

**Narrative and Impact Statement
Conditional Use Permit for Sam's Xpress Car wash**

SXCW Properties II, LLC ("SXCW") hereby seeks a conditional use permit ("CUP") to establish an automated car wash on that certain parcel of land shown on the records for the County of Stafford ("County") Commissioner of the Revenue at Tax Map Parcel Number 44Y-15C (the "Property").

Background

The Property is an approximately 1.728-acre, vacant tract of land which is zoned to the County's B-2 Urban Commercial Zoning District, and is located within the County's Highway Corridor Overlay District. The Property was rezoned from the County's A-1 Agricultural Zoning District to the B-2 Zoning District with proffered conditions pursuant to Ordinance 08-66 adopted by the Stafford County Board of Supervisors (the "Board") on or about December 16, 2008 (the "Proffers").

SXCW seeks the CUP in order to establish a Sam's Xpress Car Wash on the Property. Sam's Xpress Car Wash is a well-established entity which operates automated car washing and related services at over twenty-five locations throughout the Southeast. Sam's Xpress Car Wash utilizes state-of-the-art, user-friendly, and environmentally sustainable equipment for its car wash operations which enable it to recycle 100% of the water used and to reuse 90% of that recycled water. While automated car washes are a by-right use in the County's B-2 Zoning District, a CUP is required to establish such use in the County's Highway Corridor Overlay District.

As shown on the Generalized Development Plan prepared by Triangle Site Design, PLLC (the "GDP"), SXCW proposes to develop the Property as an approximately 4,140 square foot carwash facility with an adjacent canopy and associated parking to accommodate vehicle-vacuuming and related services (the "Project"). The proposed Project will result in a floor area ratio ("FAR") of 0.055, which is well-below the maximum intensity of 0.70 FAR permitted under the County's Zoning Ordinance. The open space ratio for the Project is approximately 41.6% as shown on the GDP, which exceeds the 25% minimum requirement of the County's Zoning Ordinance.

Impact of the Project

1. Transportation Impact

While the Property has frontage on Warrenton Road, the Property does not have direct access thereto. As shown on the GDP, access to the Project will be accommodated through a driveway entrance along a private internal access road, Watson Way, as authorized by the Proffers. Egress from the site will also occur onto Watson Way as shown on the GDP.

Pursuant to the trip generation rates established by the ITE Manual, 10th edition, the carwash use proposed by the Project is expected to generate a total of 312 average vehicle trips per day (156 in and 156 out), 20 peak hour a.m. vehicle trips per day (10 in and 10 out), and 78 peak hour p.m. vehicle trips per day (39 in and 39 out). For sake of comparison, a by-right 3,000 square foot fast-casual restaurant on the Property (without drive-through) would generate a total of 946 vehicle trips per day based on ITE trip generation rates, while a 25,000 square foot retail establishment would generate a total of 820 vehicle trips per day based on ITE trip generation rates. Accordingly, any transportation impact of this Project is negligible, as the proposed car wash use is expected to generate less traffic volume than by-right commercial development of the Property.

2. Utility Impact

Water: The Property is within the Urban Services Area, and will be served by public water. The Property is located in pressure zone 480 (the Celebrate Virginia Tank). There is an existing waterline connection to serve the Property located along Watson Way as shown on the GDP. The estimated water demand for this Project is approximately 4,000 gallons per day (“gpd”) based on historical data from similar facilities. There exists sufficient water pressure and capacity to serve the proposed Project. Moreover, as detailed above, the Sam’s Xpress Carwash operation places substantial emphasis on water conservation and reclamation, as the equipment utilized in the carwash operations are designed to recycle 100% of the water used and reuse 90% of what is recycled. Such sustainable and environmentally-friendly operations will mitigate any impact to water facilities.

Sewer: The Property is within the Urban Services Area, and will be served by public sewer. As shown on the GDP, there is an existing sanitary sewer connection to serve the Project located along Watson Way. The sanitary sewer generated from the Property will flow to the Little Falls Run Wastewater Treatment Plan. The estimated sewer flow for this Project is approximately 4,000 gpd based on historical data from similar facilities. The existing sanitary sewer capacity and infrastructure are sufficient to serve the sewage volumes generated from this Project.

Storm Drainage/Stormwater: There is an existing stormwater management facility (“SWM”) located to the south of Banks Ford Parkway across from the existing Lowe’s Home Improvement Center which provides predetermined detention and treatment to serve the Property, and is expected to be sufficient to serve the stormwater needs of this Project. In the event that additional detention and treatment is necessary for the Project, SXCW will so provide through additional SWM facilities which will be designed to conform to all applicable State and County SWM regulations and standards.

3. Other Impacts

Adjacent properties: The Property is bounded to the north by Warrenton Road/Route 17 with commercial and industrial uses on the opposite side. The Property is bounded to the east by Banks Ford Parkway with primarily undeveloped commercially zoned parcels located on the opposite side. The Property is bounded to the south by the Watson Way private internal access road with McWhirt Loop located behind it. The Lowe's Home Improvement store and other commercial uses are located on the opposite side of McWhirt Loop. There are other commercial, vehicle service-oriented uses adjacent to the Property to the west, including an NTB Tire Shop and an O'Reilly's Auto Shop. The carwash use proposed by this CUP will not adversely impact or impede the development of adjacent properties, and is consistent with (and complimentary to) the existing vehicle service-oriented uses on such adjacent properties.

Noise, Dust and Smoke Impacts: The Project will not generate adverse impacts to users or adjacent property owners from excess noise, dust, or smoke. In addition, any noise impacts generated by the carwash operations will be mitigated by the landscaping/buffers generally depicted on the GDP which will be provided in compliance with the applicable requirements of the County's Zoning Ordinance.

Environmental Impacts: None have been identified on the Property.

Historic Resources, Cemeteries, and Endangered Species: None have been identified on the Property.

Fire and Rescue: The Project will be served by the Stafford County Fire and Rescue Station 12, which is located approximately 0.60 miles from the Property. The proposed Project will not have a significant impact on the County's levels of service for fire and rescue.