

COMPREHENSIVE PLAN AMENDMENT

STAFFORD TECHNOLOGY CAMPUS

Applicant: Stafford Technology LC

Owner: Stafford Technology LC

Amendment Request: Revisions to the Urban Service Area and Central Stafford Targeted Development Area

Project Name: Stafford Technology Campus

Date: September 8, 2023

The applicant, Stafford Technology LC (the “Applicant”), is the owner of the properties identified as Tax Map Numbers 38 124 and 38 29A, which is comprised of approximately 523.94 acres (the collectively “Property”). The proposal is to reclassify the Property from A-1, Agricultural, to M-1, Light Industrial, and amend the Comprehensive Plan for a portion of the Property to include it in the Urban Service Area and Central Stafford Targeted Development Area.

A preliminary plan for a total of 144 residential lots was previously approved for the Property. Approximately 75 homes were located outside of the Urban Service Area.

The Applicant’s proposal includes a phased data center campus which will contain approximately 5.8 million square feet of data center uses at full buildout on the entire Property. Approximately 2,816,000 square feet of data center uses would be located outside of the Urban Service Area. An Overall Illustrative Plan is included with the GDP package with the zoning reclassification and shows how the Property could potentially be developed.

For purposes of comparison for this Impact Analysis, the Applicant is comparing the by-right impacts outside of the Urban Service Area and the data center square footage outside of the Urban Service Area.

Utilities. The Property will be served by public water and sewer. The Applicant is in discussions with the County’s Department of Utilities to review the utility infrastructure and looking at ways in which the surrounding infrastructure can be improved through a partnership with the Applicant.

- Water – The Property is partially located within the Central and Falmouth Pro Rata Water Pressure Zones. Public water for the Property will be provided by existing public water infrastructure and the proposed new public water infrastructure, including recycled water infrastructure. The need to upgrade offsite water infrastructure will be determined prior to the issuance of site plan approval. More information, including gallons per day, can be provided in connection with site plan and building permit review.

- **Sewer:** The Property is partially located within the Potomac Creek Sewershed. Public sewer for the Property not currently located within the Potomac Creek Sewershed is proposed to be provided by extending sewer infrastructure to the unserved area of the Property and expanding the Urban Service Area. More information, including gallons per day, can be provided in connection with site plan and building permit review.

Schools. As previously mentioned, the Property currently has an approved residential subdivision plan. The existing approved use on the site has an impact to the schools. While adding the Property into the Urban Service Area does not by itself reduce the impacts to schools, the proposed reclassification, filed simultaneously with this Comprehensive Plan Amendment application, will have no impact on the school facilities in Stafford County and therefore, is a reduced impact to the County school system over what is currently permitted on the Property by-right.

Recreational Facilities. As previously mentioned, the Property currently has an approved residential subdivision plan. The existing approved use on the site has an impact to recreational facilities. While adding the Property into the Urban Service Area does not by itself reduce the impacts to recreational facilities, the proposed reclassification, filed simultaneously with this Comprehensive Plan Amendment application will have no impact on the recreational facilities in Stafford County and therefore, is a reduced impact over what is currently permitted on the Property by-right.

Transportation. As previously mentioned, the Property currently has an approved residential subdivision plan that would allow for 75 homes outside of the Urban Service Area. The Below is a trip comparison chart that provides a vehicle trip comparison.

Land Use	ITE Code	Size	----- Week day -----						Daily Total
			AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
Approved Residential (Stafford Town Station)									
Single-Family Detached Housing	210	75 DU	14	43	57	48	28	76	774
Proposed Data Center (Stafford Technology Campus)									
Data Center ⁽¹⁾	160	2,992.0 kSF	148	121	269	27	63	90	2,244
Difference in Trips (Proposed minus Approved)			134	78	212	-21	35	14	1,470

⁽¹⁾ VDOT approved rates of 0.09 for AM, 0.03 for PM and 0.75 for Daily trips per 1,000 SF for Data Center land use.

While adding the Property into the Urban Service Area does not by itself impact the transportation network, the Applicant has acknowledged that there is an increase in trips over the approved preliminary plan uses and has proposed mitigation to those impacts based on the transportation improvements suggested in the traffic impact analysis submitted with the reclassification application. In addition, the Applicant is providing the Comprehensive Planned road connection that provides an east / west connection between Eskimo Hill Road and Richmond Highway.

Surrounding Land Use Characteristics. The Property is surrounded by industrial uses to the east and west and residential uses to the north and south. To the east are the County's law enforcement academy shooting range, landfill, and prison. To the west is an industrial park. To the north is an existing residential community and to the south is a planned residential community. To mitigate the potential impacts to the residential development to the north and south, the Applicant has

provided 100 ft. buffers adjacent to the residential developments to the north and south, proffered to Design Standards for data center buildings visible from Eskimo Hill Road, Richmond Highway and adjacent residential zoned, and proffered minimum noise requirements.

P1337632.DOCX