

**STAFFORD COUNTY, VIRGINIA**

**ZONING RECLASSIFICATION AND CONDITIONAL USE PERMIT APPLICATION**

**IMPACT STATEMENT**

Applicant: Matan Acquisitions II, LLC, a Maryland limited liability company (the “Applicant”)

Owners: R Income Properties, LLC, a Virginia limited liability company (the “Owner”)

Property: Tax Map Parcel 38-80 (the “Property”)

Project Name: “Venture Business Park”

Reclassification: From B-2 to M-1 to include Tax Map Parcels 38-80, containing a total of approximately 31.7091 acres, all as shown on the attached generalized development plan (“GDP”) titled “Venture Business Park ” prepared by Bagby, Foroughi and Goodpasture, PLLC, and dated January 13, 2022.

Date: January \_\_, 2022

File No.: RC\_\_\_\_\_

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**APPLICATION REQUEST**

The Applicant hereby requests a rezoning of Stafford County Tax Map Parcel 38-80 (the “Property”) from B-2 to M-1 in accordance with the Stafford County, Virginia (the “County”) Zoning Ordinance, including without limitation Article III, Section 28-35, Article X, Section 28-161, et seq., and Article XII, Section 28-201, et seq.

The Property is located near the intersections of Venture Drive and Wyche Road, within the Hartwood Election and Aquia Magisterial Districts, all as more particularly described on the GDP, which is attached hereto and incorporated as a material part of this application by this reference. The acreage subject to the rezoning requests consists of 31.7091 +/- acres.

Further, the Applicant has submitted with this application a voluntary proffer statement, all as provided more particularly in said application.

Also attached and marked collectively as **Exhibit B** are illustrative elevations prepared by Powers Brown Architecture titled “Venture Business Park” and dated January 19, 2022, which depicts the proposed architectural design and building material features for the Project (collectively the “Renderings”). The Renderings only describe the general architectural type, character, materials,

and features of the proposed Project and final design and materials will be determined prior to construction.

## **OVERVIEW**

The Applicant is Matan Companies, LLLP (“Matan”), a family-owned full service real estate and development company. Matan has operated since 1976 in the DC Metro area and has recently expanded its services down the I-95 corridor. Matan has delivered over 6 million square feet of Class-A warehouse, bioresearch facilities, and office space to the market with an additional 15 million square feet in the pipeline in various stages from entitlement to construction.

As further noted above, the Property is currently zoned B-2. The Applicant proposes changing the zoning district from B-2 to M-1 to allow for a warehouse, storage, distribution, office and assembly center. Section 28-35 of the County’s Zoning Ordinance states that the purpose of the M-1 district is:

“...to establish areas of the county to provide for certain types of business and industrial uses characterized by light manufacturing, fabricating, warehousing and wholesale distribution, which are relatively free from offensive activities and which, with proper performance standards, will not detract from residential or commercial desirability of adjacent properties. It is intended that the M-1 district encourage the development of parks for the location of these uses. These districts should be located only where all necessary public utilities are available and where transportation systems are adequate.”

The Project includes up to a 250,000 square foot single or multi-tenant industrial use along with accessory uses located within a one-story building less than sixty-five feet (65 ft.) in height on approximately 31.7091 acres. The proposed FAR is 0.70 or 16.9% of the property and approximately 62.4% of the Property will be preserved as open space, as shown on the GDP.

As noted above, the Property is generally located east of I-95, and just west of the intersection of Wyche Road and Venture Drive. The Property is bordered on the west by I-95. Adjoining the Property to the south is the recently approved DHL distribution and warehouse site, zoned B-2. To the east is Wyche Road, a warehouse zoned B-3, residential property on commercially valued land zoned A-1, a church, the Virginia Department of Highways offices, Rappahannock Regional Jail, and the Department of Corrections. To the south is vacant land zoned A-1 and B-3.

As described in more detail below, the Applicant’s proposal conforms to the policies established by the County’s Comprehensive Plan (the “Comp Plan”), and the Property has been designated as being in a Targeted Development Area (“TDA”) within the County’s Urban Services Area (“USA”) for future land use. In addition, the Project will have minimal impacts on County services, and will generate new jobs and additional commercial tax revenues at full build-out as further detailed under the impact analysis of this narrative.

## **COMPREHENSIVE PLAN ANALYSIS**

### *1. The Property's Classification Supports Project Approval*

The Comp Plan identifies the Property as being within the County's USA, and further classifies it as part of the Courthouse TDA Planning Area ("Courthouse TDA"). Within the Courthouse TDA, the Property is designated for business and industry use, which is consistent with the Applicant's proposal.

USAs are areas designated within the County in which growth should occur in order to reduce growth pressure in rural parts of the community. More dense development projects are encouraged within these areas. USAs are further comprised of planning areas, suburban areas, business and industry areas, and redevelopment areas. Planning areas highlight the locations where a significant amount of new development and redevelopment—both commercial and residential—is expected to occur.

TDA's highlight locations where new development and redevelopment of both commercial and residential growth in the County is expected to occur. Specifically, TDA's emphasize where approximately 50% of the County's future residential growth is recommended and includes a mix of residential, mixed-use, commercial (retail), and industrial development. Thus, the County anticipates that this area will be a hub for new, dense residential and commercial development.

The Property's location within the County's USA and Courthouse TDA strongly support granting approval to the Project, as the County encourages industrial development of this nature within these areas.

### *2. The Project satisfies the Comp Plan's goals for future development*

The County has articulated its overarching goals for future development and land use in its Comp Plan, which serves as a general guide for the County's future development over the next 20 years. According to the Comp Plan, new development must (1) be sustainable and promote positive job growth; and (2) promote economic development.

The Applicant's proposal satisfies these development goals, as detailed below.

#### *2.1 The Project contributes to County's sustainable and positive growth*

The Project aligns with the County's general development goals for sustainable and positive growth with its location within both the USA and Courthouse TDA. As discussed above, the County has created the USA as the area within the County in which growth should be directed. Not only does the County encourage growth within the USAs, but it has indicated that provision of government and community services and facilities will be focused in these areas, and that dense, compact mixed use developments should be located within USAs, with sufficient density and scale to support a mix of uses, walkability, and public transit, while offsetting their impacts to County services. The Project satisfy these requirements and will significantly contribute to positive growth within the County, as noted in more detail below.

##### *2.1.1. The Project's location within the USA supports development*

The Project wholly satisfies the County's goals for new development within USAs. Its location within the USA furthers the County's goal for locating new growth within the USA, supporting more compact development patterns within the USA, and reducing pressure on the rural parts of the County. Further, the Project's commercial nature meets the County's goal for this area to be developed as a commercial retail and office area.

Further, the Project will be serviced by the existing public sewer and water utilities, eliminating the need to develop any new infrastructure, thereby lessening its impact on the County's resources. The Comp Plan requires that development proposals for projects requiring a zoning reclassification, and which are located within the USA boundary and are dependent on future infrastructure and services, should not be developed until the projected infrastructure and services have been implemented or scheduled to be phased concurrently with the demand. Because the requisite infrastructure is already in place, the Applicant has met this requirement.

### *2.1.2 Project's location within Courthouse Planning Area supports development*

Not only does the Project's location in the USA support approval of the rezoning request, but its location in the County's Courthouse TDA further bolsters support for this rezoning proposal. The County anticipates that a significant amount of new commercial development will occur within this Planning Area. In fact, this Planning Area is the number one area where growth in the County should be focused. For this Planning Area, the County anticipates 5,500,000 square feet of new commercial development in the near future.

In keeping with the County's intentions, the Project would bring this near-term development to fruition and the resulting new industrial uses would contribute to the County's anticipated commercial and employment growth in this planning area.

### *2.2 The Project promotes the County's economic development*

The Project's location within the USA and Courthouse TDA, as well as its commercial characteristics, promote the County's economic goals for promoting job creation while supporting retention and growth of the County's existing businesses and industries.

The Comp Plan has set forth several economic development goals and requirements for new developments. First, the County seeks to promote its reputation as a business-friendly community. Second, the County encourages the development of accessible, convenient, and attractive commercial and industrial locations within the USA.

The Project satisfies all of these goals. First, it brings new business and industry to the area, thereby diversifying the County's economic base and promoting job creation. Second, the Project's strategic proximity to I-95 and Courthouse Road is accessible, convenient, and attractive, and, as previously discussed, the Project is located in an area that has been identified by the County as an economic development priority focus area, where business development is encouraged. Third, the commercial nature of development will offset the demands on community facilities and

infrastructure of surrounding residential communities, and will provide economic revitalization in an area designated by County as a redevelopment area.

In support of all of the foregoing, the Applicant has included with this application a fiscal impact analysis dated January 19, 2022, prepared by Matan and titled “Fiscal Impact Analysis Venture Business Park Stafford, VA” , and is attached hereto and marked as Exhibit C (the “FIA”). Pursuant to the conclusions in the FIA, it is anticipated that the Project will generate approximately \$2.93 million in gross annual tax revenues over 10-years for the County at full build-out and net \$865,000 per year in positive income tax revenues. Applicant projects that \$25.2 million will be spent in hard construction costs and equates total expenses for the project to reach approximately \$38 million in hard and soft cost expenses, including approximately \$1.7 million spent on fees, utility connections, inspections, and reviews with different departments of Stafford County.

In addition, it is anticipated that the Project at full build-out will create 500 full time employees to include both average industrial workers and industrial managers. The average industrial worker salary in Virginia is \$33,489 per year and the average industrial manager salary in Virginia is \$86,892. The average annual wage of workers can be assumed to be \$40,000.00 per year making average payroll \$20 million per year. The Project also expects to create 160 construction jobs during the construction phase of the Project.

#### **TRANSPORTATION IMPACT ANALYSIS**

The Applicant prepared a Transportation Impact Analysis (“TIA”). The TIA was prepared by Pennoni, dated January 18, 2022, and is marked Exhibit D and attached hereto. The TIA generally offers the following conclusions:

- 1) The existing Courthouse Road (VA Rte. 630) signal at Wyche Road/Hospital Center Boulevard operates at LOS “C” overall for existing conditions.
- 2) Applying a 2 percent annual compound growth rate for regional through traffic on Courthouse Road and localized approved development slightly increases signal delays; Adding site trips does not change overall signal operations on Courthouse Road.
- 3) Trip generation for the proposed rezoning is approximately 1,220 VPD, with 200 peak hour trips for the roadway peak with the proposed industrial uses. The site trip generation sensitivity includes heavy vehicle activities, which are included in the Level of Service analysis.
- 4) The Proposed trip generation conservatively includes M-1 use as general industrial, as the peak hour and Daily trips are the highest for the proposed 250,000 gsf building footprint. Site trips if developed as warehouse or High Cube Distribution Center would result in lower site trip generation.
- 5) The proposed site trips are reduced from the Comprehensive Plan potential yield for the property if were developed as office uses with an average FAR of 0.30. The reduction in site traffic are over 300 peak hour trips and 2,700 VPD, or a 2/3 reduction (-67%) in site trip generation impacts to the public streets with the rezoning.

- 6) The site access operates acceptable condition with the site egress to Bradburn Place, include LOS “A operations at the Wyche Road/Bradburn Place/Venture Road intersection.
- 7) The proposed use can be accommodated with the existing roadway network without additional traffic mitigation, and
- 8) The new access as proposed with the rezoning to include extend the right turn lane on southbound Wyche Road to Bradburn Place would accommodate an in-only passenger car entrance. The proposed turn lane extension to the existing right turn lane would satisfy VDOT storage and taper requirements for a commercial entrance on Wyche Road.

The proposed rezoning does not negatively impact mainline traffic operations in the study area, with impacts less than 6 percent of the Courthouse Road volumes at the Wyche Road traffic signal.

## IMPACT ANALYSIS

### 1. **Current capacity of and anticipated demands on highways, utilities, storm drainage, schools and recreational facilities.**

- A. **Roads.** The TIA concludes that the Project’s trip generation does not warrant any geometric improvements at the intersection of Courthouse Road at Hospital Center Drive / Wyche Road. Further, assuming that VDOT updates the traffic signal timings on a regular basis, this intersection is projected to operate at an acceptable level-of-service at build-out of the site. Further, the proposed development would generate 185 new trips during the morning peak hour, 200 new trips during the afternoon peak hour, 28 new trips during the Saturday midday peak hour, and approximately 1,218 new weekday daily trips.

Access to the project will be from Wyche Road and Bradburn Place.

**By-Right Impacts:** The Property is currently zoned B-2. Under the current zoning, the by-right commercial uses would generate 3,658 daily trips under B-2 zoned property.

- B. **Utilities.** As noted above, the proposed rezoning is located within the County’s USA and has access to public water and sewer. Existing 10" water and 8" sewer mains are available along Bradburn Place. The Applicant will extend utility lines to serve the development.

**Public Water:** This Project is located in the Central Pressure Zone. There is an existing 10" water line along Bradburn Place.

**Sewer:** This Project is located in the Accokeek Sewer Shed sewer service area. An existing 8" sewer line is located along Bradburn Place.

**By-Right Impact:** If developed by right, the Applicant would likely have to connect to the existing public water and sewer lines along Bradburn Place.

C. Storm Drainage. Upon build-out, approximately \_\_\_% of the total Property will consist of impervious surface. Runoff from the Project will be collected in a storm sewer system to be designed prior to site plan stage. Stormwater management will comply with County and State requirements.

By-Right Impact: Both the by-right and proposed developments would result in the same post-developed flow requirements and would have minimal impacts downstream.

D. Schools. The proposed rezoning will not impact schools.

By-Right Impact: None

E. Recreational Facilities. The proposed rezoning will have no impacts on park and recreational facilities.

By-Right Impact: None.

2. **Fire & Rescue**. It is anticipated that the proposed Project will be served by Station #2, which is located approximately 0.70 miles northeast of the Project. The Project will have minimal impact to current County capacity levels for fire and rescue.

3. **Fiscal Impact**. The Project will generate:

- 500 new full time jobs
- Average Annual Wages of \$40,000 per employee
- Average Annual Payroll: approximately \$20 million
- Approximately \$2.93 million in taxes over a 10-year period
- \$1.7 million spent on fees, utility connections, inspections, and County reviews
- 160 Construction Jobs
- Total investment (real estate and personal property) is \$32 million

4. **Environmental Impact**. A wetland delineation was conducted on the Property by \_\_\_\_\_. Approximately \_\_\_ acres of wetlands were identified on the Property. **[TO BE UPDATED ONE WETLAND DELINEATION IS COMPLETE]**

By-Right Impact: Any development utilizing the same developable area will have the same impacts to environmentally sensitive features.

5. **Impact on Adjacent Properties**. Generally, nearby properties are a mix of government, industrial, and commercial uses, as well as vacant land. The proposed development is compatible with and a good transition between development on surrounding properties, and we do not believe there will be any adverse impacts to

those properties. Any adverse impacts to the surrounding properties will be mitigated.

6. **Historical Sites.** According to the Virginia Department of Historic Resources, no known archaeological sites or architectural resources are located on the Property.

7. **Exhibits:** The following exhibits are enclosed with and are a material part of this application:

(a) Exhibit A: Generalized Development Plan titled “Venture Business Park Generalized Development Plan” dated January 13, 2022, prepared by Bagby, Foroughi and Goodpasture, PLLC;

(b) Exhibit B: Renderings titled “Venture Business Park”, prepared by Powers Brown Architecture and dated January 19, 2022;

(c) Exhibit C: Fiscal Impact Analysis titled “Fiscal Impact Analysis Venture Business Park Stafford, VA”, prepared by Matan, dated January 19, 2022.

(d) Exhibit D: Transportation Impact Analysis titled “Rezoning Traffic Impact Statement Venture Business Park Stafford County, VA”, prepared by Pennoni, dated January \2022.



**EXHIBIT A**

Generalized Development Plan

**EXHIBIT B**

Renderings

EXHIBIT C

“Fiscal Impact Analysis”

EXHIBIT D

“Transportation Impact Analysis”

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