

IMPACT STATEMENT

Conditional Use Permit
South Campus Academy
Tax Map Parcel 39-16M (2.15 acres)
December 17, 2019

This is an application for a Conditional Use Permit to construct a child care center as allowed by the Stafford County Zoning Ordinance Section 28-35 in the B-3 Office zoning district. The child care center will part of a larger commercial/office complex known as South Campus. The South Campus property where the proposed child care center is located is 122 Old Potomac Church Road, at the intersection of South Campus Boulevard and Old Potomac Church Road. The child care center site has approximately 338 feet of frontage along Old Potomac Church Road and 436 feet of frontage along South Campus Boulevard.

The proposed child care center will consist of a one-story building approximately 10,000 square feet in size. Immediately adjacent to the child care center building will be multiple play areas for children of all ages including a basketball hardscape, a trike path, and covered outdoor spaces. The amount of outdoor play area will meet or exceed State requirements for child care centers.

A summary of the proposal and impacts are as follows:

Transportation

The subject property is zoned B-3 Office. The allowable square footage of a building in this district on 2.15 acres with the allowable floor area ratio of 0.65 is approximately 60,000 square feet. Commercial uses that are permitted by-right include general office use and a medical/dental office which will result in much higher trip generation than the proposed child care center. The existing driveway entrances on Old Potomac Church Road and South Campus Boulevard will provide access to the property and child care center. The child care center will have 43 parking spaces.

Proposed Use and Square Footage

A child care center, as defined by the Stafford County Zoning Ordinance Section 28-25, is *a building, other than a residence, where ten (10) or more children are provided care, protection, and guidance on a regular scheduled basis, and is subject to state licensing.* The proposed child care center is designed for up to 200 children and 30 employees. The final number of children and employees will be determined based on the state licensing for child care. The Generalized Development Plan reflects a gross floor area of approximately 10,000 square feet resulting in a floor area ratio of 0.11 on the child care center property.

Architectural Design

The architectural design of the proposed child care center is shown on the building elevations submitted with this conditional use permit application titled “South Campus Academy”, prepared by John J. Burger, Architect PC, dated December 17, 2019. The proposed building will be compatible with the surrounding buildings and uses a similar brick style and size as the adjacent office building in South Campus.

The proposed building materials include, but are not limited to, metal, corrugated panels, stacked brick, and aluminum store front glass. The colored brick mixed into the building mass adds interest and a whimsical touch. The proposed child care center is intended to be compatible with the development of South Campus, while also standing out from the other buildings to represent the school use.

Building Height

The allowable building height in the B-3 Office zoning district is 65 feet. The height of the child care center is approximately 25 feet.

Fire and Rescue Protection

The building will be constructed to fully comply with the minimum building and fire codes applicable to the proposed use. There are 4 fire hydrants located along the property’s frontage on South Campus Boulevard. The nearest fire station is Stafford 2 Fire Department, located 1.5 miles from the property. The property is located ½ mile from Stafford Hospital.

Lighting

Although not abutting residential properties, special efforts will be made to avoid glare and light spill-over beyond the property lines. The nearest apartment building is approximately 250 feet from the property line. The nearest single-family home on Old Potomac Church Road is approximately 20 feet from the property line. On-site lighting will be shielded and directed downward and away from the property lines.

Security Monitoring

Closed circuit television security cameras will be designed and mounted in a manner that allows monitoring of the site around the child care center, particularly the parking areas.

Cultural Resources

An archaeological survey of the property was completed and submitted to the county as a requirement of the proffered rezoning of South Campus.

Stormwater Management

The stormwater management was built to comply with state and local requirements and is located off-site.

Signage

The design of signs will be coordinated with the building designs and will comply with minimum County standards.

I. Capacity Impacts

A. Transportation

The allowable floor area ratio (FAR) in the B-3 Office zoning district is 0.65 which could yield an approximately 56,630 square foot building. A FAR for one story development of 0.25 would yield an approximately 23,000 square foot building. The proposed child care center has a FAR of 0.11 and a one-story building of approximately 10,000 square feet. This is about 1/5 the size of building that would be allowed by-right therefore greatly reducing the overall traffic counts for the proposal. In addition, a child care use will generate approximately 6% of trips (118 highest VPH) that might be generated by an office use of 56,630 square feet of building area (1,970 VPD).

B. Utilities

The subject property will utilize existing public water and sewer service lines located interior to South Campus. The anticipated water demands for the development of the child care center are approximately 1,500 gallons per day. Other utilities will be provided by the service companies in the area.

C. Storm Drainage

The proposed development will have a site coverage of 50%. The stormwater management was built to comply with state and local requirements and is shared with the existing development in South Campus.

II. Fiscal Impacts

A. Recurrent Annual Revenue

South Campus is a complex of commercial and residential multi-family homes and improvements as a part of the overall South Campus development. The proposed development of the child care center will generate revenues in the form of real property and business property taxes. The child care center property is currently assessed at \$754,800 for the land. Once the site is developed the property will be taxed at a commercial rate including the value of the use and/or improvements.

B. Business Property

A rough estimate of the annual commercial tax based on the cost of improvements proposed is approximately \$450,000.

III. Environmental Impacts

The area surrounding the property that was part of the South Campus rezoning is already developed. The subject property was graded for the construction of South Campus Boulevard. The open space for the child care center site will be approximately 50%, well above the 30% normally required.

IV. Schools/Recreational Facilities

No residents will be generated from the commercial development of this property and therefore there will be no impact to the level of service to the Schools or Recreational Facilities. School age children will be transported as a part of the normal school bus pick-up route or will be shuttled to school by the applicant as determined necessary and appropriate in accordance with arrangements made with the Public School transportation division.