

Reclassification Application Narrative Tax Map Parcel Number 38-20

The Applicant, Ra-Amit, LLC is the owner of that certain parcel of land, consisting of approximately 4.988 acres, and shown on the records of the Stafford County Commissioner of the Revenue as Tax Map Parcel Number 38-20 (the "Property"). The Property is located off of Route 1 in the Falmouth District, approximately 3,700 feet north of the Centreport Parkway. The Property is currently zoned to the County's B-3, Office Commercial Zoning District.

There currently exists an approximately 21,815 square foot ("sf"), two-story building on the Property that was constructed in 1965 and was utilized as a thirty-five (35) room hotel/motel until 1986, when it was converted into a nursing home facility. The nursing home facility ceased operations in 2009, and the Property and existing building have remained vacant since that time.

The Applicant seeks to renovate and refurbish the existing two-story building on the Property, while maintaining its existing footprint, to reestablish the previous hotel/motel use therein. The proposed hotel/motel will also include a front desk/manager's office, common meeting areas and a restaurant/dining area which will serve beverages, snacks, and breakfast. Because the hotel/motel use of the Property was discontinued longer than two years ago, it does not constitute a lawfully nonconforming use within the County's B-3 Zoning District. Consequently, the Applicant seeks this zoning reclassification to the County's B-2, Urban Commercial Zoning District (which permits hotel/motels by-right) to accommodate the proposed renovation and reestablishment of the hotel/motel use of the Property. The Applicant has proffered that the allowable use of the Property and the existing building thereon is a 35-room hotel/motel in the event that this reclassification application is approved.

The hotel/motel will be served by existing utilities and an existing entrance to the site off of Route 1. The Applicant may be required to obtain permits from the Virginia Department of Transportation ("VDOT") to improve the existing entrance independent of this zoning reclassification process. The hotel/motel use of the Property is expected to generate approximately 328 vehicle trips per day ("VPD") based on ITE trip generation rates.

The Property is bounded to the west by Route 1, with industrially zoned parcels located on the opposite side. The Property is bounded to the south and east by vacant A-1, Agricultural zoned parcels. There exists B-2, Urban Commercial zoned parcels and commercial retail development to the north of the Property. The proposed renovation of the existing building and reestablishment of the hotel/motel use of the Property will not adversely impact the development of the adjacent properties.