

IMPACT STATEMENT

February 1, 2023

INTRODUCTION

The applicant, MACH II MCB SILVER PORTFOLIO OWNER ONE, LLC (the “Applicant”), is requesting a conditional use permit on a portion of Tax Map Number 21 49I (the “Property”). The Property is comprised of approximately ± 0.902 acres and is located on the north side of Town Center Boulevard, east of Richmond Highway within the Aquia Election District. The Property is zoned B-2, Urban Commercial.

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

CAPACITY

Highways. The Property is located north of Town Center Boulevard near its intersection with Aquia Towne Center Drive. Both of these roads are private. A Conditional Use Permit Transportation Impact Analysis Determination has been submitted with this application. Attached to this determination form is an e-mail confirming that “this is a situation where you would not be required to submit a TIA.” The proposal does not meet the County’s criteria, which is “Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements.”

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

- a. Water – Public water for the Property will be provided by an existing six-inch water main that is located along the western and northern drive aisles adjacent to the site.
- b. Sewer – Public sewer for the Property is provided by an existing eight-inch sewer main that is located along the western and northern drive aisles adjacent to the site.

Storm Drainage. Stormwater management and detention will be provided on-site via underground detention and manufactured filtering systems. 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 restaurant 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.

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 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.