

Impact Statement

Celebrate Virginia Self Storage

Conditional Use Permit

Tax Map	Current Zone	Proposed Use	Area
44-76	B2	Warehouse, Mini-Storage	14.06 acres

The purpose to the Conditional Use Permit (CUP) of Parcel 44-76 is to allow the use of warehouse, mini-storage.

The following narrative summarizes the impacts of the CUP to the surrounding area.

Transportation

The proposed layout shown on the Generalized Development Plan (GDP) produces a maximum of 140 vehicles per day which is below the threshold requirement for a Traffic Impact Analysis (TIA). Also, the floor area ratio (FAR) proposed 0.12 is well below the allowed FAR for a B2 zone, which is 0.70. Since the highway system is designed based on the current zoning and due to the size of the parcel, there will not be a significant impact to the current highway system. The transportation proffers associated with this property have been satisfied since Celebrate VA Parkway, and all associated connections to Warrenton Road have been completed.

Utilities

The proposed layout shown on the GDP will connect to the existing public utilities which satisfies the proffered conditions. There is an existing waterline available for connection that runs parallel along the front of the property and Celebrate VA Parkway, and an existing sanitary sewer main runs through the site.

Stormwater

Stormwater management will be designed with the Site Plan, and will follow all local and state requirements, i.e., reducing phosphorus, stormwater runoff, etc. There will be no impact due to stormwater with the final design.

Schools

The rezoning will not impact to the school system since this is a non-residential use and zone.

Recreational Facilities

The rezoning will have no impact since it does not remove or add any recreational facilities.

Fiscal Impact

The conditional use permit will allow for a business on a current vacant parcel, and generate jobs, and tax revenue for the County. The layout shown does not anticipate costs to the County since all improvements will be provided by the owner.

Environmental Impact

Parcel 44-76 has wetlands, streams, or Resource Protection Areas present, but the development does not propose any environmental impacts.

Adjacent Parcels

Parcel 44-76 is bordered on the South and East by vacant properties zoned M2, Celebrate VA Parkway to the West, and Banks Ford Parkway to the North. The proposed use of 44-76 will not have a negative impact to the adjoining properties. Landscaped buffers are shown where applicable.

Historic Sites

There are no known Historic Sites on or near Parcel 20-6 and, therefore, no impacts are anticipated.

Proffers

Aesthetics and Architecture

The proffered conditions for this property have specific requirements for building design and look. The buildings will be made of metal but will have a façade that meets the building materials requirements set forth in the proffers. Please see the attached photographs for an example of what the buildings will look like.. There will be no roof top mechanical equipment due to the size and type of buildings. The dumpster pad will be screened by a 6-foot brick wall.

Signage

All signs constructed on site will be consistent with the sign ordinance of the County.