

Impact Statement
Embrey Mill Town Center Conditional Use Permit

The Applicant, North Stafford Associates, L.C. (“NSA”) seeks a Conditional Use Permit (“CUP”) to authorize a child care center on an approximately 1.56-acre portion of Tax Map Parcel Number 29-53B (the “Property”).

Background

The Property is part of the mixed use development known as Embrey Mill, located north of Courthouse Road near its intersection with Austin Ridge. The Property was rezoned to the County’s PD-2 Zoning District with proffered conditions pursuant to Ordinance O01-08 adopted by the Stafford County Board of Supervisors (the “Board”) on or about March 6, 2001 (the “Embrey Mill Proffers” or the “Proffers”).

The Embrey Mill Proffers commit the development to a phasing plan and specifies the maximum intensity of development allowed in each Phase, while acknowledging that the Phases need not be completed in order. The Property is part of Phase 4, which is to be developed as the Embrey Mill Town Center consisting of commercial uses. While the Embrey Mill Proffers authorize a maximum of 429,000 gross square feet (“sf”) of commercial uses therein, NSA anticipates that the ultimate build-out will be well-below the maximum allowable square footage and intensity permitted under the Proffers.

As shown on the Generalized Development Plan prepared by VHB and submitted herewith (the “GDP”), NSA intends to establish an approximately 13,000 sf child care center within Building 1 of the Embrey Mill Town Center South Phase. The proposed 13,000 sf child care center equates to a floor area ratio (“FAR”) of approximately 0.19; this intensity is well-below the 0.75 maximum allowable FAR permitted under the Embrey Mill Proffers.

Impact of proposed CUP use

1. Transportation Impact.

Highway: The Property is within Phase 4 of the Embrey Mill development, which is located along Courthouse Road and Austin Ridge Drive. Courthouse Road is a 4-lane divided road at this location, while Austin Ridge Drive is a 4-lane road in a location that transitions between divided and undivided at this location. The Property also fronts Sunflower Drive, a spine road which divides Phase 4 and Phase 3A of the Embrey Mill development. Access to Building 1 will be accomplished through private internal roadways as shown on the GDP.

The proposed child care center use will generate less traffic than the substantially more intense retail commercial development authorized under the Proffers as detailed in the Traffic Memorandum prepared by VHB and submitted herewith.

2. Utility Impact.

Water: The Property is within the Urban Services Area and will be served by public water. There exists sufficient water pressure and capacity to serve the proposed child care center

use. A 16-inch diameter waterline along Courthouse Road, as shown on the approved plans for the Market at Embrey Mill project, will serve the domestic water demands and fire protection demands of the proposed commercial development of the Property. The child care center use proposed by this CUP will not materially alter the anticipated water demands generated by the commercial development of the Property.

Sewer: The Property is within the Urban Services Area and will be served by public sewer. NSA will be required to construct a network of sewer lines which will connect to an existing public sewer line along Mine Road to the north of the Property irrespective of the disposition of this CUP request. The child care center use proposed by this CUP will not materially alter the anticipated sewer demands generated by the commercial development of the Property.

Storm Drainage/Stormwater: The stormwater and storm drainage requirements for the Property are addressed through the Embrey Mill Proffers and the approved State and Federal stormwater and related permits for the Embrey Mill development.

3. Other Impacts.

Noise, Dust and Smoke Impacts: The child care center use proposed by the CUP will not generate adverse impacts to users or adjacent property owners from noise, dust, and smoke. Any potential noise or other impacts on existing adjacent residential uses will be mitigated by the buffers and plantings generally depicted on the GDP, the required plantings of the Sunflower Road Planting Plan referenced in the GDP, and the applicable requirements of the Embrey Mill Proffers.

Environmental Impacts: None have been identified on the Property. The Embrey Mill Proffers remain in effect and are sufficient to address and mitigate any environmental impacts generated by the commercial development of the Property.

Historic Resources, Cemeteries, and Endangered Species: None have been identified on the Property.

Adjacent Properties: Adjacent parcels surrounding the Property are zoned A-1, B-2, and PD-2, and are largely undeveloped. A number of small residences zoned A-1 are located on the opposite side of Courthouse Road. Commercial development is planned on the opposite side of Austin Ridge Drive. NSA has developed the Market at Embrey Mill and Publix grocery store to the west of the Property. The child care center use proposed by this CUP will not adversely impact or impede the development of adjacent properties. Moreover, the Embrey Mill Proffers remain in effect and are sufficient to address and mitigate the potential impacts to adjacent properties generated by the commercial development of the Property.

Fire and Rescue: The Property is within the first response area of the Stafford Fire and Rescue Station (Station 2), located approximately 1 mile to the east of the Property on Courthouse Road. The County's Fire and Rescue level of service will not be impacted by the child care center use proposed in this CUP.

Architectural Design: The architectural design of the proposed Building 1 on the Property is governed by the Embrey Mill Proffers.