

STAFFORD COUNTY, VIRGINIA
CONDITIONAL USE PERMIT APPLICATION
IMPACT STATEMENT

Applicant: MHC 98 (Fredericksburg VA) LLC, a Delaware limited liability company

Property Owner: MHC 98 (Fredericksburg VA), LLC, a Delaware limited liability company

Property: Tax Map Parcel 54-126E, Address: 10 Leeland Road, and consisting of approximately 7.7091 acres

Project Name: “Merit Hill Fredericksburg”

Current Zoning: B-2

CUP Request: Mini-Storage Warehouse

Date: September 8, 2022

File No. CUP _____

I. APPLICATION

The Applicant hereby requests a conditional use permit (“CUP”) to convert existing retail-shell space currently located on the Property to a mini-storage warehouse within the Urban Commercial (B-2) land use district in accordance with the Stafford County Zoning Ordinance (the “Zoning Ordinance”), including without limitation Article III, Section 28-35, Article IV, Section 28-59(e) and Article XI Section 28-185, et seq.

The proposed mini-storage warehouse use will be developed in general accordance with enclosed existing conditions plan dated July 27, 2020, as last revised September 14, 2020, prepared by NV5, titled “ALTA/NSPS LAND TITLE SURVEY” and marked as **Exhibit A** (the “Plan”).

The B-2 district permits mini-storage warehouse uses with a CUP under the County’s Ordinance Section 28-35.

The Property is currently comprised of retail space, known as “Leeland Plaza,” and mini-storage units, known as “Extra Space Storage.” The Applicant wishes to expand their storage capacity and utilize the empty retail space for said expanded use. The Applicant is unable to lease the vacant retail space given current market forces and location of the space is not market viable.

We have also included with this application a proposed architectural plan showing improvements inside of the existing retail building prepared by GDC Architects Engineers and described as ESS #7515 – Tenant Improvement Extra Space Storage” dated May 21, 2021, and attached hereto and labeled as **Exhibit B** (the “Improvements”). The Improvements depict only the general type, character, and quality of architectural design, details, and materials of improvements to be constructed for the proposed use.

II. OVERVIEW

As noted above, the Property is zoned B-2. Section 28-34 of the County’s Zoning Ordinance defines the purpose of the B-2 zoning district as follows:

“The purpose of the B-2 district is to designate appropriate areas for high-intensity commercial uses intended to serve retail sales and service, business and professional service needs at a regional or countywide scale. These areas should be located at strategic nodes along arterial and major collector roads where there are adequate utilities and facilities to serve intense development.”

Generally, the Applicant’s proposal (“Project”) will be compatible with existing and planned uses in the area. As noted above, the Property consists of approximately 7.7091 acres and currently includes approximately 11,341 sq. ft. of commercial retail and 23 interior storage units, and approximately 79,311 sq. ft. of exterior drive-up storage facilities spread over six different buildings. There was also a residence on site in the first outdoor storage facility. The Property is located north of the Deacon Road and Leeland Road intersection. Adjacent and nearby properties are generally developed as compatible B-2 uses, including a 7-Eleven convenience store, Dollar General, and Christ Fellowship Bible Church, while some other nearby properties to the north and south are older residential lots, including the Falmouth Village, Highland Homes, and Grafton Village.

As described below, the Applicant’s Project conforms to the policies established by the County’s Comprehensive Plan, as amended November 16, 2021 (the “Comp Plan”). Furthermore, the proposal will result in minimal impacts on public facilities and services, including no impacts on schools. Thus, we believe the proposal will not be detrimental to the character and development of adjacent properties, and will be in harmony with the purpose and intent of the County’s zoning ordinance.

III. COMPREHENSIVE PLAN

Future Land Use Map

The Comp Plan’s Future Land Use Map classifies the Property as being within the Suburban land use district and the County’s designated Commercial Corridor.

The Suburban land use designation encourages retail and business activities that complement existing residential communities. In addition, infill commercial development is encouraged along existing commercial corridors, such as Deacon Road, which is where the Property is located.