

STATEMENT OF JUSTIFICATION
SEA 95-Y-024-08
COSTCO WHOLESALE CORPORATION
TIRE CENTER EXPANSION

Revised August 1, 2023

I. Overview

- A. Application: Special Exception Amendment
- B. Applicant/Property Owner: Costco Wholesale Corporation (“Applicant”)
- C. Address: 14390 Chantilly Crossing Lane, Chantilly, VA 20151
- D. Parcel: 34-3-((1))-41B (“Property”)
- E. Site Land Area: 583,178 square feet full parcel (approximately 13.39 acres)
- F. Existing Use: Retail Sales, Large
- G. Proposed Use: Retail Sales, Large
- H. Zoning District: C-8 Highway Commercial District
- I. Overlay Districts: Water Supply Protection Overlay District, Airport Noise Impact Overlay District, Highway Corridor Overlay District

Pursuant to Section 4102.5.NN of the Fairfax County Zoning Ordinance, dated May 9, 2023 (“Zoning Ordinance”), Costco Wholesale Corporation (“Costco”), as the Applicant and landowner, hereby requests approval of a Special Exception Amendment to permit an expansion of the existing tire center located at 14390 Chantilly Crossing Lane to increase the number of vehicle lifts and increase the storage area.

II. Introduction and Background

The Property is identified as Tax Map Reference Number 34-3-((1))-41B and is developed with the existing approximately 153,439 square foot Costco retail warehouse building located at the southern end of the lot. The Property is also developed with customer parking in the northeast corner, more customer parking on the northwest side, and an existing vehicle fueling station in the northwest corner of the site. The Board of Supervisors recently approved an expansion in the number of fuel pumps (16 to 22) for the station in Case No. SEA 95-Y-024-07.

The Property is in the Sully Magisterial District and is zoned C-8 Highway Commercial District. The Property is also located within the Water Supply Protection Overlay District, the Airport Noise Impact Overlay District, and the Highway Corridor Overlay District. The total land area of the Property is approximately 13.39 acres, but this proposal is isolated to the existing tire center in the southeastern corner of the Costco warehouse building. The Property is within the 75.69-acre Chantilly Crossing shopping center which contains 12 buildings including the subject Costco, Target, hotels, a bank, a furniture store, and restaurants. Cub Run Stream Valley Park (8.23 acres) is located to the south.

The proposed expansion of the tire center will add approximately 1,087 square feet of floor area. The actual development associated with this project includes removal and replacement of asphalt pavement with concrete pavement within the vicinity of the expanded tire center, addition of roof drains, installation of a new grease interceptor, and replacement of existing nearby curbs. The existing self-service tire inflation station will be relocated immediately south. Overall, the proposed limit of disturbance is only 0.057 acres. No new impervious area is proposed.

The existing tire center services approximately 50 vehicles per day. With the expansion, there will be a slight increase in the number of total vehicles serviced but, more importantly, the average amount of time that a Costco member waits for his or her service will be reduced. Additional storage area is also proposed within the 1,087 square foot building addition.

No changes are proposed to the remainder of the existing Costco retail warehouse building or to the vehicle fueling station. Vehicle access to the Property will also remain the same. There are adequate points within the Costco parking lot that allow vehicles to safely enter and exit the Property and then flow either internally within the shopping center or have immediate access out of the shopping center.

The additional 1,087 square feet of floor area for the proposed tire center is currently an outdoor impervious area. The addition would increase the FAR for the Property from approximately 0.263 to approximately 0.265. There would be no change to vehicle access to the Property and the number loading spaces. Approximately three parking spaces will be eliminated because of the building addition. The proposed improvements are depicted on the Special Exception Amendment Plat, prepared by Colliers Engineering & Design, dated August 1, 2023 (“SEA Plat”).

III. Proposed Use and Operations

A. Use

The proposed use remains “retail sales, large” as defined in the Zoning Ordinance. The use is permitted by Special Exception within the C-8 District pursuant to Use Table 4101.1 in the Zoning Ordinance. The tire center is solely for existing Costco members and sells tires, batteries, wheels and associated hardware to the members. The tire center offers several installation and maintenance services including tire rotation, balancing, nitrogen inflation, nitrogen conversion, and flat tire repair. Costco members may schedule an appointment in advance.

B. Hours of Operation

The tire center operates during the regular warehouse hours: Weekdays from 10:00 a.m. to 8:30 p.m., Saturdays from 9:30 a.m. to 6:00 p.m., and Sundays from 10:00 a.m. to 6:00 p.m. No changes to these hours are proposed.

C. Estimated Number of Patrons

As with all Costco tire centers, only Costco members can purchase tires, batteries and wheels at the facility. Based on Costco's experience with the existing tire center, approximately 50 members make purchases at the tire center per day. The additional service lift is expected to increase these numbers slightly to approximately 60 customers per day.

D. Estimated Number of Employees

The tire center typically has approximately 5 to 7 employees working at any one time. The proposed expansion will allow Costco to add two additional employees to increase the number to 7 to 9.

E. Anticipated Transportation Impact of the Proposed Use, Including the Maximum Expected Trip Generation and the Distribution of Such Trips by Mode and Time of Day

The Applicant's transportation consultant, Wells + Associates, completed a trip generation assessment to demonstrate compliance with the requirements of VDOT Chapter 870 (24 VAC 30-155) and Fairfax County Department of Transportation (FCDOT) Comprehensive Transportation Analysis (CTA) assessment. The trip generation estimates were based on the Institute of Transportation Engineer's (ITE's) "Free-Standing Discount Superstore" (LUC 813) land use category. Trip generation estimates for the existing and proposed uses, as required above, were determined based on the rates found in the ITE's Trip Generation Manual, 11th Edition.

The proposed tire center expansion is estimated to generate the following net new trips absent any trip reduction factors (e.g., internal capture or pass-by trips):

- 3 AM peak hour trips (2 in/1 out)
- 5 PM peak hour trips (2 in/3 out)
- 8 Saturday peak hour trips (4 in/4 out)
- 55 weekday average daily trips (7,569 Weekday average trips total)
- 99 Saturday average daily trips (8,427 Saturday trips total)

On June 20, 2023, Wells + Associates received an email from FCDOT's Matthew Tatum, stating that this project does not trigger the requirement for a VDOT Chapter 870 Traffic Impact Analysis nor a Fairfax County Comprehensive Transportation Analysis. A copy of Mr. Tatum's email is included with this application for reference.

F. Vicinity or General Area to be Served by the Use

The use will serve the surrounding area within an approximate 30-mile radius and is co-extensive with the Applicant's customer membership.

G. Building Layout, Architecture, and Materials

The proposed tire center expansion will disturb only 0.057 acres of the overall 13.39-acre site. Sheet DD31-01 of the SEA Plat shows elevation drawings of the tire center facility, including signage, material type and color. As shown, the addition will be consistent with the existing structure.

H. Hazardous or Toxic Substances

To the best of the Applicant's knowledge, all hazardous or toxic substances, hazardous waste and petroleum products that could be generated, utilized, stored, treated, and/or disposed of on the Subject Property will be handled in compliance with all applicable laws. The Applicant's existing vehicle fueling station contains underground storage tanks for petroleum. As part of the operation of the tire center, the Applicant will continue to contract with a third-party service provider to pick up and recycle used tires and batteries.

IV. Conformance with Comprehensive Plan, Applicable Ordinances, Regulations and Proffers, Adopted Standards, and Applicable Conditions

As detailed more fully in Section V below, and as previously determined by the Board of Supervisors in the prior Special Exception Amendment applications, the proposal conforms with the Comprehensive Plan recommendations, applicable ordinances, and regulations, adopted standards, and any applicable conditions.

The Property is located in Land Unit I of the Dulles Suburban Center Area, Area III Plan. The overlay recommendation for this land unit is light industrial and industrial flex use up to 0.35 FAR. Subject to "Performance Criteria for Optional Uses," however, a mix of uses including retail, restaurant and/or recreational facilities are also recommended up to 0.25 FAR. In conformance with these optional Plan recommendations and criteria, the Property was developed as part of a single, integrated retail center, with landscaped parking areas and berms to adequately screen adjacent uses. The current proposal to expand the tire center is consistent with the Comprehensive Plan's optional use recommendations and will not deviate from the current conditions since the use is not changing, minimal additional floor area is being added (1,087 square feet of floor area), and the limit of disturbance is only 0.057 acres.

The proposed improvements requested in this application are in substantial conformance with the Generalized Development Plan/SEA Plat and Landscape Plan referenced in the Proffer Statement for the Chantilly Crossing Shopping Center that was approved in Case No. PCA 95-Y-016-06 in 2017. No changes are proposed to the existing Costco operation. There will be no increase in the impervious surface. Additionally, the Applicant has previously complied with the proffered obligation contained in Proffer 1.b. to design, equip and install a traffic signal at the Penrose Place and Lee Road intersection. Such signal has been in operation for approximately four years.

V. **Zoning Ordinance Requirements and Special Exception Standards**

A. **Use Standards**

Article 4102.1.F Standards for Special Exception and Special Permit Uses

1. The proposed use at the specified location must be in harmony with the Comprehensive Plan.

Response: The existing use has been previously found to be in harmony with the Comprehensive Plan. The tire center building addition for the retail warehouse will continue to be in harmony with the Plan and will be integrated with the remainder of the main warehouse with compatible architectural design.

2. The proposed use must be in harmony with the general purpose and intent of the zoning district where it is to be located.

Response: The retail warehouse, including the tire center, is consistent with the general purpose of the C-8 Highway Commercial District.

3. The proposed use, including its design and operational characteristics, must not adversely affect the use or future development of neighboring properties and must be in accordance with the applicable zoning district regulations. The location, size and height of buildings, structures, walls, and fences, as well as the nature and extent of screening, buffering, and landscaping cannot hinder or discourage the appropriate development and use, or impair the value of, adjacent or nearby land or buildings.

Response: The location of the warehouse, including the proposed addition, coupled with the existing landscaping along Chantilly Crossing Lane, would not hinder future development of adjacent parcels or impair the value of existing uses.

4. Pedestrian and vehicular traffic associated with the use must not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Response: Access to the site will continue from Chantilly Crossing Lane. Pedestrian access to the proposed expansion would be provided through existing sidewalks along Chantilly Crossing Lane. The Applicant made a significant upgrade to the circulation system in the vicinity in 2019 when it installed a new traffic signal at the intersection of Penrose Place and Lee Road.

5. Adequate utility, drainage, and other necessary facilities to serve the proposed use must be provided.

Response: Adequate utility, drainage, and other necessary facilities to serve the warehouse building and tire center are provided.

6. Signs are regulated by Article 7; however, the Board or BZA may impose stricter requirements for a given use than those set forth in this Ordinance.

Response: All signage would be in conformance with Article 7 of the Zoning Ordinance.

B. Parking and Loading

The Property and Applicant's use meets all applicable parking and loading requirements contained in Article 6 of the Zoning Ordinance. As noted in prior zoning approvals for the Property, the parking calculations are based on the overall Chantilly Crossing Shopping Center. The number of parking spaces required for the overall center is 1,545 and the number of spaces to be provided if this application is approved will be 1,717, which is a reduction of only three spaces based on the existing number of parking spaces and is 172 spaces above code. In regard to loading, three loading spaces are required and four are provided.

C. Water Supply Protection Overlay District

Pursuant to Section 3103.5 of the Zoning Ordinance, land located within the Water Supply Protection Overlay District is subject to additional use standards. Such standards require the Property to provide water quality control measures designed to reduce the projected phosphorus runoff pollution. Such water quality control measures or Best Management Practices (BMPs) will be reviewed, modified, waived, or approved by the Director in accordance with the Public Facilities Manual during the site plan review process. The Applicant proposes to continue to meet these standards in accordance with the Storm Water Management Narrative contained on Sheet C6 and Sheet C7 of the SEA Plat. The tire center addition will not cause any major change to drainage patterns for the Property. The 10-Year and 100-Year storm events will continue to be conveyed as they presently are treated.

D. Airport Noise Impact Overlay District

Pursuant to Section 3103.2 of the Zoning Ordinance, land located within the Airport Noise Impact Overlay District is subject to additional use standards. Such standards require the Property to provide acoustical performance standards to protect the public health, safety, and welfare from the adverse impacts associated with excessive noise. Such acoustical performance standards will be reviewed, modified, waived, or approved by the Director in accordance with uses and use standards and interior noise level standards. The tire center is not within the 60 DNL impact area. Therefore, additional use standards do not apply to the proposed expansion.

E. Highway Corridor Overlay District

Pursuant to Section 3103.4 of the Zoning Ordinance, land located within the Highway Corridor Overlay District is subject to additional use standards. Such standards require the Property to provide measures to prevent or reduce traffic congestion or danger in public and private streets. The proposed tire center expansion would not alter the pedestrian or vehicular circulation within the shopping center. Access to the site is provided via the internal circulation system of the shopping center, which provides controlled access to the site.

F. Waivers/Modifications

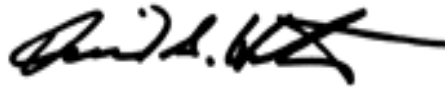
To the best of the Applicant’s knowledge, the proposed expansion of the tire center conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions. No waivers or modifications are requested.

VI. Conclusion

The proposed expansion of the tire center will improve the customer experience for Costco’s members. The increase of one vehicle lift will make the tire center operation more efficient and strive to reduce customer waiting periods. The proposed amendment conforms to the spirit of the Zoning Ordinance and the recommendations of the Comprehensive Plan. Therefore, for the reasons set forth herein, the Applicant respectfully requests approval of this Special Exception Amendment application.

Respectfully submitted,

BEAN, KINNEY & KORMAN, P.C.



By: _____
David S. Houston, Esquire
Agent for Applicant