



Radley Acura Rezoning/Special Exception Amendment

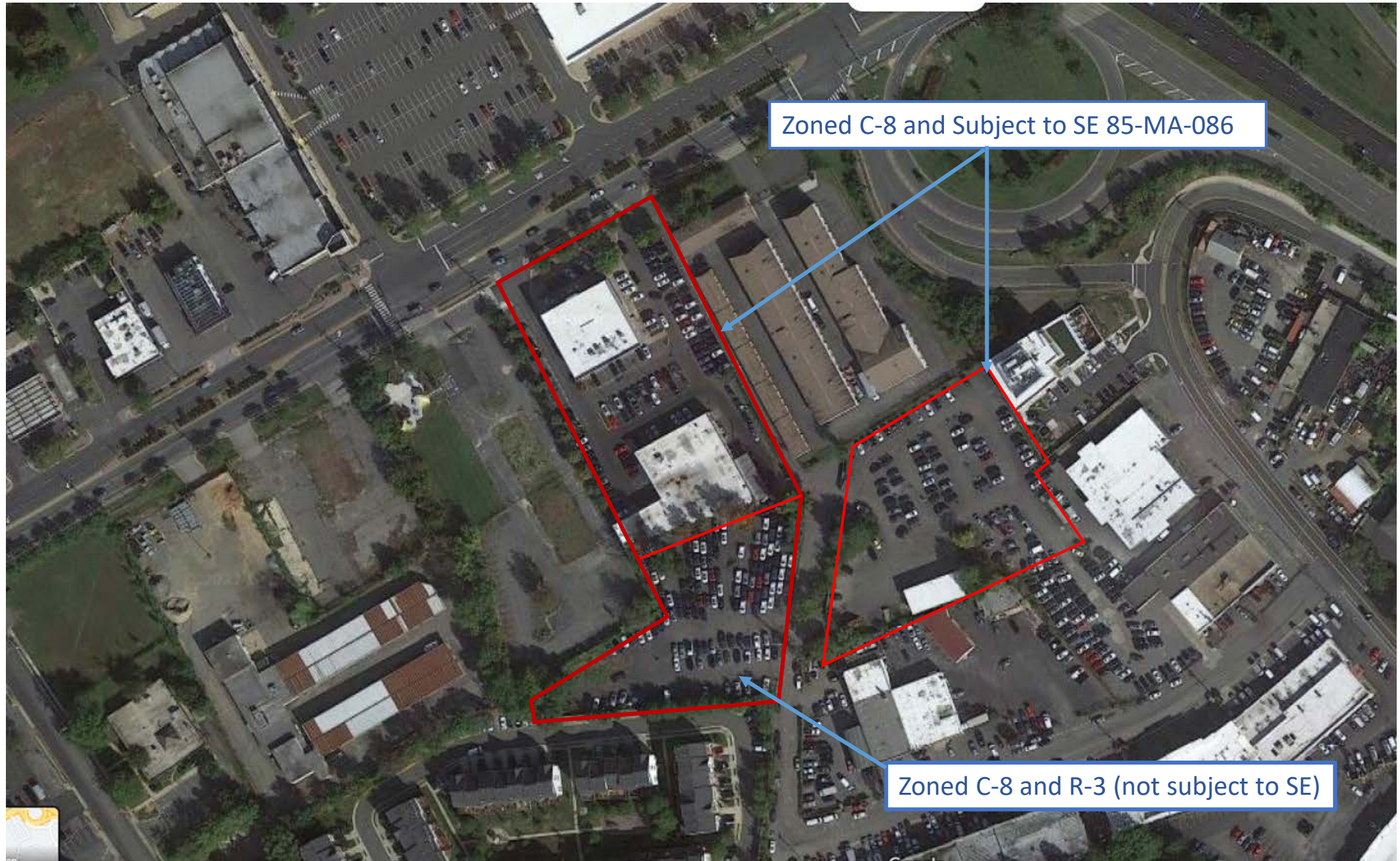
Presentation to Bailey's Crossroads/Seven Corners Revitalization Corporation

April 15, 2021

Background

- Radley Acura has operated in Bailey's Crossroads since 1986
- Dealership is subject to SE 85-M-086, as amended through SEA 85-M-086 in July 2003
 - SE permits vehicle sales, rental and ancillary service establishment
 - 2003 amendment approved use of adjacent leased parcel for vehicle storage
 - Existing surface storage no longer sufficient. Radley leases parking spaces off-site.
- Adjacent parcel located to the rear of dealership acquired in 2016
 - Zoned R-3 and previously developed with single family dwelling
- Additional site area presents opportunity to improve dealership and enhance customer experience
 - Requires approval of rezoning and special exception amendment

Site Location



Existing Conditions



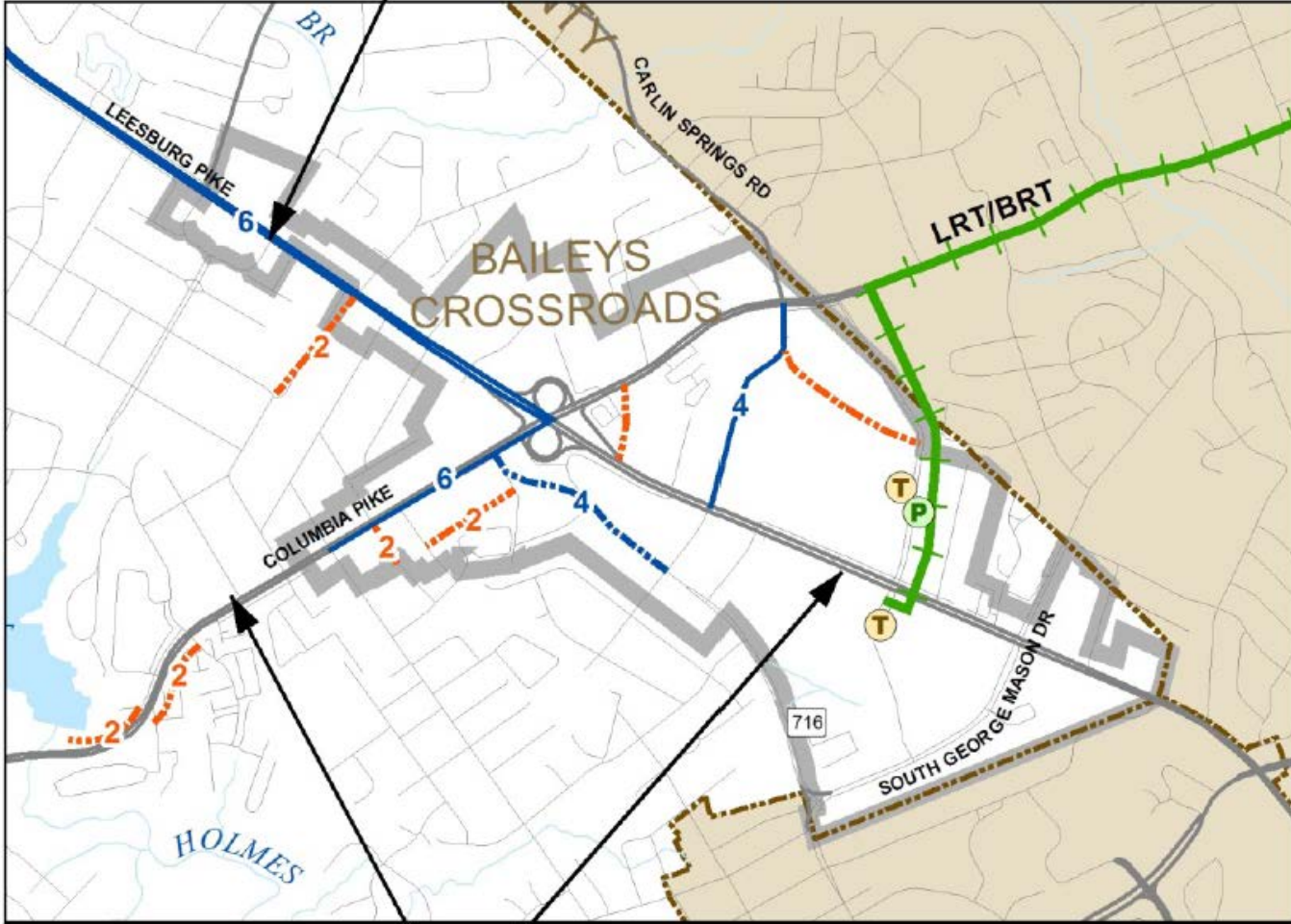
Proposed Improvements



Future Road Network

BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER

ENHANCED PUBLIC TRANSPORTATION CORRIDOR
(SEE AREA PLAN OVERVIEW TEXT)



PRIMARY HIGHWAY SERVICE DRIVE ORDINANCE
REQUIREMENT (SEE AREA PLAN OVERVIEW TEXT)

View From Columbia Pike



Birds Eye View from Northwest



Service Drop-Off Entrance



Northeast View



Night View



Application Benefits

- Substantial re-investment in Bailey's Crossroads from a long-standing member of the business community
- Implementation of the transportation network envisioned by the Comprehensive Plan through provision of right-of-way for future road
- Creative treatment of garage façade to provide visual interest and mitigate light impacts
- Significant buffering to adjacent residential uses

Questions and Discussion

