



Civil Engineering, Landscape Architecture,
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Impact Statement

**Bridgestone Development
North Stafford Complex Stafford, VA**

April 24, 2023

Introduction

The applicant Dearborn Land Investment, LLC is requesting Conditional Use Permit on the parcel number 19-31-J, -a vacant lot with area of 1.816 acres in the North Stafford Complex Subdivision. The property is zoned B-2, Urban Commercial also located in the Highway Overlay District, Rock Hill Election district.

The applicant is seeking this conditional use permit for Auto repair light use. As a part of this application the applicant has provided building elevations and engineering plans and documents, as required in the CUP application checklist.

Capacity

The property is situated on the east side of Furnace Road. Per attached with this submittal Trip Generation Analysis, Traffic impact study will not be required due to the low traffic volume calculations.

Utilities

The proposed development will be served by public water and sewer. Both, water and sewer stubs have been provided on site with the overall improvement plans of the North Stafford Complex.

Storm Water

The proposed development will utilize the existing Storm water management detention pond, located on the lot to the south.

Schools

The proposed conditional use permit will have no impact on the school facilities in Stafford County.

Recreational Facilities

The proposed site will provide 10,000 SF common park area for the complex as required by the master plan for North Stafford Complex.

Environmental Impact

The proposed conditional use permit will not negatively impact the environment. The Property was previously graded and improved. There are no wetlands or sensitive environmental features on the Property.

Fiscal Impact

The proposed development will have a positive fiscal impact on Stafford County. There will also be a positive tax impact to Stafford County. The County will generate real estate tax from the proposed development. The proposed development will also create several jobs.

Historic Sites

There are no historical sites located on the Property. Therefore, the proposed development will have no impacts on historically significant sites.

Impact on adjacent property

The proposed development will have minimal impact on the adjacent properties. The Property was planned for in the overall master plan of North Stafford Complex.

Noise and dust, smoke emissions

All construction activity, and associated noise and dust that may be generated during construction will be in accordance with the application County requirements. The proposed development will not generate noise beyond the level that is customary for commercial uses and will meet the County noise requirements. After construction, it is not anticipated that the development will generate dust or smoke emissions.

Respectfully,

Radoslav Nedkov, RLA, ASLA, CID
Program Manager