

Impact Statement
Embrey Mill Town Center

Proffer Reclassification (Tax Map Parcel 29-53B, portion – PD-2 to B-2;
29-70K – A-1 to PD-2; and 29-60C, portion – B-2 to PD-2)

May 31, 2019

This application seeks a Proffer Reclassification for 3 parcels, or portions thereof, totaling 5.4282 acres. These parcels either abut Embrey Mill or involve a small portion of Embrey Mill. If this rezoning is approved, Tax Map Parcels 29-70K and 29-60C will be combined with 29-53B.

Embrey Mill is a mixed use subdivision located north of Courthouse Road near its intersection with Austin Ridge. It was approved by Stafford County in 2001 with proffers and is partially built out. The Applicant is proud of the popular acclaim and recognition received for this development, which features neo-traditional design. The approved proffers commit to a phasing plan which defines the maximum development allowed in each Phase of the subdivision, with a note that the Phases need not be completed in order. The Applicant is now developing Phase #4, intended to contain a town center with predominantly commercial uses. The maximum development of Phase #4 is theoretically allowed up to 429,000 square feet of commercial uses, although the Applicant believes that development constraints, including parking requirements and other development standards, will significantly reduce the ultimate yield. The Applicant proposes to rezone 3 small areas equaling approximately 5 acres to allow previously approved development to be designed and constructed with slightly more acreage. No additional development would be authorized. The impact of this rezoning would be very little, if any, since it results in no increase in authorized development, and accordingly, no increase in vehicle trips.

The GDP shows the 5 acres and one possible design and construction on the 5 acres, together with how it will fit within the overall development and street network of Phase #4. Please note that the final design of Phase #4 of the subdivision has not been completed, and so no part of the GDP is proffered. The purpose of this rezoning application at this time is to complete any rezoning approvals before final design is completed.

1. Capacity Impact

A.) Highway – Courthouse Road (Route 630), Mine Road (Route), Sunflower Drive, and Austin Ridge Drive are the County Roads which primarily serve the Embrey Mill Development. The transportation network was the subject of a transportation study done by Patton Harris Rust & Associates (PHRA) in 1999, and recommended transportation improvements to mitigate the impacts of development. Transportation improvements, including construction of Mine Road, were incorporated in the Embrey Mill proffers. Additional traffic studies have also been completed as part of other nearby

rezoning. One notable example is the traffic study done in 2014 in connection with the Embrey Mill Market rezoning in 2014 (done by Pennoni). The Applicant met with VDOT and the County on February 19, 2019 to discuss the impact, if any, of this proposed zoning reclassification. (Note, discussion focused on the addition of Tax Map Parcel 29-70K, which is currently zoned A-1.) It was the consensus of all attending parties that no further analysis and no traffic study would be required, as the additional acreage would be combined with the existing study Embrey Mill subdivision with no additional density being added and no additional trips generated.

In the event that the application is denied, commercial development will still be permitted on the Embrey Mill Subdivision, subject to the same maximum limitation on amount of development and generating the same amount of additional trips.

B.) Utility Impact -- This project shall be served by public water and sewer. The Property is within the Urban Services Area. There is sufficient water pressure and capacity to serve the proposed project. Fire protection will also be provided for the project along with the domestic water demand.

The anticipated water and sewer demand would not significantly change if the zoning reclassification for the approximate 5 acres is not approved.

C.) Schools/Recreational Facilities –

Proposed -- Commercial development of this Property for the approximate 5 acres would not generate demand for schools or recreational services.

Current -- Commercial development of this Property for the approximate 5 acres would not generate demand for schools or recreational services.

D.) Storm Drainage/Storm Water -- Proffers and approved State and Federal permits address these issues for the existing site. No issues have been identified on the 5 acres proposed for the rezoning reclassification. Proffers continue to address these issues.

2. Comprehensive Plan and Zoning Ordinance Consistency –

A.) Comprehensive Plan -- The Property is designated Targeted Development Area in the Comprehensive Plan.

B.) Zoning Ordinance -- The Property is currently zoned PD-2 and B-2.

C.) Environmental Impacts – None have been identified on the 5 acres proposed for the rezoning reclassification. Proffers continue to address these issues.

3. Historic Resources, Cemeteries, and Endangered Species -- None have been identified on the 5 acres proposed for the rezoning reclassification. Proffers continue to address these issues.

4. Fiscal Impacts -- Continuing Annual Revenues –

Use of the approximate 5 acres for approved development for Embrey Mill would likely not have any fiscal impact on the two parcels currently zoned B-2 and PD-2. There would be fiscal impacts for Tax Map Parcel 29-70K. This 2.3 acre parcel is currently zoned A-1. The current zoning would allow real estate tax to be assessed for 1 house.

Rezoning using previously approved commercial development would allow real estate tax and business property tax to be assessed for approximately 25,000 square feet of commercial development.

5. Adjacent Properties -- This project is on the north side of Courthouse Road and west of Austin Ridge. Adjacent parcels surrounding the Property are zoned A-1, B-2, and PD-2. A large part of the residential portion of the Embrey Mill subdivision that is built out is included as one or more adjacent properties. A large vacant parcel approved for B-2 development is located on the eastern side of Austin Ridge. A number of small residences zoned A-1 are located on the south side of Courthouse Road.

6. Noise, Dust and Smoke Impacts – This project will not provide any adverse impacts to users or adjacent property owners from noise, dust, and smoke.

7. Architectural Design – The proffers address architectural design.