

**STAFFORD COUNTY, VIRGINIA**

**ZONING RECLASSIFICATION**

**IMPACT STATEMENT**

Applicant: Marlyn Development Corporation, a Virginia stock corporation (the “Applicant”)

Owner: Old Potomac Church, LLC, a Virginia limited liability company (the “Owner”)

Property: Tax Map Parcels 39-16, containing a total of approximately 8.50 acres, all as generally depicted on the attached generalized development plan (“GDP”) titled “GENERALIZED DEVELOPMENT PLAN THE ARBORS AT STAFFORD RC? AQUIA MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA” prepared by Bowman Consulting Group Ltd., and dated December 5, 2022, as last revised May 10, 2023, and marked **Exhibit A**, and its legal description is also attached hereto as **Exhibit B** (the “Property”)

Project Name: “The Arbors at Stafford”

Reclassification: Conditional rezoning request from Office (B-3) to Age-Restricted Housing (R-5)

CUP Request: A Conditional Use Permit to allow a density 20.01 dwelling units to the acre which exceeds the maximum 15 dwelling units to the acre under R-5

Date: May 12, 2023

File No.: \_\_\_\_\_

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**APPLICATION REQUEST**

The Applicant hereby requests a rezoning of the Property B-3 to R-5 in accordance with the Stafford County, Virginia (the “County”) Zoning Ordinance, including without limitation Article III, Section 28-35; Article X Section 28-161, et seq.; and Article XII Section 28-201, et seq.; and further requests a Conditional Use Permit (“CUP”) approval to exceed the R-5 maximum allocated density of 15 dwelling units per acre to allow no more than 20.01 dwelling units per acre (total of 170 units on the Property), in accordance with the County Zoning Ordinance, including without limitation Article III, Section 28-36; Article X, Section 28-161, et seq.; and Article XI, Section 28-185.

The Property consists of approximately 8.50 acres and is generally located about two (2) miles east of the Interstate-95 and Courthouse Road interchange and to the north of South Campus Boulevard between Richmond Highway and Old Potomac Church Road, within the Falmouth election district, all as more particularly shown on the GDP, which is incorporated by reference as a material part of this application.

Also attached and marked as **Exhibit C** are illustrative elevations prepared by Cox, Kliewer & Company, P.C. titled “New Multi-Family Development – The Arbors at Stafford”, which depict the proposed architectural design and building materials for the Project (collectively, the “General Building Features”). The General Building Features only describe the general architectural type, character, materials, and features of the proposed Project and final design and materials will be determined prior to construction.

The Applicant also included a proffer statement (“Proffer Statement”) with this application of an even date herewith, which in relevant part addresses any impacts of the Project and provides certain development standards for the Property.

### OVERVIEW

The Applicant is Marlyn Development Corporation (“MDC”). MDC, founded in 1983, has over 30 years of construction experience and was named to the Professional Builder magazine Giants list of the Top 400 Builders in the country on several occasions. Since its founding, MDC has completed over 6,812 new housing units and 1,626 renovated units while remaining true to its core philosophy of “building quality builds a solid investment.” We believe that MDC’s expansion into this area is a natural fit, and will benefit the area for the reasons described herein.

As noted above, the Property is currently zoned B-3. The Applicant proposes rezoning the Property from B-3 to R-5 to allow for the development of an age restricted housing community consisting of approximately 170 units for independent living seniors. Section 28-34 of the County’s Zoning Ordinance states that the purpose of the R-5 district is:

“...to provide areas of high-intensity residential uses designed and intended to be multifamily dwellings for persons fifty-five (55) years in age or older, in accordance with all federal and state laws and regulations. Such districts are to be located within the designated urban services area and outside of the military impact areas in the comprehensive plan, where public water and sewer are available and transportation systems are adequate....”

Further, the R-5 district, with a CUP, permits density greater than 15.0 dwelling units per acre (gross tract), but less than 24.0 dwelling units per acre (gross tract). Accordingly, the Applicant requests a CUP to allow the Project’s density to be no more than 20.01 dwelling units per acre (gross tract), as depicted on the GDP. Section 28-185 of the County’s Zoning Ordinance states that “[c]onditional uses are those uses which are generally compatible with the other land uses permitting in a land use district, but which require individual review of their location, design, and

configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.”

Overall, the Project is expected to include no more than 170 age-restricted dwelling units on the Property with approximately 40% open space, all as shown on the GDP. And, as briefly mentioned above, the Property is located approximately two (2) miles east of the Interstate-95 and Courthouse Road interchange and to the north of South Campus Boulevard between Richmond Highway and Old Potomac Church Road. The Property is bounded to the north by The Cavalier Family Skating Centers USA, Inc. and vacant land zoned Agricultural-1 – with the Stafford Hospital approximately 0.25 miles away; to the south across South Campus Boulevard by Abberly Waterstone apartment complex, Germanna Community College, the Barbara J. Fried Center, and Learning Paths Academy; to the east by Old Potomac Church Road and vacant land zoned B-2; and to the west by vacant land zoned A-1 and B-2, scattered residential uses, and Richmond Highway. Accordingly, we believe this Project is compatible with the surrounding existing and future uses in this area.

Finally, as described in more detail below, the Applicant’s proposal is consistent with the policies established by the County’s Comprehensive Plan adopted November 16, 2021 (the “Comp Plan”), and the Property is within the County’s Conical Airport Impact Zone, the Courthouse Small Area Plan, the Courthouse Targeted Development Area (“TDA”), the County’s Urban Services Area (“USA”) for future land use purposes. In addition, the Project will have minimal impacts on County services like schools and parks, and will generate new jobs and positive commercial tax revenues at full build-out, all as further detailed under the impact analysis of this narrative.

### **CONDITIONAL USE PERMIT STANDARDS**

Section 28-185(d) of the County’s Zoning Ordinance requires CUP applications to meet the following standards:

1. *The use shall not tend to change the character and established pattern of development in the vicinity of the proposed use* – The Project is located in an area of the County that is designated for dense, mixed use development (commercial and residential). Accordingly, the CUP to exceed the permitted density under the R-5 zoning district will not tend to change the character and established pattern of development in the vicinity of the Project. Instead, it is actually expected to enhance the County’s visions for this area, as more particularly discussed below.
2. *The use shall be in harmony with the uses permitted by right under a zoning permit in the land use district and shall not adversely affect the use of adjacent properties* – Again, this area is generally composed, and envisioned for, dense commercial and residential uses. As mentioned above, the Property is bounded to the north by The Cavalier Family Skating Centers USA, Inc. and vacant land zoned Agricultural-1; to the south across South Campus Boulevard by Abberly Waterstone apartment complex, Germanna Community College, the Barbara J. Fried Center, and Learning Paths Academy; to the east by Old Potomac Church Road and vacant land zoned B-2; and to the west by vacant land zoned A-1 and B-2, scattered residential uses, and Richmond Highway. Accordingly, this Project is in harmony

and is compatible with the surrounding existing and future uses in this area. No adverse effects are expected.

3. *The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof* – The Applicant’s proposal will neither hinder nor discourage the appropriate development of the land. The Project will not exceed three stories in height, and the Applicant will provide appropriate buffering, screening, and open space around the Property to ensure impacts on adjacent roadways and properties are minimized. And, overall, the Project will be in accordance with the County’s neighborhood design standards.
4. *The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use* – Since the proposed Project is compatible with surrounding development as described above, the Project is not expected to adversely affect the health or safety of persons residing or working in the vicinity of the proposed Project. Further, the Project provides the County a diverse housing resource, especially for seniors, which will not impact local schools.
5. *The use shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood* – Similarly, since the proposed Project is compatible with surrounding development as described above, the Project is not expected to be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
6. *The use shall be in accord with the purposes and intent of this chapter and the comprehensive plan of the county* – The Project is consistent with the County’s applicable zoning ordinances and Comp Plan as discussed below.

## **COMPREHENSIVE PLAN ANALYSIS**

### *1. The Property’s Classification Supports Project Approval*

The Comp Plan identifies the Property as being within the County’s USA, and further designates it as falling into the Courthouse TDA within the Courthouse Small Area Plan – note that the Project is not located within the military impact area. Within the Courthouse TDA, the Property is designated for mixed use development (commercial and residential), which is generally consistent with the Applicant’s Project. While this Project does not include commercial uses, it will include a high-quality age-restricted multi-family residential community consisting of 170 units and attractive amenities – including but not limited to a media room, fitness center, multipurpose room, business center/library, beauty salon, and billiards room for its residents and their guests.

USAs are areas designated within the County in which growth should occur in order to reduce growth pressure in rural parts of the community. More dense development projects are encouraged within these areas. USAs are further comprised of planning areas, suburban areas, business and industry areas, and redevelopment areas. Planning areas highlight the locations where a significant

amount of new development and redevelopment—both commercial and residential—is expected to occur.

TDA's highlight locations where new development and redevelopment of both commercial and residential growth in the County is expected to occur. Specifically, TDA's emphasize where approximately 50% of the County's future residential growth is recommended and includes a mix of residential, mixed-use, commercial (retail), and industrial development. Thus, the County anticipates that this area will be a hub for new, dense residential and commercial development.

The Property's location within the County's USA and Courthouse TDA strongly support granting approval of the Project, as the County encourages residential development of this nature within these areas, especially given the need for senior housing at the Courthouse area.

## *2. The Project satisfies the Comp Plan's goals for future development*

The County has articulated its overarching goals for future development and land use in its Comp Plan, which serves as a general guide for the County's future development over the next 20 years. According to the Comp Plan, new development must (1) be sustainable and promote positive job growth; and (2) promote economic development.

The Applicant's proposal satisfies these development goals, as detailed below.

### *2.1.1. The Project Contributes to County's Sustainable and Positive Growth*

The Project aligns with the County's general development goals for sustainable and positive growth with its location within both the USA and Courthouse TDA. As discussed above, the County created the USA as the area within the County in which growth should be directed. Not only does the County encourage growth within the USAs, but it has indicated that provision of government and community services and facilities will be focused in these areas, and that dense, compact mix of uses, walkability, and public transit, while offsetting their impacts to the County services. The Project satisfies these requirements and will significantly contribute to positive growth within the County, as noted in more detail below.

#### *2.1.1.1. The Project's Location Within the USA Supports Development*

Not only is the Property situated in the County's Small Area Plan and TDA, but it is also located within the USA. The County's goal, as stated in the Comp Plan, is to locate 80% of future cumulative residential growth within the USA. This designation attempts to funnel new, more compact development in the County to the land surrounding I-95 and other major transportation corridors in order to take advantage of existing public utilities in the area and reduce pressure on rural parts of the County. The USA supports any new development that is compatible with the Property's Future Land Use Map designation. Because the Property is located within the USA, close to I-95, and between Old Potomac Church Road and Richmond Highway, the Project helps achieve the County's goal of locating the majority of new residential growth within the USA.

Further, the Project will be serviced by the existing public sewer and water utilities. The Comp Plan requires that development proposals for projects requiring a zoning reclassification, and which are located within the USA boundary and are dependent on future infrastructure and services, should not be developed until the projected infrastructure and services have been implemented or scheduled to be phased concurrently with the demand. The Applicant will extend water and sewer lines from nearby rights-of-way, as necessary, in order to serve the Project; accordingly, the Project meets this requirement.

*2.1.1.2.The Project's Location Within the Courthouse Planning Area and Small Area Plan Support Development*

Not only does the Project's location in the USA support approval of the rezoning request, but its location in the County's Courthouse TDA further bolsters support for this rezoning proposal. The County anticipates that a significant amount of new residential development will occur within this planning area. In fact, this planning area is the number one area where growth in the County should be focused. For this planning area, the County anticipates the development of 5,440 residential dwelling units, including 3,190 multi-family, 750 townhouse, and 1,500 single-family units.

In keeping with the County's intentions, the Project would bring this near-term development to fruition and the resulting new multifamily uses would contribute to the County's anticipated residential and employment growth in this planning area. Specifically, the Project meets several of the Courthouse TDA and Small Area Plan goals, including:

- The Project will include buildings that are no more than 3 stories in height.
- The Project will include 262 parking spaces, with 10 being accessible parking spaces.<sup>1</sup>
- The Project will include approximately 40% open space, which is significantly more than the Code's requirement of 25%.
- The Project will include 6' concrete sidewalks, as shown on the GDP.
- This Project will include no more than 170 units for independent living seniors with all units restricted for seniors with incomes at or below 60 percent of the Area Median Income (AMI).

*2.1.1.3.The Project's Compatibility with the Airport Impact Zone Supports Development*

The Property is within the Conical AIZ for the Stafford Regional Airport. The County created an Airport Compatible Land Use Plan, which recommends appropriate land uses and development standards in relation to different air traffic pattern areas. To ensure the safety of people and property on the ground and aircraft flying overhead, and the long-term viability of the Stafford Regional Airport, development should be in conformance with the recommendation of the Airport Compatible Land Use Plan.

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<sup>1</sup> On December 21, 2022, James A. Staranowicz confirmed that County Zoning Staff agreed that 1.5 parking spaces per unit for the independent living units in this Project will provide adequate parking therein.

The Conical zone is the area that surround and commences at the periphery of the horizontal zone (which is 10,000 feet from the Runway Clear Zone) and extends outward from there for four thousand (4,000) feet. According the Airport Compatible Land Use Plan, the Project is compatible.

#### *2.1.1.4. Additional Supportive Factors for development*

The Project adds to the mix of housing offered in the County, specifically for an under-served population: The Project will be restricted to seniors with incomes of no more than 60% of the area median income (AMI) for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area. The unit mix will include 60 one-bedroom units and 110 two-bedroom apartments. The monthly net rent for a unit at the Project will range from \$1,400 to \$1,700 a month, and all monthly net rents will include the costs of water and sewer as well as trash removal. Note that electricity will be the direct responsibility of residents.

Further, the Project will consist of a three-story wood framed structure with an exterior featuring a combination of brick, cementious panels and vinyl siding, as shown on the General Building Features. Three elevators will service the Project building. Additionally, common area amenities include secure building entrances with security cameras and key fob entry. On the ground floor, there will be a grand two-story entrance, lobby and community room. And, as briefly mentioned above, the Project is anticipated to have a media room, fitness center, multipurpose room, business center/library, beauty salon, billiards room, sidewalks surrounding the building, and emergency pull cords in the bedrooms and bathrooms. There will be plentiful on-site parking at a ratio of 1.5 spaces per unit. Additionally, a community van will be provided for regularly scheduled outings and shopping trips.

#### *2.1.1.5. The Project conforms to the County's transportation goals*

Finally, the Project also conforms to the County's transportation goals, as set forth in the Comp Plan. The Comp Plan notes that new growth in the County has contributed to roadway congestion and has resulted in the need for transportation solutions that will meet current and future demand for better, safe, and less congested roads. To that end, the Comp Plan includes a policy that future development should provide necessary transportation improvements in a timely manner.

### **TRANSPORTATION IMPACT ANALYSIS**

The Applicant prepared a Transportation Impact Analysis ("TIA"). The TIA was prepared by Bowman Consulting Group Ltd., dated March 1, 2023, and is marked as **Exhibit F** and attached hereto. The TIA generally offers the conclusions and findings noted below.

As described above, the Project is to be located to the east of Interstate-95 and to the north of South Campus Boulevard between Richmond Highway and Old Potomac Church Road in the County. The Property will consist of a three-story senior living apartment building with 170 units.

The TIA scope of work for the Project was coordinated at a Pre-Scoping meeting with officials from the Virginia Department of Transportation (“VDOT”) and Stafford County on September 15, 2022. The purpose of the meeting was to discuss and agree upon major components of the TIA, including analyzing the following study intersections:

- Old Potomac Church Road and South Campus Boulevard (unsignalized)
- South Campus Boulevard and U.S. Route 1 (unsignalized)
- Hospital Center Boulevard and U.S. Route 1 (signalized)
- Hospital Center Boulevard and Old Potomac Church Road/Hospital Entrance Road (unsignalized)
- Hospital Center Boulevard and Courthouse Road (unsignalized)
- South Campus Boulevard and Creek Ridge Drive/Site Driveway (unsignalized).

It was agreed by both VDOT and County that a background growth rate factor of 2.0% per year will be used in the TIA.

For the purposes of the TIA, it is anticipated that the proposed development will be constructed and fully operational by the end of year 2025. Therefore, the following scenarios were evaluated as part of this study:

- Existing Conditions (2022)
- Future Conditions (2025) without the Project (No Build)
- Future Conditions (2025) with the Project (Build)

### **Programmed Improvements**

It is Bowman’s understanding that there are no proposed roadway improvements within the Project vicinity.

### **Trip Generation**

Trip generation for the Project was calculated based on the calculations and formulae contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*.

The Project is expected to generate 34 total trips (12 in and 22 out) during the morning peak hour, 43 total trips (24 in and 19 out) during the evening peak hour, and 551 total trips (275 in and 276 out) during an average weekday.

### **Capacity Analysis Results**

To evaluate the traffic operations with the Project in place, capacity analyses were completed at the six (6) study intersections listed above. The purpose for this analysis was to compare the results of the No Build and Build conditions to identify areas impacted by the Project.



The results of the capacity analysis indicate that the Project is not anticipated to adversely impact any of the study intersections. There are no projected changes to levels of service for any turning movements or approaches from No Build to Build conditions.

Additionally, the turning movements and approaches at the proposed site driveway are projected to operate at a LOS A under Build conditions during both the morning and evening peak hours.

Additionally, please note that the results of the auxiliary turn lane warrant evaluation indicates that exclusive turn lanes into the proposed site driveway are not warranted under Build conditions.

## **Conclusion**

Based on the TIA, the addition of the site traffic associated with the Project is not expected to adversely impact the operations of the existing roadway network.

## **IMPACT ANALYSIS**

### **1. Current capacity of and anticipated demands on highways, utilities, storm drainage, schools and recreational facilities.**

- A. Transportation. As discussed above, the TIA concludes that the Project's trip generation is not expected to adversely impact the operations of the existing roadway network under Build conditions. Further, the Project is anticipated to generate 34 total trips during the morning peak hour, 43 total trips during the evening peak hour, and 551 total trips during an average workday.

Access to the Project will be via one (1) proposed full-access driveway and one (1) gated emergency access-only driveway connecting to South Campus Boulevard, as depicted on the GDP.

- B. Utilities. As noted above, the proposed rezoning is located within the County's USA and has access to public water and sewer. The water and sewer mains appear to have available capacity, or the reasonable ability to be upgraded to provide adequate capacity. The Applicant will extend utility lines from nearby rights-of-way as necessary in order to serve the Project.

Public Water. Public water will be extended from the existing 8" diameter water line on South Campus Boulevard. Interior to the Project, water lines will follow the access road to provide adequate domestic and fire service for this Project.

Sewer. The Project will tie into the existing sewer (8" DS) located to the south of South Campus Boulevard, as depicted on the GDP.

C. Schools. As noted in the Proffer Analysis, attached hereto as **Exhibit E**, the Project will consist of approximately 170 age restricted multi-family units. No additional students are anticipated to be generated as a result of this Project.

D. Public Safety. Also noted in the Proffer Analysis, the Project is anticipated to generate approximately 284 new residents in the County. As further described below and in the Proffer Analysis, the Project represents impacts on County public safety facilities beyond current capacity:

i. *Sheriff's Department*. According to the County's Comprehensive Annual Financial Report ("CAFR"), the Sheriff's Department received 79,162 service calls in Fiscal Year 2021. Also, according to the CAFR, the current County population is 153,392; therefore, the projected 284 residents above by-right generated by the Project represent an increase of 0.19% to the current resident population. According to the County's Comp Plan, the level of service standards for the Sheriff's Office include the following:

- Respond to 100% of emergency calls for service within 5 minutes or less, on average, of being dispatched; and
- Respond to 100% of all non-emergency calls for service within 10 minutes or less, on average, of being dispatched.

The Comp Plan notes that over a period of study, the response time for emergency calls averaged more than seven minutes and the response time for non-emergency calls averaged over twelve minutes. Therefore, the County is currently not meeting its level of service in this area. As a result, the additional residents generated by this Project represent impacts on County facilities beyond current capacity.

ii. *Fire and Rescue Facilities*. It is anticipated that the proposed Project will be served by Station #2, which is located approximately 1.5 mile northwest of the Project. According to the County's Comp Plan, the level of service standards for fire and rescue include the following:

- Respond to 90% of all fire and emergency medical service calls within 8 minutes or less after being dispatched to incidents within the County.

The Stafford County FY 2023 Adopted Budget notes that Stafford County Fire & Rescue responded to 48% of Priority 1 Emergencies in eight minutes or less in FY 2021, the most recent year for which data is available. Therefore, the County is not currently meeting its

level of service standards in this area. As a result, the additional residents at the Project represent impacts on County Fire and Rescue facilities beyond current capacity.

As further described in the Proffer Statement, the Applicant agrees to contribute \$129.57 per unit towards the planned Public Safety Joint Training Center, which is the only capital improvement in the current CIP that may increase capacity of Sheriff or Fire and Rescue Facilities in this area.

E. **Public Parks.** The Project area has adequate park service levels based on the County's Parks Utilization Plan, as further discussed in the Proffer Analysis.

3. **Fiscal Impact.** The Applicant also included a fiscal impact analysis with this application titled "ARBORS AT STAFFORD - STAFFORD COUNTY, VA FISCAL IMPACT ANALYSIS", prepared by Muncipal Public Finance and dated March 8, 2023 (**Exhibit D**). The FIA provides that the Project is expected to generate:

- A. 231 direct, indirect, and induced jobs during construction
- B. 10 direct, indirect, and induced jobs at full-build out
- C. \$6,853,259.00 in real property tax revenues over the next 30 years
- D. \$7,339,653.00 in personal property tax revenues from vehicles over the next 30 years
- E. \$660,166.00 in residential and other utility tax revenues over the next 30 years
- F. \$237,721.00 in additional tax revenues over the next 30 years

In sum, with a projected gross revenue generation of \$15,090,799.00 and County expenditures of \$6,160,402.00 over the next 30 years, the Project is expected to generate a positive \$8,930,397.00 in net County revenues over the next 30 years. The FIA's assumptions are based on several factors, including the County's current tax rate, budget and CPI projections, County estimates for the costs for public services, market conditions, and County demographics, all as more particularly described in the FIA.

4. **Environmental Impact.** The Project consists of cleared and graded land. Further, Bowman conducted a site visit on August 24, 2022 to determine if any areas onsite may be considered jurisdictional waters of the U.S. by the U.S. Army Corps of Engineers based on the requirements of the Corps of Engineers Wetlands Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain (Version 2.0, November 2010). Based on this review, there are no potentially jurisdictional streams or wetlands located onsite. Additionally, Bowman conducted a preliminary

wetland and stream evaluation on August 24, 2022 and determined that there are no streams within 100-feet of the Property.

Subsequently, Bowman conducted a Phase I Environmental Site Assessment on the Property, attached hereto as **Exhibit G** (the “Phase I”). The Phase I confirmed that the Property has been cleared and graded in the recent past and consists of open field. Further, the Phase I provides that the Property is bordered by Peake Lane, forested areas, and residential properties to the west, forested areas to the north, Old Potomac Church Road and forested properties to the east, and South Campus Boulevard and residential properties to the south. The Property drains towards Accokeek Creek. There are no conditions indicative of releases or threatened releases of hazardous substances identified on the Property during the review of information for the Phase I or during the reconnaissance of the Property. Accordingly, no impacts to environmentally sensitive features (streams or wetlands) are anticipated to result from the Project.

5. **Impact on Adjacent Properties.** Generally, nearby properties are composed of a mix of residential and commercial properties, as well as vacant residential and commercial land. Given the mixed uses surrounding the Property, the proposed development is compatible with and similar to nearby development, and we do not believe there will be any adverse impacts to surrounding properties.
6. **Historical Sites.** Based on a review of the Virginia Department of Historic Resources’ Virginia Cultural Resource Information System, the County’s Geographic Information System, and the Phase I, the Property is not likely to contain archaeological or architectural resources onsite, nor is the Project located within the County’s historic gateway corridor or historic resource overlay. No impacts on historical resources are expected as a result of the development of this Project.
7. **Exhibits:** The following exhibits are enclosed with and are a material part of this application:
  - a) **Exhibit A:** “GENERALIZED DEVELOPMENT PLAN THE ARBORS AT STAFFORD RC? AQUIA MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA” prepared by Bowman Consulting Group Ltd. and dated December 5, 2022, as last revised May 10, 2023
  - b) **Exhibit B:** Legal description of the Property
  - c) **Exhibit C:** “New Multi-Family Development – The Arbors at Stafford” prepared by Cox, Kliewer & Company, P.C.
  - d) **Exhibit D:** “ARBORS AT STAFFORD - STAFFORD COUNTY, VA FISCAL IMPACT ANALYSIS” prepared by Municap Public Finance and dated March 8, 2023
  - e) **Exhibit E:** “THE ARBORS AT STAFFORD RESIDENTIAL DEVELOPMENT STAFFORD COUNTY, VA” prepared by Municap Public Finance and dated March 7, 2023

- f) **Exhibit F**: “Traffic Impact Analysis - The Arbors at Stafford Senior Apartments” prepared by Bowman Consulting Group Ltd. and dated March 1, 2023
- g) **Exhibit G**: “Phase One Environmental Site Assessment” prepared by Bowman Consulting Group Ltd. and dated October 11, 2022.

**EXHIBIT A**

Generalized Development Plan

**EXHIBIT B**

“Legal Description”

Old Potomac Church, LLC Property

124 Old Potomac Church Road, Stafford, VA

Tax Parcel Number 39-16

ALL THAT certain lot, piece or parcel of land, located in the Aquia Magisterial District, Stafford County, Virginia, known and designated as "TM 39-16 ORIGINAL = 8.613 ACRES REMAINDER = 8.495 ACRES" as shown on that certain plat dated September 29, 2017, made by Fairbanks & Franklin, and entitled "ABBERLYAT STAFFORD COURTHOUSE RIGHT OF WAY DEDICATION AND EASEMENT VACATION PL AT ON VARIOUS PARCELS STANDING IN THE NAME OF OLD POTOMAC CHURCH, LLC LR 070015722 & LR 080002482 AND SOUTH CAMPUS, LLC LR 170005834", which said plat is recorded in the Clerk's Office of the Circuit Court of the County of Stafford, Virginia, as PM 180000058.

**EXHIBIT C**

General Building Features



**EXHIBIT D**

FIA

**EXHIBIT E**

Proffer Analysis

**EXHIBIT F**

TIA

**EXHIBIT G**

Phase I

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