximum allowable by VDOT and to make engineering changes to improve traffic flow within its facility as well as to and from George Washington Memorial Highway. Parking will be increased from approximately 15 spaces to approximately 40.

Finally, Redline plans to improve storm water runoff by installing an underground tank to handle heavy rain events. It also plans to convert its current septic system to sewer lines that tie into the existing York County maintained sewer system.

I am looking forward to beginning this expansion for Redline's business and for York County.

A handwritten signature in black ink, appearing to read 'D. Lillard', with a long, sweeping underline that extends to the right.

David M. Lillard, President



VICINITY MAP 1" = 2000'

ZONING:

PROPERTY IS ZONED GB (GENERAL BUSINESS)

STATISTICAL DATA:

PROPOSED USE: MOTORCYCLE SALES & REPAIR
 TAX MAP 24-00-00-126 AREA OF SITE = 37,663 S.F. OR 0.865 ACRE
 TAX MAP 24-00-00-127 AREA OF SITE = 41,409 S.F. OR 0.951 ACRE
 TOTAL AREA OF SITE = 79,072 S.F. OR 1.815 ACRES

EXISTING IMPERVIOUS AREAS:

TOTAL EXISTING IMPERVIOUSNESS = 22,847 S.F. OR 0.524 ACRE.

PROPOSED IMPERVIOUS AREAS:

TOTAL PROPOSED IMPERVIOUSNESS = 40,851 S.F. OR 0.938 ACRE.

GREEN AREA:

PROPOSED GREEN AREA = 38,221 S.F. OR 0.877 ACRE OR 48%

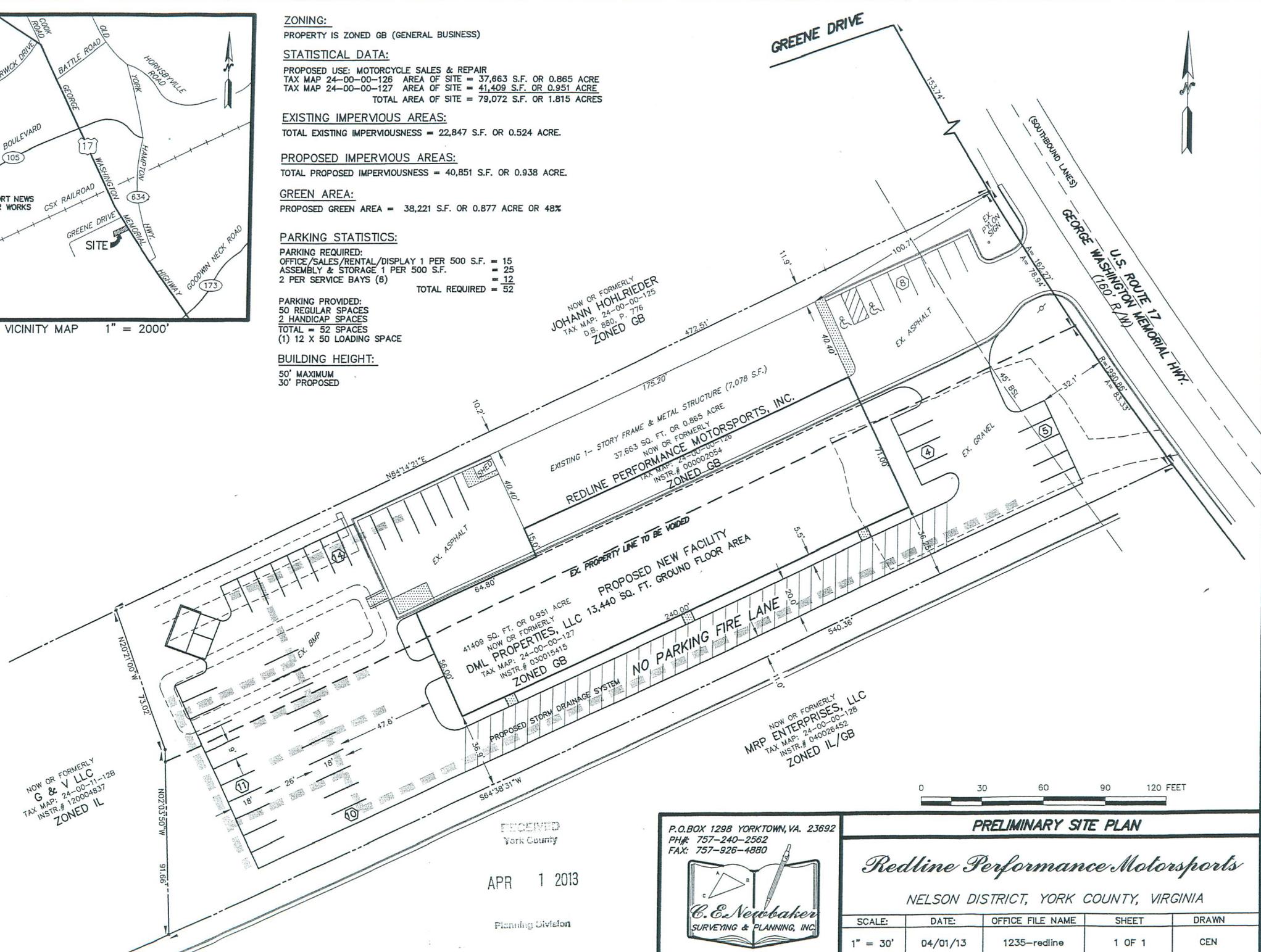
PARKING STATISTICS:

PARKING REQUIRED:
 OFFICE/SALES/RENTAL/DISPLAY 1 PER 500 S.F. = 15
 ASSEMBLY & STORAGE 1 PER 500 S.F. = 25
 2 PER SERVICE BAYS (8) = 12
 TOTAL REQUIRED = 52

PARKING PROVIDED:
 50 REGULAR SPACES
 2 HANDICAP SPACES
 TOTAL = 52 SPACES
 (1) 12 X 50 LOADING SPACE

BUILDING HEIGHT:

50' MAXIMUM
 30' PROPOSED

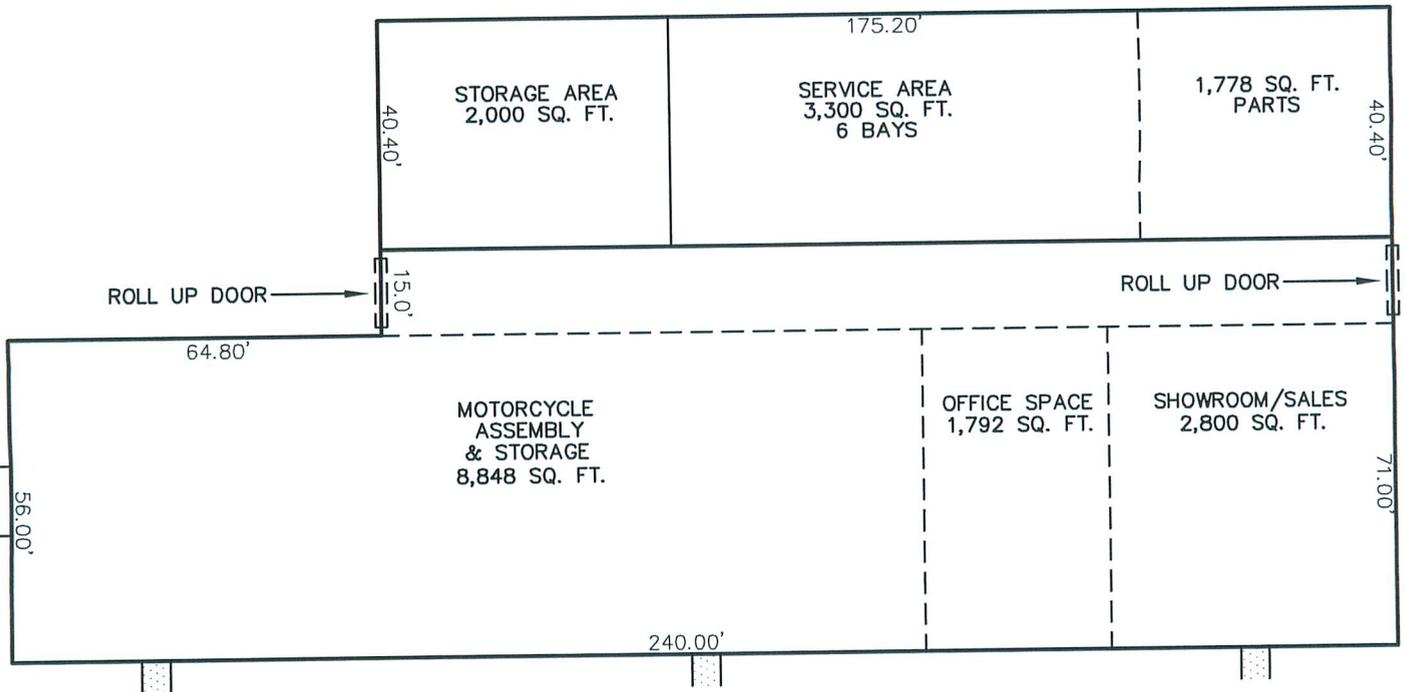


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P.O. BOX 1298 YORKTOWN, VA. 23692
 PH#: 757-240-2562
 FAX: 757-926-4880

C.E. Newbaker
 SURVEYING & PLANNING, INC.
 cenewbaker@aol.com

PRELIMINARY SITE PLAN				
<i>Redline Performance Motorsports</i>				
NELSON DISTRICT, YORK COUNTY, VIRGINIA				
SCALE:	DATE:	OFFICE FILE NAME:	SHEET:	DRAWN:
1" = 30'	04/01/13	1235-redline	1 OF 1	CEN

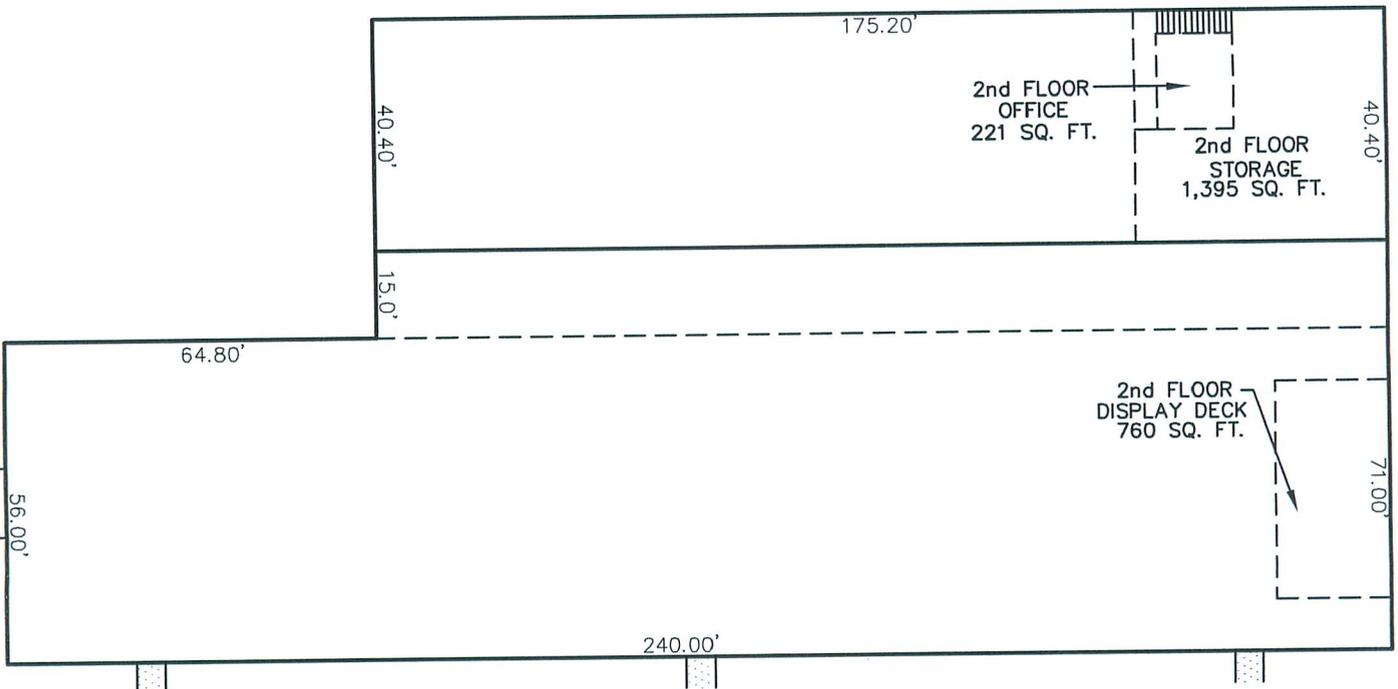


PROPOSED GROUND FLOOR LAYOUT

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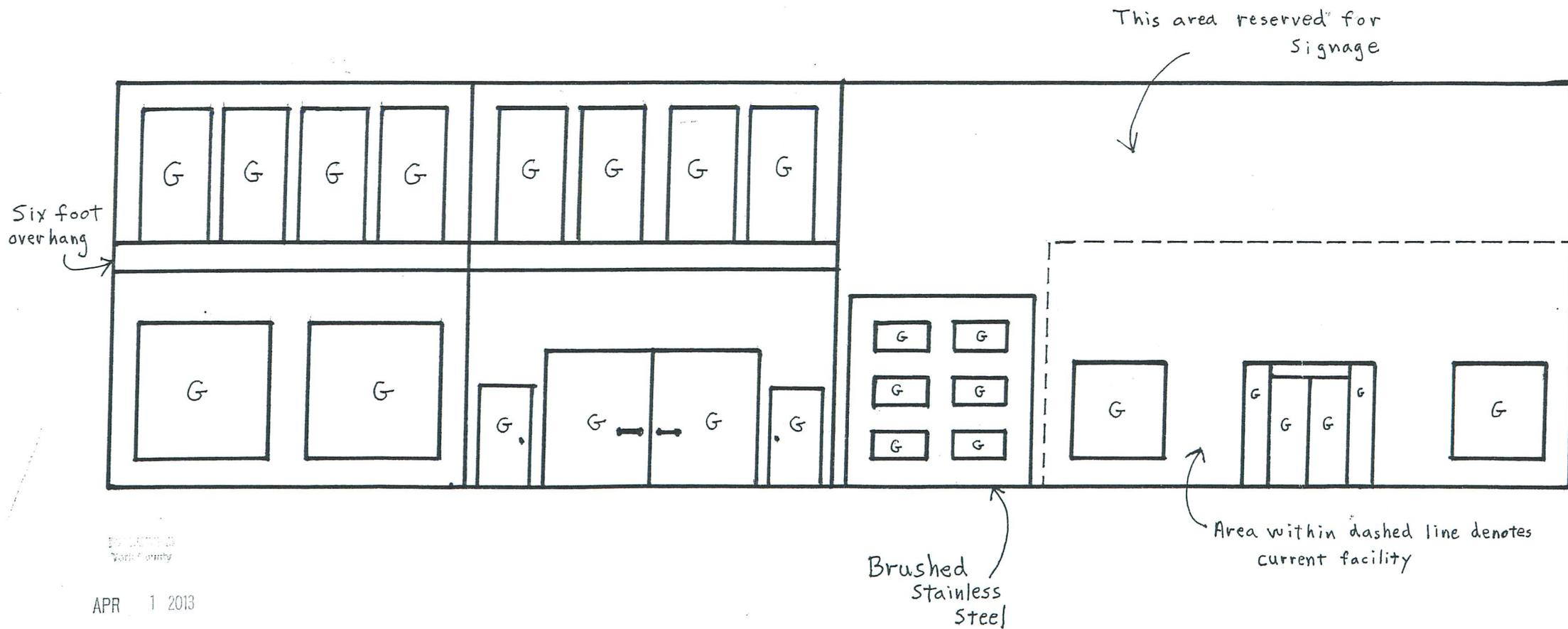
PROPOSED 2ND FLOOR LAYOUT

4-01-2013

Exterior to be all steel

Colors will be consistent with
York County G.W. Memorial Highway
color palette

Areas marked with "G" are to be glass

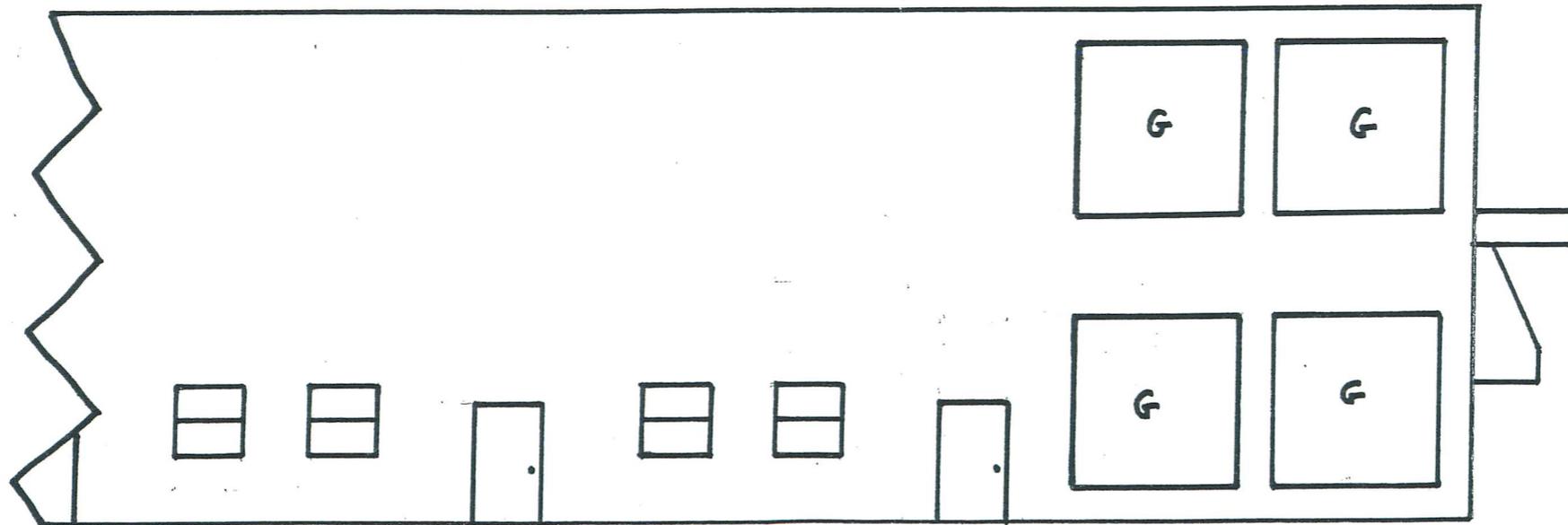


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FRONT (East)



← Door and Window Treatment
to continue entire length
of this elevation

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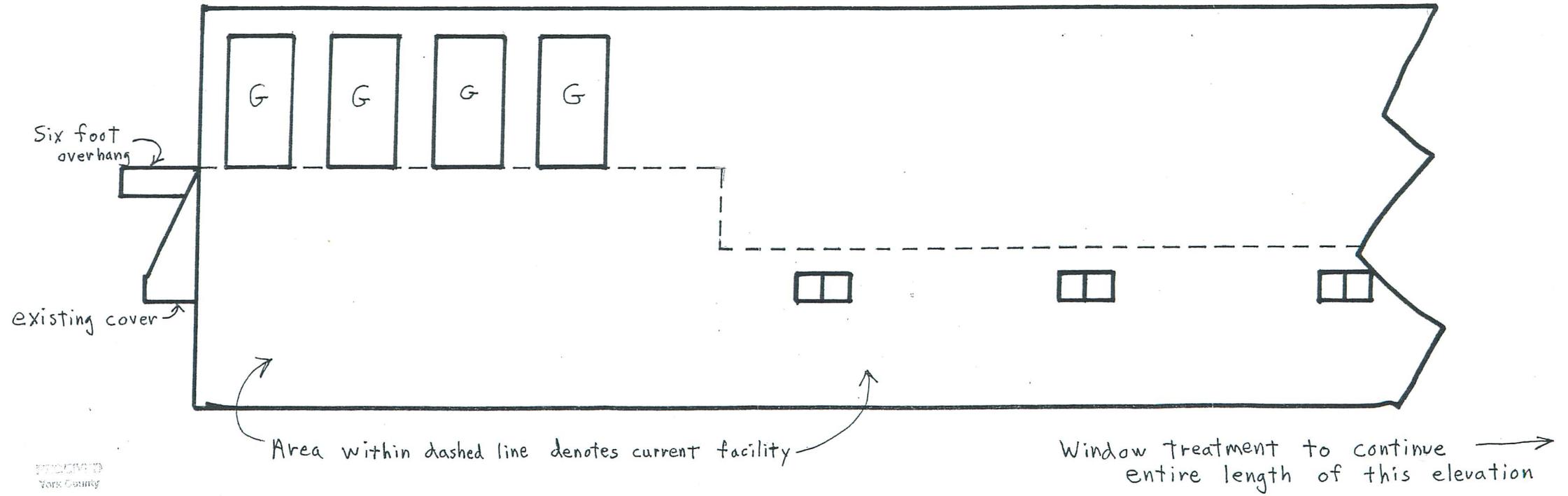
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LEFT (South)

Scale: 1/4" = 2'

②



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RIGHT (North)

Scale: 1/4" = 2'

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of _____, 2013:

Present

Vote

Richard M. Myer, Jr., Chair
Mark B. Suiter, Vice Chair
Alexander T. Hamilton
Christopher A. Abel
Timothy D. McCulloch
Todd H. Mathes
Melissa S. Magowan

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION TO AUTHORIZE EXPANSION OF AN EXISTING MOTORCYCLE SALES AND SERVICE USE LOCATED AT 7325 AND 7331 GEORGE WASHINGTON MEMORIAL HIGHWAY

WHEREAS, Redline Performance Motorsports, Inc. has submitted Application No. UP-826-13 to request a Special Use Permit, pursuant to Section 24.1-306 of the York County Zoning Ordinance (Category 12, No. 5a), to authorize expansion of an existing motorcycle sales and service use on a 1.87-acre site located at 7325 and 7331 George Washington Memorial Highway (Route 17) and further identified as Assessor’s Parcel Nos. 24-127 (GPIN R08c-0391-0721) and 24-126 (GPIN R08c-0364-0799); and

WHEREAS, said application has been forward to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of _____, 2013 that Application No. UP-826-13 be, and

it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval of a Special Use Permit, pursuant to Section 24.1-306 of the York County Zoning Ordinance (Category 12, No. 5a),), to authorize expansion of an existing motorcycle sales and service use on a 1.87-acre site located at 7325 and 7331 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel Nos. 24-127 (GPIN R08c-0391-0721) and 24-126 (GPIN R08c-0364-0799), subject to the following conditions:

1. This Special Use Permit shall authorize expansion of an existing motorcycle sales and service use on a 1.87-acre site located at 7325 and 7331 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel Nos. 24-127 (GPIN R08c-0391-0721) and 24-126 (GPIN R08c-0364-0799).
2. This Special Use Permit shall not be construed to authorize sales, rental, or service of automobiles, light trucks, or recreational vehicles.
3. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the Department of Environmental and Development Services, Division of Development and Compliance prior to the commencement of any site modifications on the subject parcels. Said site plan shall be in general conformance with the sketch plan and floor plans received by the Planning Division on April 1, 2013, except as modified herein. Copies of said sketch plan and floor plans shall remain on file in the office of the Planning Division.
4. Construction of the proposed addition shall be in conformance with the architectural elevations submitted to the Planning Division on April 1, 2013 and with the provisions of Zoning Ordinance Section 24.1-378, *Route 17 corridor overlay district*. Copies of said elevations shall remain on file in the office of the Planning Division.
5. Off-street parking for the proposed use shall be provided in accordance with the standards set forth in Zoning Ordinance Section 24.1-606, *Minimum off-street parking and loading requirements*.
6. Access to the site shall be via the existing driveway located on Assessor's Parcel No. 24-126 (GPIN R08c-0364-0799), as shown on the sketch plan referenced in Condition #3 above. Said driveway entrance shall be designed and reconstructed in accordance with applicable Virginia Department of Transportation standards for commercial entrances. Use of the existing driveway located on Parcel No 24-127 (GPIN R08c-0391-0721) shall be discontinued, and the area shall be landscaped in accordance with Zoning Ordinance Section 24.1-244, *Landscape yards*.
7. At the time of application for site plan approval, a plat consolidating Assessor's Parcel Nos. 24-127 (GPIN R08c-0391-0721) and 24-126 (GPIN R08c-0364-0799), prepared in accordance with County Code Chapter 20.5, Article V, *Final Plats*, shall

be submitted for approval to the Department of Environmental and Development Services, Division of Development and Compliance.

8. At the time of site plan submission, a Natural Resources Inventory, prepared in accordance with provisions of County Code Chapter 23.3-6, *Chesapeake Bay Preservation Areas, Natural Resource Inventory requirements*, shall be submitted for approval to the Department of Environmental and Development Services, Stormwater Division.
9. The motorcycle sales establishment shall be operated in conformance with the provisions of Zoning Ordinance Sections 24.1-473, *Standards for all motor vehicle and transportation related uses* and 24.1-477, *Standards for auto fuel dispensing establishments, service stations and auto repair garages*.
10. Use of the property shall be in conformance with Zoning Ordinance Section 24.1-376, *Watershed Management and Protection Area overlay district* and County Code Chapter 23.3, *Stormwater Management*.
11. Prior to issuance of a Certificate of Occupancy for the site, landscaping shall be provided in accordance with Zoning Ordinance Article II, Division 4, *Landscaping, Buffer, and Greenbelt Regulations*.
12. Evergreen landscaping, fencing, and/or earthen berms shall be utilized to screen the proposed overhead bay door to be located in the front building façade from view of Route 17.
13. Body work and painting of motorcycles shall not be permitted on the subject property.
14. No portion of the site shall be used as a motor vehicle graveyard or junkyard as defined in Section 24.1-104 of the Zoning Ordinance or for storage of inoperable motorcycles, other than those waiting for repair, or for other inoperable motor vehicles.
15. Outside storage of parts and/or supplies shall be prohibited.
16. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court prior to application for site plan approval.

BE IT FURTHER RESOLVED that this Special Use Permit is not severable, and invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.