

Narrative and Impact Statement

Conditional Use Permit for South Ridge Church, LLC

South Ridge Church, LLC hereby seeks a conditional use permit ("CUP") to establish a 10,963 square-foot church building and a parking lot on a parcel of land shown on the records for the County of Stafford ("County") Commissioner of the Revenue at Tax Map Parcel Number 44 – 119L (the "Property").

Background

The Property is an approximately 2.45-acre, vacant tract of land which is zoned to the County's as M-1 Light Industrial Zoning District, and is located within the County's Falmouth Election District. The parcel was subdivided from an approved and adopted with proffer by the county Board of Supervisors a subdivision by the name of Stafford Industrial Park, Section 3 on or about February, 2002.

South Ridge Church seeks the CUP in order to construct a church building in a light industrial zoned subdivision, which could not construct by-right. Therefore, a CUP is required to establish such use in the County's Falmouth Election District.

As shown on the Generalized Development Plan prepared by Freeland Engineering PC (the "GDP"), South Ridge Church to develop the Property with an approximately 10,936 square foot religious place/building for prayer, a parking lot with two entrances. The proposed Project will result in a floor area ratio ("FAR") of 0.10, which is well-below the maximum intensity of 0.70 FAR permitted under the County's Zoning Ordinance. The open space ratio for the Project is approximately 52% as shown on the GDP, which exceeds the 25% minimum requirement of the County's Zoning Ordinance.

Impact of the Project

1. Transportation Impact

Access to the Project will be accommodated through 2 entrances along International PKWY access as authorized and as shown on the GDP.

Pursuant to the trip generation rates established by the ITE Manual, 7th and 10th edition, the use proposed by the Project is expected to generate a total of 146 average vehicle trips per day based on the 120 seats for the church auditorium with peak hourly vehicles of 75 am and 75 pm, no church service on Saturday. 146 is less than 150 the threshold for the ITE required analysis. Therefore, ITE analysis will not be required.

2. Utility Impact

Water: The Property is within the Urban Services Area and will be served by public water. The Property is located within a pressure zone 480 (the Celebrate Virginia Tank). There is an existing 8" waterline connection to serve the Property as shown on the GDP on International PKWY. The estimated water demand for this Project is approximately 2,200 gallons per day ("gpd") based on the building size and historical data from similar facilities. There is a sufficient water pressure and capacity to serve the proposed Project. There is also an existing fire hydrant located in the vicinity on International PKWY and within 200 feet of reach to the entire proposed building.

Sewer: The Property is within the Urban Services Area and will be served by public sewer. As shown on the GDP, there is an existing sanitary sewer connection to serve the Project located along International PKWY. The sanitary sewer generated from the Property will flow to the Little Falls Run Wastewater Treatment Plant. The estimated sewer flow for this Project is approximately 2,200 gpd based on the size of the proposed building and historical data from similar facilities. The existing sanitary sewer capacity and infrastructure are sufficient to serve the sewage volumes generated from this Project.

Storm Drainage/Stormwater: There is an existing stormwater management facility

("SWM") pond #1 a regional SWM located on the parcel to the south of the project, which provides predetermined detention to serve the water quantity of the project and is determined sufficient to serve the stormwater quantity needs. Water quality impact will be treated through the purchase of nutrient credits from an available nutrient bank.

3. Other Impacts

Adjacent properties: The Property is bounded to the south west by International PKWY and to the north and south by Brandy Hill Business Park which is under construction to the north and vacant to the south, Falls Run Creek and England Run North Subdivision, Homeowner Association to the east and north east. The South Ridge Church use proposed by this CUP will not adversely impact or impede the development of adjacent properties.

Noise, Dust and Smoke Impacts: The Project will not generate adverse impacts to users or adjacent property owners from excess noise, dust, or smoke. In addition, any noise impacts generated by the church operations will be mitigated by the landscaping/buffers generally depicted on the GDP which will be provided in compliance with the applicable requirements of the County's Zoning Ordinance.

Environmental Impacts: None have been identified on the Property.

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

Fire and Rescue: The Project will be served by the Stafford County Fire and Rescue Station 12, which is located within 5 miles from the Property. The proposed Project will not have a significant impact on the County's levels of service for fire and rescue.