

IMPACT STATEMENT

April 28, 2022

INTRODUCTION

The applicant, Panda Express, Inc. (the “Applicant”), is requesting a conditional use permit on Tax Map Number 44 120U (the “Property”). The Property is comprised of approximately ± 1.006 acres and is located at intersection Warrenton Road and Plantation Drive. The Property is zoned B-2, Urban Commercial and located within the Highway Corridor Overlay District. The Property is designated as Highway Commercial within the Berea Targeted Development Area.

The Applicant is seeking this conditional use permit for drive-through associated with by-right restaurant. As part of this conditional use permit application, the Applicant has provided building elevations.

CAPACITY

Highways. The Property is situated at the intersection of Warrenton Road and Plantation Drive. A trip generation memo has been submitted with this application. The memo concluded that the proposed development generates a relatively low volume of new trips to the adjacent road network. There is an existing, vacant bank currently on the Property and the proposed conditional use permit generates only 840 more total daily trips than the existing bank.

Utilities. The Property will be served by public water and sewer.

- a. Water – Public water for the Property will be provided by connecting to an existing eight inch (8") water main that is located in the private drive to the north of the Property. Below is the projected impact:

$$2,200 \text{ GPD/acre} \times 1.006 = 2,213.2 \text{ GPD}$$

- b. Sewer –Public sewer for the Property is proposed to be provided.

$$2,200 \text{ GPD/acre} \times 1.006 = 2,213.2 \text{ GPD}$$

Storm Drainage. Stormwater management and detention will be provided in an existing offsite pond that was originally constructed to serve the Property and surrounding development. If additional stormwater management measures are required, they may be provided on-site in accordance with applicable County regulations.

Schools. The proposed conditional use permit will have no impact on the school facilities in Stafford County.

Recreational Facilities. The proposed conditional use permit will have no impacts on the recreational facilities in Stafford County.

ENVIRONMENTAL IMPACT

The proposed conditional use permit will not negatively impact the environment. The Property was previously graded and improved. There is an existing building and development on the Property. The Applicant will add additional landscaping per Stafford County Code and there are no wetlands or sensitive environmental features on the Property.

FISCAL IMPACT

The proposed development will have a positive fiscal impact on Stafford County. There will also be a positive tax impact to Stafford County. The County will generate real estate tax from the proposed development. The proposed development will also create several jobs.

HISTORIC SITES

There are no historical sites located on the Property. Therefore, the proposed development will have no impacts on historically significant sites.

IMPACT ON ADJACENT PROPERTY

The proposed development will have minimal impact on the adjacent properties. The Property is located along a commercial corridor.

NOISE DUST & SMOKE EMISSIONS

All construction activity, and associated noise and dust that may be generated during construction will be in accordance with the application County requirements. The proposed development will not generate noise beyond the level that is customary for commercial uses and will meet the County noise requirements. After construction, it is not anticipated that the development will generate dust or smoke emissions.