

**IMPACT STATEMENT AND NARRATIVE**  
**Plantation Adair Drive Zoning Reclassification**  
**Tax Map Number 44-121G**  
**7.433 acres**

**July 16, 2020**

Madi and Pierce, LLC (the “Applicant”) is the owner of a certain parcel of land, consisting of approximately 7.433 acres, and shown on the records for the County of Stafford’s (“County) Commissioner of the Revenue as Tax Map Parcel Number 45-165 (the “Property”). The Applicant seeks to reclassify the Property from the County’s B-2 Zoning District to the County’s UD-5 Zoning District for the development of 104 age-restricted (age 55 and over) multifamily residential dwelling units (the “Units”) at a by-right density of 14 dwelling units per acre (the “Project”).

The Project proposes to construct the 104 Units within four, four-story multifamily buildings totaling approximately 14,529 square feet (“sf”) as shown on the Generalized Development Plan prepared by ATCS, PLLC (the “GDP”). The lower level of each multifamily building would be developed as a parking garage containing approximately twenty-four (24) parking spaces as shown on the GDP. The Applicant further proposes to develop an approximately 1.8-acre multi-purpose private park on the Property for the use and enjoyment of the senior residents as part of the Project.

The Property is located within the Warrenton Road Planning Area, which is a Targeted Development Area (“TGA”) designated for higher density development in the County’s Comprehensive Plan. The Comprehensive Plan calls for the development of 1,500 multifamily residential units within the Warrenton Road TGA at a recommended density of 11 to 14 dwelling units per acre. The use and density proposed in this Project are consistent with the Comprehensive Plan’s recommendations for the Warrenton Road TGA.

**A. Transportation Impact**

The Property will be accessed by a full-service entrance at the intersection of Plantation Drive and Adair Drive. As detailed in the Traffic Impact Analysis dated April 12, 2019 and prepared by ATCS, PLLC (the “TIA”), Plantation Drive currently generates approximately 426 peak hour A.M daily trips (162 eastbound and 264 westbound) and 692 peak hour P.M. daily trips (417 eastbound and 275 westbound).

Based on the 9th edition of the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE), the proposed Project would generate approximately 21 A.M vehicle trips per day (“VPD”) and 26 P.M. VPD. This Project would generate less traffic than a by-right commercial retail use of the Property based on ITE rates.

As detailed in the TIA, the low number of trips generated by the Project would have a minimal impact on the traffic operations at the intersection of Plantation and Adair Drive and the

adjacent signalized intersection at U.S. Route 17 and Plantation Drive. The Project further does not trigger any VDOT turn lane warrant requirements as detailed in the TIA.

The Applicant will be required to pay transportation impact fees for the Project in accordance with the County's ordinances and policies applicable thereto.

**B. Utility Impact**

The Property lies within the County's Urban Services Area and shall be served by public water and sewer.

i. Water

The Property is located in the 503 pressure zone. There is an existing onsite water connection at Plantation Drive that is available to service this Project. The 104 multifamily residential units proposed in this Project would generate estimated water flows of 28,800 gallons per day ("gpd"), with an estimated fire flow demand of 2,500 gallons per meter ("gpm"). For sake of comparison, a by-right commercial retail use of the Property would generate estimated water flows of 3,900 gpd, with an equivalent estimated fire flow demand of 2,500 gpm. The existing water lines are sufficiently sized to accommodate the estimated flows from the Project. Nevertheless, the Applicant would be financially responsible for making any necessary upgrades to the water system to accommodate flows from the Property under either the proposed Project or under the current B-2 zoning classification.

ii. Sewer

The Property is located in the Falls Run Watershed. A sewer line connection located adjacent to the southern boundary of the Property at Smokehouse Drive is available to service this Project. The Project would generate estimate sewer flows of 16,640 gpd. A by-right commercial retail use of the Property would be estimated to generate approximately 3,120 gpd. The existing sewer lines are sufficiently sized to accommodate the estimated flows from the Project. Nevertheless, the Applicant would be responsible for making any upgrades necessary to accommodate flows from the Property under either the proposed Project or under the current B-2 zoning classification.

iii. Storm Drainage

There is an existing Regional Stormwater Management ("SWM") Pond located at Smokehouse Drive which provides predetermined detention and treatment for the Property. Additional detention and treatment, if necessary, will be provided through underground SWM facilities which will be designed to conform to all applicable State and County SWM regulations and standards.

**C. Environmental Impacts**

There are no wetlands, RPA, or steep slopes on the Property.

**D. Historic Sites**

This Property has no historically significant sites. Accordingly, there is no impact to historically significant sites under either the proposed Project or development under the current B-2 zoning classification.

**E. Noise, Dust, and Smoke Emissions**

This Project will have no significant impacts concerning noise, dust, and smoke emissions associated with its use.

**F. Schools/Parks**

The proposed age-restricted Units would not generate any impacts on the County's school system, as the Applicant has proffered age-restricted covenants for each Unit to ensure that any school-aged children (18 and younger) are prohibited from residing within any Unit constructed on the Property for a period of time exceeding thirty (30) days within any six (6) month period.

With respect to park facilities, the County's 2017 Parks Utilization Plan developed by the Parks and Recreation Department geographically identifies where park facilities are lacking and assigns these locations as priority areas where additional facilities are needed. The area where the Property is located is not identified within a priority area. As such, there appears to be adequate park capacity to serve the Project. Moreover, the Applicant has proffered an approximately 1.8 acre onsite private park for use by the senior residents to offset any potential impact to the County's park facilities.

**G. Fire and Rescue**

The Project will be served by Stafford County Fire & Rescue Station 12, which is located approximately 0.8 miles from the Property. The Applicant has proffered several fire safety measures attendant to the design and construction of the multifamily buildings proposed in the Project, including the following: (a) each multifamily building must be equipped with at least one elevator with emergency power; (b) each multifamily building will be equipped with a direct stairwell on each side of the main entrance to provide ingress and egress for fire rescue personnel; (c) the standpipe system for each building will be equipped with an NFPA-14 sprinkler system or equivalent; (d) the attic for each building will be equipped with an NFPA-13 commercial sprinkler system or equivalent; and (e) the entire first level above grade of every building will exclusively utilize non-combustible materials for the exterior walls.

## **H. Public Safety Cash Proffers**

In addition to the foregoing fire and rescue proffers, the Applicant has proffered cash contributions for the Stafford County Fire & Rescue Station 12 in the aggregate amount of \$156,575.46, or \$1,505.53 per Unit, in accordance with the calculation below:

- a) Total population of Berea Fire Station (Station 12) Service Area (per Comprehensive Plan): 8,917
- b) Total square footage of Station 12 (per Commissioner of the Revenue (“COR”) records): 15,096
- c) Square feet of Fire and Rescue station needed per capita ( $b \div a$ ): 1.693
- d) Approximate construction cost per station (per Comprehensive Plan): \$5,273,000
- e) Building cost per square foot ( $d \div b$ ): \$349.30
- f) Building cost per capita ( $e \times c$ ): \$591.36
- g) Fire Station Site acreage (per COR records): 4.9
- h) Acres per capita ( $g \div a$ ): 0.00055
- i) Estimated cost for site: \$1,000,000
- j) Cost per acre ( $i \div g$ ): \$204,082
- k) Acre cost per capita ( $h \times j$ ): \$112.25
- l) Approximate capital equipment cost per station (per Comprehensive Plan): \$1,750,000
- m) Approximate equipment cost per square foot ( $l \div b$ ): \$115.92
- n) Equipment cost per capita ( $c \times m$ ): \$196.25
- o) Gross cost per capita ( $f + k + n$ ): \$899.86
- p) Residents in development above by-right: 104 units x 1.67 residents per unit = 174
- q) Total cash proffer for Project ( $o \times p$ ) \$156,575.46
- r) Gross cost per age-restricted unit ( $q \div 104$  units) \$1,505.53

**I. Fiscal Impacts**

This 104 Unit Project will generate substantial additional recurrent annual revenues in the form of real property tax. After build out, each Unit would be expected to have an estimated market value of approximately \$100,000.00. Based on this value, the following real estate tax per year will be generated:

$$\frac{\$100,000.00 \times 104 \times 0.99}{\$100.00} = \underline{\$102,960.00}$$

The Project would further generate significant recurrent annual revenue in the form of personal property (vehicle) taxes, vehicle license fees, and utility tax revenues.

In addition to the recurrent annual tax revenue, the Applicant has proffered cash contributions for fire and public safety in the aggregate amount of 156,575.46, or \$1,505.53 per Unit for 104 Units. The Applicant will also be required to pay transportation impact fees for the Project in accordance with the County’s ordinances and policies applicable thereto.

For sake of comparison, the current vacant B-2 use of the Property generated \$16,350.89 in revenue (all from property taxes) for the 2019 Assessment Year.

**J. Impacts to adjacent properties**

The Property is bordered to the north by the Manor at England Run, which is a multifamily residential apartment complex. The Applicant has proffered a thirty-foot (32’) buffer consisting of landscaping and plantings and a privacy fence along the northern boundary of the Property to serve as a transitional buffer to this residential development to the north. The Property is bordered to the west by industrial (M-2) warehouse property; the Project will provide a twenty-foot (20’) transitional buffer along the western boundary of the Property consisting of landscaping and plantings as generally depicted on the GDP. The Property is bordered to the south by various commercial (B-2) parcels, including the Alternative Paths Training School, the Neibauer Dental Care office, and vacant commercial property at Smokehouse Drive. As shown on the GDP, the Applicant will locate the approximately 1.8 acre private park between the Project’s multifamily buildings and these commercial parcels to the south, and the Applicant will further provide an additional 20’ transitional buffer along the southern boundary of the Property consisting of landscaping and plantings as generally depicted on the GDP. The eastern boundary of the Property is bordered by Plantation Drive, with a mix of single-family and multifamily existing residential developments located across Plantation Drive. There is a diverse mix of existing commercial development located to the southeast of the Property across Plantation Drive.

In light of the foregoing, the Project will not have a detrimental impact on adjacent properties. Moreover, the proposed age-restricted multifamily residential use is consistent with the character of the surrounding and adjacent properties, which features a variety of higher density single-family and multifamily residential development and a diverse array of commercial and industrial uses.

## **K. Narrative Demonstrating Conformance with UD Planning Principles**

Pursuant to County Code § 28-39(u)(6)(a)(4), the proposed Project substantially conforms to the County’s principles of new urbanism and traditional neighborhood design as detailed below:

- i. Each neighborhood is defined by an easy walking distance from edge to center of approximately one-fourth mile.

As shown on the Master Plan prepared by ATCS, PLLC, the Project provides an easy walking distance for the senior residents to the adjacent Central Rappahannock Regional Library, which is accessible through an existing pedestrian path. There is also an easy walking distance for senior residents to the onsite amenities within the Project, including the 1.8 acre onsite multipurpose park with gazebo and pickle ball court. Moreover, there is a diverse mix of existing commercial uses located to the south and southwest that are an easy walking distance (i.e. within a one-fourth mile radius) from the Property.

- ii. The road network is well-connected, including connection of new local streets with existing local streets.

The existing road network surrounding the Property is well-connected as shown on the Master Plan. The Property fronts Plantation Drive, which is classified as a major urban collector. The intersection of Plantation Drive and the Property consists of a single through lane for each direction with a two-way left turn lane in the center, which expands to two lanes in each direction as you approach the adjacent signalized intersection at Plantation Drive and U.S. Route 17. The signalized intersection at Plantation Drive and U.S. Route 17 has three through lanes and dedicated left- and right-turn lanes in the northbound direction, and three through lanes, two dedicated left-turn lanes, and a dedicated right-turn lane in the southbound direction. The Applicant will construct a full-service connection at Plantation Drive and Adair Drive providing access to the Property as shown on the GDP.

- iii. There are options for future transit.

There are options for future transit, as the Property is located within the County’s Urban Services Area and within the Warrenton Road Targeted Growth Area. Comprehensive Plan Policy 6.2.2 recommends the “future expansion and development of an efficient transit system inside the Urban Services Area and Targeted Growth Areas to serve higher density employment, retail and residential areas and sectors of the population with limited mobility.”

- iv. Neighborhoods are mixed use, including variety of housing stock that serves a range of incomes and age groups.

As detailed in the “Impacts to adjacent properties” section above, the surrounding neighborhood has a variety of existing single-family and multifamily housing stock which serve a range of incomes and age groups; this Project will add to that housing stock by providing 104 age-restricted multifamily dwelling units. In addition to the variety of housing stock, the surrounding neighborhood has a diverse mix of existing commercial uses and

industrial uses as detailed above. The Property itself will also be mixed use, as it includes a 1.8 acre multi-purpose park in addition to the age-restricted multifamily Units.

- v. Uses are well-integrated, rather than widely separated and buffered.

The age-restricted multifamily use of the Property is well-integrated with its associated uses, as the senior residents will have a pedestrian pathway to the adjacent Central Rappahannock Regional Library as shown on the Master Plan. The senior residents will also have easy pedestrian access to the 1.8 acre onsite multipurpose park and other onsite amenities. While the Project will include attractive transitional buffers to the adjacent residential, commercial, and industrial uses, this diverse mix of uses are proximate and easily accessible to the senior residents.

- vi. Special sites, such as those at a terminated vista, are reserved for civic buildings and spaces that serve as symbols of the community, enhancing community identity.

As shown on the Master Plan, the Project will include a private vista which terminates at the Central Rappahannock Regional Library, which is a civic building and a symbol of the community.

- vii. Historic structures are preserved and protected.

There are no historic structures on this site. Accordingly, historic structures will be not be disturbed by the Project.

- viii. Formal and informal active and passive open spaces are a key component. A system of open spaces is connected by pedestrian and bicycle networks.

The Project features both active and passive open spaces connected by pedestrian networks. The Project will include a pedestrian pathway to Central Rappahannock Regional Library as shown on the Master Plan. The Project will also feature a 1.8 acre onsite multi-purpose park with gazebo which will accommodate a variety of active and passive uses and will be accessible to the senior residents via a pedestrian pathway. The Project will further feature an onsite pickle ball court which will provide active recreation for the senior residents. As shown on the GDP, the Project sets aside approximately 39% of the Property as open space, which is well in excess of the minimum 25% open space requirement in the County's UD-5 Zoning District

- ix. Residential densities per gross acre of developable land (excluding open space) demonstrate at least: (A) Three (3) single-family units; (B) Five (5) townhouse units; and (C) Eleven (11) multifamily units.

The residential density proposed in this Project exceeds 11 multifamily units per gross acre of developable land in compliance with this criterion.

