

Impact Statements

Embrey Mill Commercial

The proposed Embrey Mill Commercial development requires a proffer amendment and a conditional use permit. This impact statement is to update the original impact statement that was submitted with the original rezoning, O15-22, approved July 7, 2015. This development will generate more than 500 average vehicle trips therefore an impact statement is required.

The proposed development is a part of the Embrey Mill master plan of development which has accounted to infrastructure improvements to and around this development.

Highway Capacity Impact

The proposed development will create approximately ____ average daily vehicle trips. The site was previously proposed to generate approximately 7,867 average daily vehicle trips. Since our proposed VPD is lower than what was previously approved, there will be no increased impact on the surrounding roadways and highways.

Utility Capacity Impact

The site has existing sanitary sewer mains along the southeastern property line and the northeastern property line. The proposed sewer demand is expected to be approximately 10,400 gallons per day based on 600 gallons per day per acre of land.

The site has an existing water main along the property line. The proposed development will provide a new 16" waterline along the southeastern property line. The proposed water demand is expected to be approximately 13,000 gallons per day based on 750 gallons per day per acre of land.

Since this proposed development is less dense than the previously approved generalized development plan, these flows fit within the parameters of the master planned utilities.

Storm Drainage Capacity Impact

The proposed development has been designed to fit into the Embrey Mills master stormwater management plan. The impervious surfaces added to the site shall be less than or equal to the assumed impervious area. No additional stormwater management upgrades are anticipated with this development.

Additionally, the existing storm drainage system from the proposed development to the drainage basin designed for this developed has been sized to carry drainage from the proposed development.

Additional Capacity Impacts

The development will have no impact on schools and/or recreational facilities.

Fiscal Impact

The proposed development is estimated to generate the following tax revenue:

Annual Real Estate Property Tax: \$150,000

Annual Sales Tax: \$30 million

Additional 1% Annual Sales Tax for Stafford County: \$300,000

Environmental Impact

The only proposed environmental impact with this development is the disturbance of 0.08 acres of wetlands located on-site. The wetlands impacts are already permitted under the Corp Individual permit number 03-V1324-45 and the Virginia DEQ Individual Permit number 03-1324. No additional impacts are proposed with this development.

Adjacent Property Impacts

The only proposed impacts to adjacent properties, are the beginning of construction of Sunflower Road and the construction of a shared access on Parcel 29-53B. The construction of the first half of Sunflower Road will provide collector access to parcel 29-53B that can be extended to Austin Ridge Road in the future. The proposed full access entrance proposed at the end of the Sunflower Road construction will provide access to both the current development and the future development on parcel 29-53B.

Historical Site Impacts

No known historical sites are present on the property proposed for development and no nearby historical sites will be impacted by this development.

Drive Thru Impacts

The proposed development includes a grocery store anchor with a drive thru pharmacy. The drive thru, only allowed via conditional use permit, will be designed to blend into the character and established pattern of development set forth for both the commercial development and for the larger Embrey Mill development. As a feature of the grocery store, the materials and colors will match the larger structure. The pharmacy use that the drive thru will serve will be an asset to the patrons and neighbors of the shopping center and is in line with the current standards for large scale grocery retailers. The drive thru has been designed to be outside of the main flow of traffic and, while visible from Courthouse Road, will have adequate landscaping that will be in character with the rest of the development that will act as a partial screen. This use will not hinder any future development in the area, nor will it have a negative impact on the health and safety of the people living and working in the vicinity.