

## **Royal Farms Commerce Parkway Narrative and Impact Statement**

The Applicant hereby seeks a Proffer Amendment and Conditional Use Permit (“CUP”) on that certain parcel of land shown on the records for the Stafford County (“County”) as Tax Map 44N-1-5 (the “Property”) in order to establish a Royal Farms convenience store with fuel sales (the “Royal Farms Project”) thereon.

### **Background**

The Property consists of approximately 1.4917 acres and is located at the intersection of Warrenton Road (Route 17) and Commerce Parkway.<sup>1</sup> The Property is zoned to the County’s B-2 Urban Commercial District, which permits convenience store uses by-right and gasoline sales pursuant to a CUP. The Property is also located within the County’s Highway Corridor Overlay District (“HCO”), which permits convenience stores with gasoline sales pursuant to a CUP. On or about October 1, 2013, the County Board of Supervisors (“Board”) adopted Ordinance O13-47 which rezoned the Property from the County’s M-2, Heavy Industrial District to the B-2 District with proffered conditions (the “Proffers”) to allow the development of a Walgreens Retail-Pharmacy/Drug Store.

The Applicant seeks an amendment to the Proffers and an accompanying CUP to accommodate the development of the Royal Farms Project in accordance with the Generalized Development Plan prepared by Bowman Consulting (the “GDP”) and the Royal Farms Architectural Elevations prepared by Ratcliffe Architects submitted herewith. Royal Farms is an established convenience store with fuel sales and food service operation which has been engaged in the business of offering high-quality, freshly prepared foods, convenience products, and value priced fuel since 1959. Royal Farms currently operates over 200 locations in Maryland, Delaware, Pennsylvania, New Jersey, and Virginia, and is in the process of expanding its footprint in the Rappahannock/Central Virginia region. Royal Farms offers a diverse and affordable menu with breakfast, lunch, dinner, and snack items, and is renowned in the mid-Atlantic area and nationally for its award-winning fried chicken. Royal Farms emphasizes its comfortable in-store dining experience, which features amenities such as free onsite WIFI and a coffee bar. As a matter of company policy, Royal Farms incorporates green building practices such as the incorporation of low-flow and waterless fixtures, the use of low-emission design materials, the recycling of cooking oil into biodiesel, and the provision of onsite customer accessible recycling receptacles.<sup>2</sup> Royal Farms’ establishments operate twenty-four hours day and seven days a week.

---

<sup>1</sup> The Property is currently improved with an existing industrial building with a street address of 4 Commerce Parkway and an associated parking area.

<sup>2</sup> Information and case studies on Royal Farms’ green building practices can be accessed at this website: <https://www.royalfarms.com/green-building-practices>

As shown on the GDP, the proposed Royal Farms Project will feature an approximately 5,154 square foot convenience store and food service operation with 16 fueling stations (8 MPD) dispensing gasoline and diesel fuel. The proposed Royal Farms Project will result in a floor area ratio ("FAR") of approximately 0.079, which is well-below the maximum allowable intensity of 0.70 FAR permitted under the County's Zoning Ordinance. As shown on the GDP, the open space for the Royal Farms Project will exceed the minimum 25% required by the County's Zoning Ordinance, and the proposed 44 parking spaces to serve the Project exceed the minimum 33 spaces required by the Ordinance.

### **Impact of Royal Farms Project**

- A. Transportation Impact: The transportation impact of the Royal Farms Project is detailed in the Traffic Impact Analysis prepared by Bowman Consulting and submitted herewith.
- B. Utility Impacts:
1. Water: The Property is located in the Urban Services Area and will be served by public water. The anticipated water demands for the Project are estimated to be approximately 1100 gallons per day ("gpd") The Property has an existing 5/8" meter waterline to serve the site. The Applicant will install a new 1.5" meter line to accommodate the water demands for the Project.
  2. Sewer: The Property is located in the Urban Services Area and will be served by public sewer. The anticipated sewer flows from the Project are estimated to be approximately 1100 gpd. The Applicant will install a new sanitary sewerline which will connect to an existing sanitary sewer manhole located at the rear corner of the Property to accommodate sewer flows from the Project.
- C. Storm Drainage: The Property is located within the Heritage Commerce Center Industrial Park and is served by an existing regional stormwater management (SWM) facility which will provide pre-determined detention and treatment for the Royal Farms Project. This existing SWM facility is sufficient to accommodate stormwater runoff from the Project, although the purchase of additional BMPs may be necessary due to the impervious area associated with the Royal Farms Project.
- D. Schools/Recreational Facilities: The Royal Farms Project is a commercial development that will have no direct impact on the County's levels of service for schools and recreational facilities.
- E. Environmental Impacts: There are no wetlands, streams, RPA, or unusually steep slopes on the Property. As such, the Royal Farms Project is not expected to have any adverse environmental impacts.
- F. Cemeteries and Historic Sites: The Property has no cemeteries or historically significant sites thereon. As such, the Royal Farms Project will not generate any impacts to

cemeteries or historically significant sites.

- G. Noise, Dust, and Smoke Emissions: The Royal Farms Project will have no material impacts concerning dust and smoke emissions associated with its use. In addition, while the Royal Farms Project will not generate excess noise, any noise impacts will be mitigated by the buffers and plantings generally depicted on the GDP which will be installed in accordance with the County's Zoning Ordinance and the County's Design and Construction Standards for Landscaping.
- H. Adjacent Properties: The Property is bounded by Warrenton Road to the north, with commercial uses (BB&T and a commercial site that was formerly a McDonald's) located on the opposite side of Warrenton Road. The Property is bounded by Commerce Parkway to the east, with a 7-11 convenience store located on the opposite side of Commerce Parkway. There are commercial vehicle service-oriented uses on the parcels adjacent to the Property to the south (Progressive Automotive & Tire and Pressure Works) and to the west (Truckin' Thunder). The Royal Farms Project is consistent with the commercial character of the surrounding neighborhood, and will not adversely affect or impede the development of adjacent properties. Moreover, any potential impacts to adjacent properties arising from the Royal Farms Project will be mitigated by the buffers and plantings generally depicted on the GDP which will be installed in accordance with the County's Zoning Ordinance and the County's Design and Construction Standards for Landscaping.
- I. Fiscal Impacts: The Royal Farms Project will generate significant positive fiscal impacts for the County as summarized below:
- a. Direct jobs expected to be created from the Royal Farms Project: 35-40 full time employees.
  - b. Estimated average wage: approximately \$12.50 per hour.
  - c. North American Industry Classification System (NAICS) business sector code: 44.
  - d. Projected investment in real property - broken down by land and building (years 1-5): approximately \$1.5 million in site improvements and approximately \$1.5 million in building improvements.
  - e. Projected investment in machinery & tools/equipment (years 1-5): approximately \$1 million.
  - f. Projected investment in business tangible personal property (years 1-5): approximately \$500,000.00
  - g. Projected tax revenues generated:
    1. General sales tax generated: approximately \$175,000.00 per annum.

2. Additional tobacco tax generated: approximately \$100,000.00 per annum.
  3. Additional fuel tax generated: approximately \$56,000.00 per annum.
- J. Fire and Rescue: The Royal Farms Project will be served by the Stafford 12 Fire Department, which is located approximately 0.5 miles from the Property. The Royal Farms Project is a commercial development that will not impact the County's levels of service for fire and rescue.