

Conditional Use Permit Application Narrative/ Impact Statement
Tax Map Parcel Number 38-20

The Applicant, Ra-Amit, LLC is the owner of that certain parcel of land, consisting of approximately 4.988 acres, and shown on the records of the Stafford County Commissioner of the Revenue as Tax Map Parcel Number 38-20 (the "Property"). The Property is located along Richmond Highway in the Falmouth District, approximately 3,700 feet north of the Centreport Parkway. The Property is currently zoned to the County's B-3, Office Commercial Zoning District.

There currently exists an approximately 21,815 square foot ("sf"), two-story building on the Property that was constructed in 1965 and was utilized as a thirty-five (35) room hotel/motel until 1986, when it was converted into a nursing home facility. The nursing home facility ceased operations in 2009, and the Property and existing building have remained vacant since that time.

It is the Applicant's wish and intent to renovate and refurbish the existing two-story building on the Property, while maintaining its existing footprint, so as to reestablish the previous hotel/motel use therein. The proposed hotel/motel will also include a front desk/manager's office, common meeting areas and a restaurant/dining area which will serve beverages, snacks, and breakfast.

However, as the hotel/motel use of the Property was discontinued longer than two years ago, it does not constitute a lawfully non-conforming use within the County's B-3 Zoning District. The Applicant previously submitted an application for a zoning reclassification to rezone the Property to the County's B-2, Urban Commercial Zoning District (which permits hotel/motels by-right). However, as the Property is located within the Highway Corridor Overlay District (HC), a Conditional Use Permit is also required in order to accommodate the proposed renovation and reestablishment of the hotel/motel use of the Property. Therefore, the Applicant wishes to secure a Conditional Use Permit in conjunction with the pending application for zoning reclassification to B-2, Urban Commercial.

The Property is bounded to the west by Richmond Highway, with industrially zoned parcels located to the West, on the opposite side. The Property is bounded to the South and East by vacant A-1, Agricultural zoned parcels. The parcel immediately to the North is currently zoned B-2, Urban Commercial, with existing commercial retail use, as well as additional commercial retail uses in the vicinity.

The proposed hotel/motel will be served by existing utilities and an existing entrance to the site off of Richmond Highway. The Applicant may be required to obtain permits from the Virginia Department of Transportation ("VDOT") to improve the existing entrance independent of this Conditional Use Permit process. In addition, the proposed use is expected to generate minimal traffic, with approximately 328 vehicle trips per day ("VPD") based on current ITE trip generation rates.

The Applicant feels that the proposed renovation of the existing building and reestablishment of the hotel/motel use of the Property is compatible with the surrounding area and will greatly improve the aesthetic quality of the existing site conditions and structure, and will not adversely impact the development of the adjacent properties or the County infrastructure.

Yours sincerely,

Raj K. Gupta
Sole owner Ra-Amit LLC
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