

Stafford County Board of Supervisors

July 10, 2018

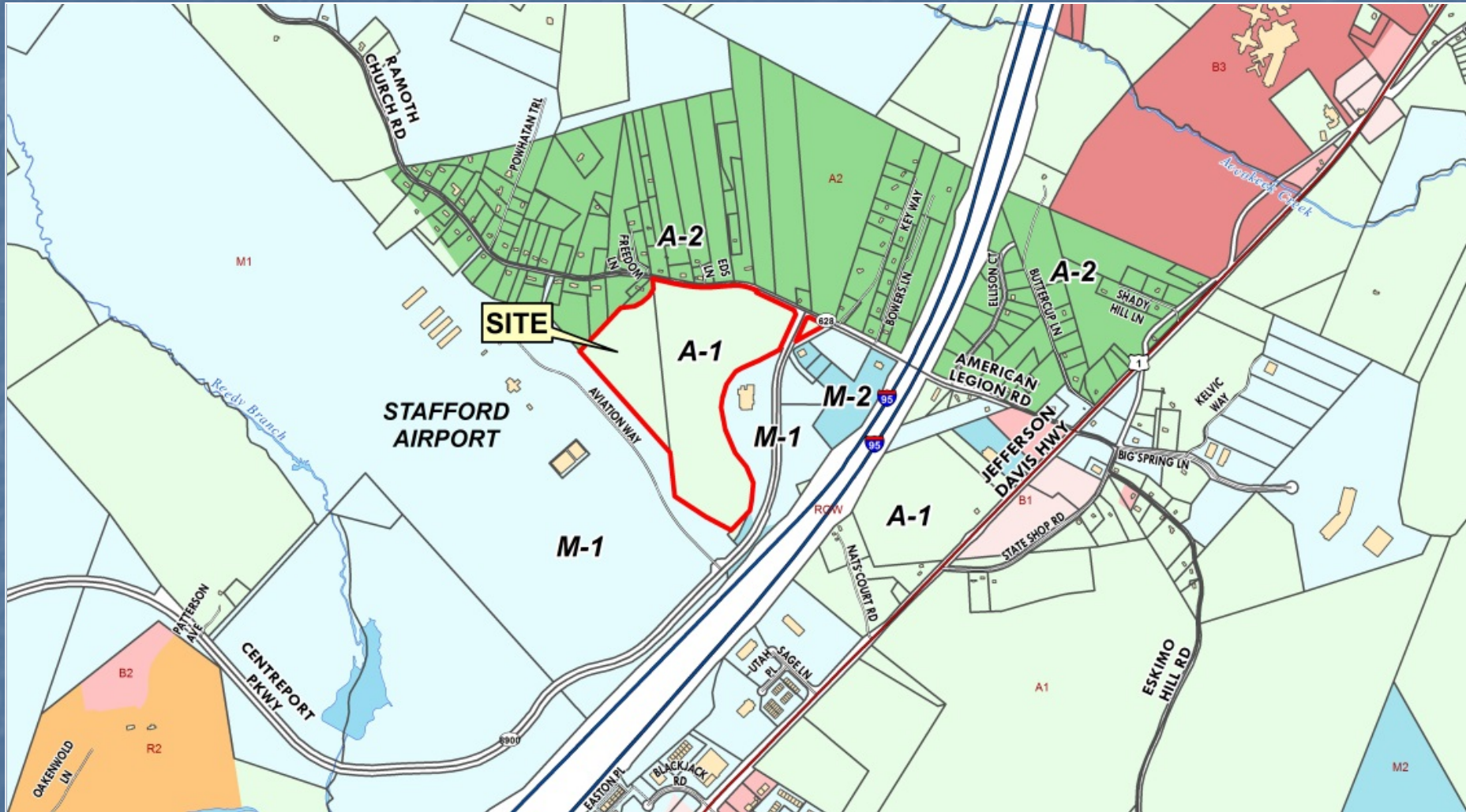
Stafford Airport Industrial Park

Reclassification
RC17151715

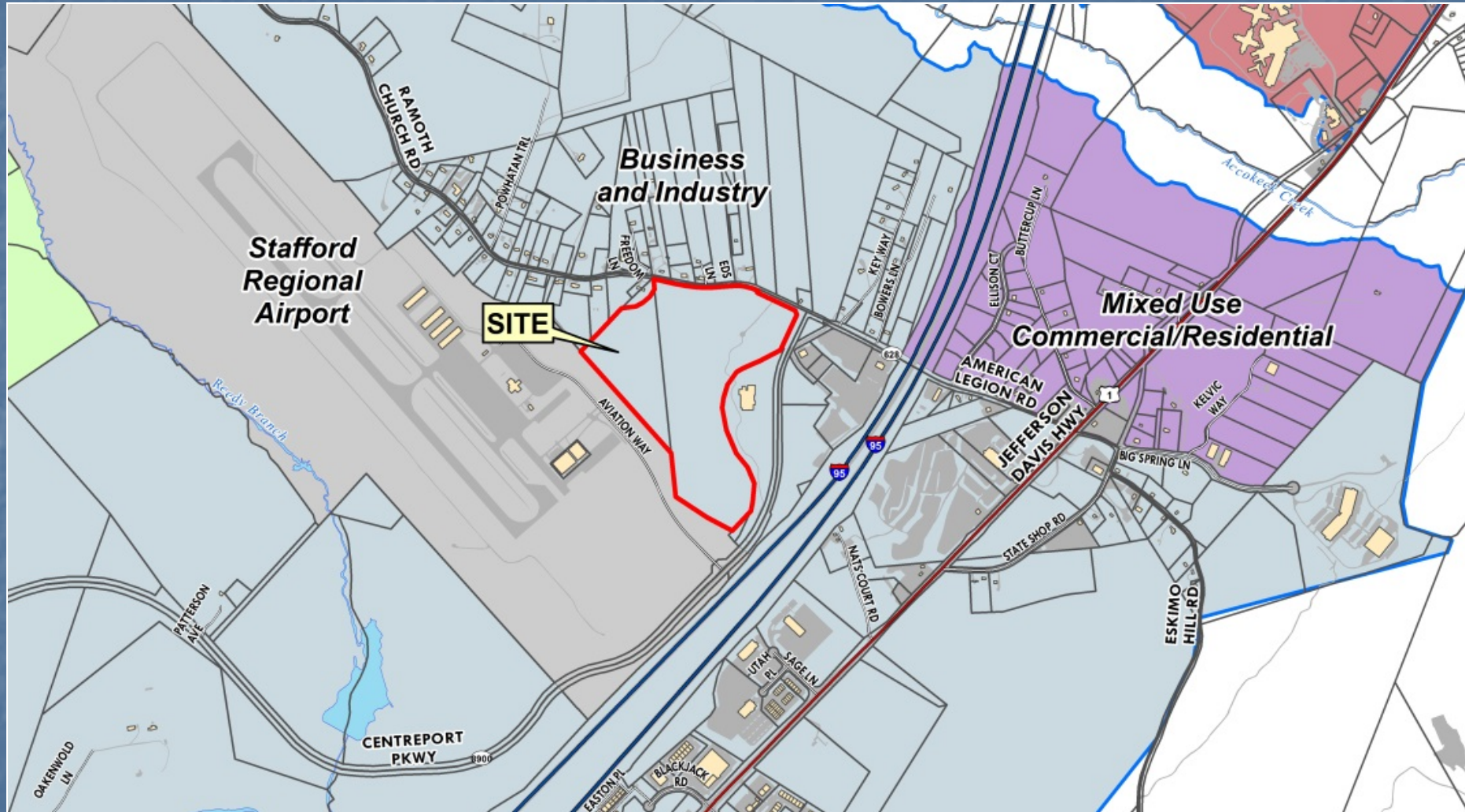
Background

- Request:
 - Reclassification from A-1, Agricultural to M-1, Light Industrial to allow commercial and industrial development
- Assessor's Parcel: 38-13 & 38-33
- Area: 65.99 acres
- Applicant: Daniel Payne, Ramoth Road Investors
- Agent: Lee Cherwek, Hilldrup Properties
- District: Hartwood

Location & Zoning



Comprehensive Plan – Land Use



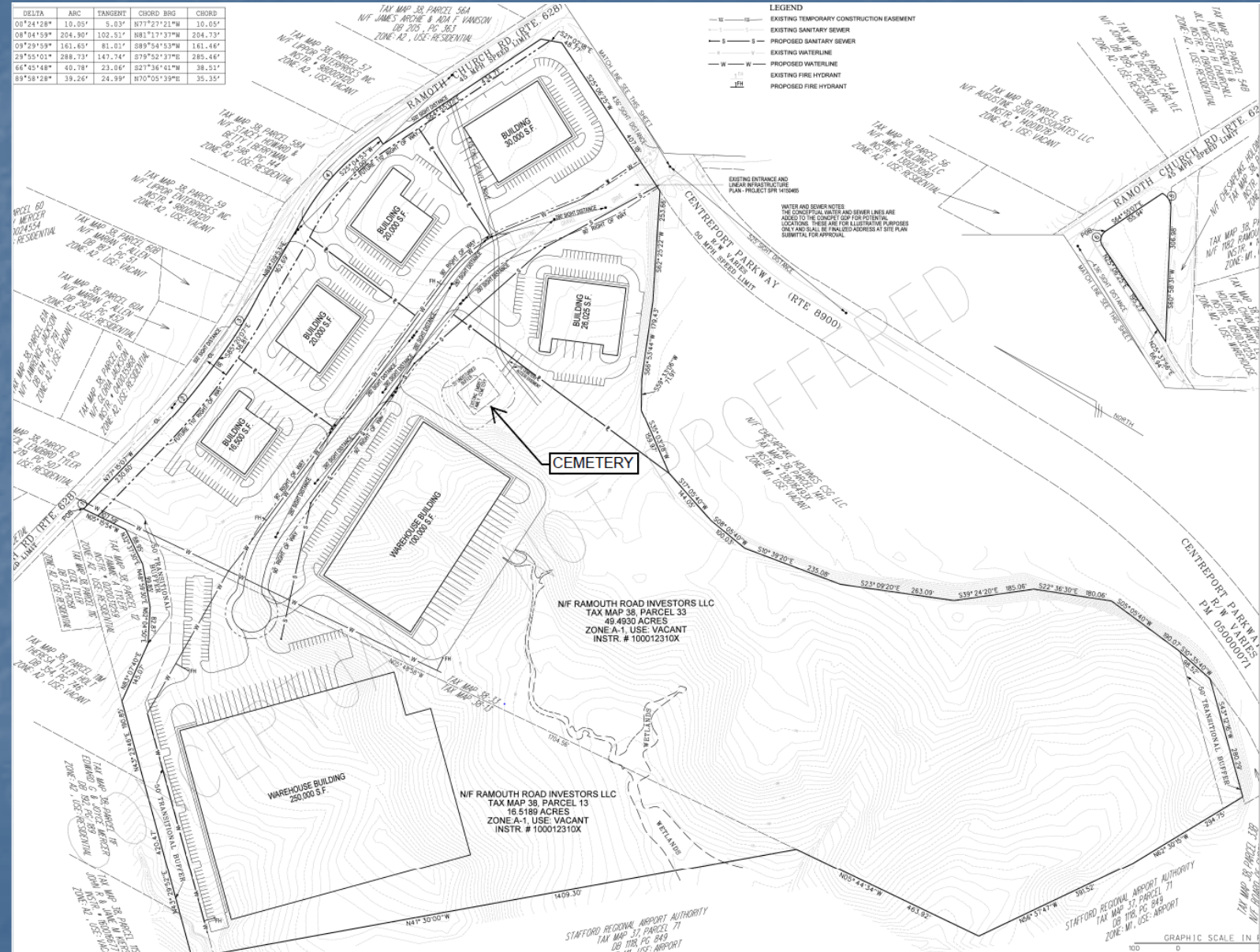
Existing Conditions



Existing Conditions



DELTA	ARC	TANGENT	CHORD BRG	CHORD
00°24'28"W	10.05'	5.03'	N77°27'21"W	10.05'
08°04'59"W	204.90'	102.51'	N81°17'37"W	204.73'
09°29'59"W	161.65'	81.01'	S89°54'53"W	161.46'
29°55'01"W	288.73'	147.74'	S79°52'37"E	285.46'
66°45'48"W	40.78'	23.06'	S27°36'41"W	38.51'
89°58'28"W	39.26'	24.99'	N70°05'39"E	35.35'

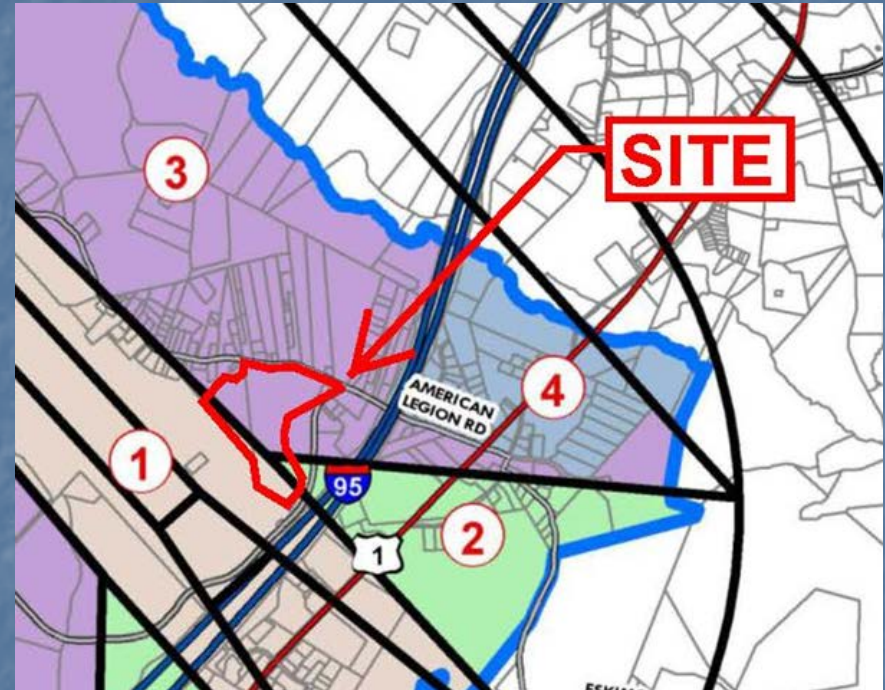


Transportation Impacts

- Comprehensive Plan road improvement recommendations
- Anticipated traffic generation based on 500,000 sqft industrial development:
 - 3,633 total vehicles per day (VPD)
 - 981 VPD to/from U.S. Rt 1 on Ramoth Church/American Legion
 - Current volume on Ramoth Church is 2,000 VPD per the TIA
- TIA improvement recommendations: turn lanes
- American Legion Rd / U.S. Route 1 intersection impacts
- No improvements for American Legion Rd / U.S. Route 1 intersection in VDOT 6-year improvement plan

Airport Impacts

- The Comprehensive Plan establishes airport impact zones, with development recommendations for each
- Most of site is in area 3 (H-1 Horizontal Inside Flight Zone). This zone lists M-1 uses as either compatible or in need of additional review. A key review component is anticipated population density.
- Staff does not expect population density recommendations to be exceeded with the proposed industrial development
- The Airport Authority has not expressed concerns with the proposal



Proposed Proffers

- Site development limited to 500,000 sq ft
- Right-of-way dedication along Ramoth Church Rd
- No-bird landscaping and site design
- 3' berm & evergreen shrubs along Ramoth Church Rd
- Turn lanes will be provided at site entrances if deemed necessary at site plan review
- Any office or hotel 3 or more stories high will include fire sprinklers and standpipe system
- Development will conform with the airport land use compatibility standards in the Comprehensive Plan
- No more than 3 stand-alone restaurants, 3 convenience centers, & 3 convenience stores

Evaluation – Staff Findings

■ Positives

- M-1 zoning is consistent with the land use recommendations in the Comprehensive Plan
- Consistent with established development patterns
- Proffers will help ensure compatibility of the development with the adjacent airport use
- Proffers will help reduce impacts on residents along Ramoth Church Rd

■ Negatives

- Transportation impacts have not been addressed in accordance with Comprehensive Plan policy

Recommendation

- Staff is supportive of the application with proffered conditions pursuant to Ordinance O17-23, but suggests the Board of Supervisors consider measures to mitigate impacts on the American Legion Rd/U.S. Route 1 intersection.

Questions / Discussion

