

STAFFORD COUNTY, VIRGINIA
ZONING RECLASSIFICATION APPLICATION

IMPACT STATEMENT

Applicant: LCT and JSC, LLC

Property: Tax Map Parcels 53D-1-34, 53D-1-35, 53D-1-43 and 53D-1-43A, known as 107 & 111 Carter Street and 108 Gordon Street, containing a total of 1.1492 acres (collectively all of the foregoing parcels known as the “Property”)

Owners: Loyd C. Taylor

Project Name: “Falmouth Village Commercial”

Rezoning Request: From R-1 to B-2

Date: September 7, 2016

File No.: RC 16 _____

Rezoning Application Request

The Applicant hereby requests a rezoning of the following property from Suburban Residential (R-1) to Urban Commercial (B-2) in accordance with the Stafford County, Virginia (the “County”) zoning ordinance, including without limitation Article III, Section 28-35, Article X, Section 28-161, et seq., and Article XII Section 28-201, et seq.:

Tax Parcels 53D-1-34, 53D-1-35 (collectively of record by Instrument No. 120006359), 53D-1-43 (of record by Instrument No. 130020859) and 53D-1-43A (of record by Instrument No. 090005807) (collectively, the “Property”), consisting in the aggregate of approximately 1.1492 acres total, and generally located Southeast of the Intersection of Routes 1 and 17, on Carter Street and Gordon Street, within the George Washington Magisterial District, all as more particularly described on the generalized development plan entitled “Generalized Development Plan Falmouth Village Commercial”, dated July 2016, as last revised, and attached hereto as Exhibit A (the “GDP”), which plan is incorporated as a material part of this application by this reference.¹

¹The GDP is a general overview of the proposed development and improvements to the Property in accordance with Article XIII, Section 28-221, et seq., of the County zoning ordinance. The Applicant reserves the right to make modifications or amendments to the GDP in order to address final site engineering, architectural, and design issues internal road placements and entry areas, RPA requirements, and to ensure compliance with applicable federal, state and county regulations, laws and ordinances. A final site plan for the Property will supersede the GDP.

Overview

As noted above, the Property is currently zoned R-1. The Applicant proposes a change to the zoning of the Property from R-1 to B-2 to allow for office and other commercial uses authorized under the B-2 zoning district not otherwise proffered-out under the attached proffer statement. Section 28-34 of the County's Zoning Ordinance states the following concerning the B-2 district:

“The purpose of the B-2 district is to designate appropriate areas for high-intensity commercial uses intended to serve retail sales and service, business and professional service needs at a regional or countywide scale. These areas should be located at strategic nodes along arterial and major collector roads where there are adequate utilities and facilities to serve intense development.”

Portions of the Property are located at the southeastern corner of Jefferson Davis Highway (a/k/a US Rt. 1) and Butler Road, and the other portions of the Property are located at or near the intersection of River Road and Gordon Street (a/k/a Falmouth Bottom). The Applicant plans to utilize current structures on the Butler Road parcels, and has attracted a real estate office user for said parcels (at the intersection of Jefferson Davis Highway and Butler Road).² The Applicant is aggressively seeking other office and commercial users for the remainder of the Property.

As described below, the Applicants' proposal conforms to the policies established by the County's Comprehensive Plan amended as of August 16, 2016 (the "Comp Plan"). Adjacent properties will experience minimal impacts. Furthermore, the proposal will result in minimal impacts on public facilities and services as more particularly described herein.

Comprehensive Plan

Future Land Use Map

The revised Future Land Use Map no longer designates the Property as a portion of the Suburban area, however, the Comp Plan suggests that Redevelopment Areas may coincide with Suburban areas, but does not provide further detail. The Comp Plan suggests a Mixed Use Future Land Use for the Property due to its location with the Historic Falmouth Village Planning Area. Though no specific restrictions are noted under the Historic Falmouth Village Planning Area as applied to the Mixed Use designation, the Central Stafford Business Planning Area provides for a Mixed Use designation for which development should be modeled using the principles of new urbanism with buildings three to four stories in height, or one or more commercial centers serving nearby residential uses; and stand-alone commercial areas with a mix of retail, office and industrial uses with town centers consisting of a mix of commercial and residential uses.

Urban Service Area

The Comp Plan includes the Property in the "Urban Service Area". This designation attempts to funnel new development in the County to the land around I-95 and other major transportation

² Please note that the applicant may require certain setback and buffer waivers/exceptions since the existing buildings may be located on or over applicable property lines.

corridors in order to take advantage of existing public utilities in the area. The Urban Service Area supports any new development which is compatible with the Property's Future Land Use Map designation.

The Property's location in the Urban Service Area supports the project's utilization of existing public utilities. The Applicants will extend water and sewer lines from nearby rights of way as necessary in order to serve the office buildings.

Planning Area

The Comp Plan includes the Property in the "Planning Area" of Historic Falmouth Village.

Economic Development Priority Focus Area

The Comp Plan designates the Property, as a part of the Planning Area of Historic Falmouth Village, as a "Economic Development Priority Focus Area". Economic Development Priority Focus Areas, as well as Redevelopment Areas, emphasize where business development is encouraged, as identified in the Economic Development Strategic Plan.

Redevelopment Area

The Comp Plan designates the Property, as a part of the Planning Area of Historic Falmouth Village, as a "Redevelopment Area". Redevelopment Areas, as well as Economic Development Priority Focus Areas, emphasize where business development is encouraged, as identified in the Economic Development Strategic Plan. Redevelopment Areas are selected areas within the Urban Service Area where the County desires to concentrate its efforts to change the existing development pattern. These areas are typically underutilized or underdeveloped. The primary focus is for economic revitalization through the development of mixed use developments. Commercial activities will be given special attention while limited residential uses are encouraged to keep the areas vibrant during non-working hours. Redevelopment Areas may be both suburban and/or urban in scale. The special area plans associated with Redevelopment Areas include specific recommendations regarding the form of development. In locations where the special area plans include more specific recommendations, those recommendations shall take precedence over the underlying land use designations, with the exception of Targeted Growth Areas. The area was recently designated as an economic redevelopment site, and will be treated on par with other similar areas in the proposed redevelopment plans. The Property is recommended primarily for Mixed Use future Land Use. More detailed land use concept plans may be considered for sections of the Planning Area on a case by case basis.

Transportation

A portion of the Property is located north of the King Street and Gordon Street intersection and south of Carter Street. Another portion of the Property is located between Carter Street and Butler Street, and Cambridge Street and Carter Street. Cambridge Street is a minor arterial road, King Street and Butler Road are urban collector roads, and Gordon Street is a local road. The Comp Plan's Anticipated Transportation Needs Map designates this segment of Cambridge

Street for future six lane upgrades and a section of Butler Road for future four lane upgrades whereby certain improvements to this intersection have been completed and adequate right of way dedicated; thus these improvements and future expansion should not impact the proposed project. The Comp Plan's Road Improvement Projects in Approved Programs table lists the Cambridge Street two lane reconstruction improvements and the Falmouth intersection of Cambridge Street and Butler Road for intersection improvements, but does not specify the type of improvements, and provides for a replacement of the Jefferson Davis Highway bridge over the Rappahannock river.

Impact Analysis

1. **Current capacity of and anticipated demands on highways, utilities, storm drainage, schools and recreational facilities.**

A. **Highways.** Primary access to the site will be from Cambridge Street (Route 1) and Butler and Carter Streets. The project does not exceed any thresholds under §15.2-2222.1 of the Code of Virginia and the Virginia Traffic Impact Analysis Regulations (24 VAC 30-155), which are commonly referred to as "Chapter 527" requirements. We are not aware of any specific traffic volume capacity issues based on the classification by either the County or VDOT. VDOT has recently completed the project constructing improvements to the Route 1 and Butler Road intersection. Traffic Volumes are as follows:

B-2: daily vehicle trips per day of (i) 139 VPD during the week and Saturday 258 VPD, (ii) A.M peak hour of 51 VPH and PM Peak hour of 20 VPH and (iii) Saturday peak of 50 vehicle trips.

By Right Impacts: The Property is currently zoned R-2, which generally permits 2 single family detached units to the acre. The subject site would allow an ITE 210 Code for residential uses with daily vehicle trips per day of (i) 28 VPD during the week and Saturday 27 VPD, (ii) A.M peak hour of 14 VPH and PM Peak hour of 4 VPH and (iii) Saturday peak of 13 vehicle trips.

B. **Utilities.** As noted above, the proposed rezoning is located within the County's Urban Service Area and has access to public water and sewer. The proposed project will have minimal impact on utility demands. There is existing sewer in Carter and Gordon Streets which flows down towards King Street. There is existing water in Butler, Carter, Cambridge, and Gordon Streets. These appear to have available capacity, or the reasonable ability to be upgraded by the developer to provide adequate capacity. The Applicants will extend utility lines to serve the development.

Public Water: This project is located in the Falmouth Pressure Zone. There are existing water lines in the Butler, Carter, Cambridge, and

Gordon Street rights-of-way. Onsite water lines will generally be constructed along the proposed roads within the development creating loops and networks throughout the Property. The anticipated daily demand for water is as follows: $0.2 \text{ gpd per SF} \times 8227 \text{ SF} = 1,645 \text{ GPD}$.

Sewer: This project is located in the Claiborne Run sewer service area. Existing sewer lines are located in the Carter and Gordon Street rights-of-way. Onsite sewer lines will generally be constructed along the proposed roads within the development creating loops and networks throughout the Property. The anticipated daily demand for sewer is as follows: $0.25 \text{ GPD per SF} \times 8227 \text{ SF} = 2,057 \text{ GPD}$.

By-Right Impact: As previously noted, the current zoning of the Property is R-2. The public utility impacts for the Property as currently zoned are: 2 lots, $240 \text{ gpd/lot water} = 480 \text{ gpd}$, 2 lots $300 \text{ gpd sewer} = 600 \text{ gpd}$.

- C. Storm Drainage. It is anticipated that either underground storage/treatment methods will be utilized for SWM as necessary, or bioretention will be utilized if soil conditions are amenable.

By Right Impact: By-right development of single-family lots would require some minor treatment measures along the lines of disconnected impervious rooftops or similar.

- D. Schools. The proposed rezoning will not impact schools, as B-2 zoning does not permit residential uses.

By Right Impact: A by-right development with 2 detached single family homes is estimated to generate approximately 1.32 school aged children upon build-out.

- E. Recreational Facilities. The proposed rezoning will have no impact on public park and recreational facilities.

By-Right Impact: By right use of the Property would have a minimal impact on public park and recreational facilities

2. Environmental Impact.

Based on a review of available County GIS information and aerial photography, the Property is developed, and there are no streams or wetlands located onsite or within 100 feet of the Property. The closest stream resources are located approximately 500 feet to the south of the Property (Rappahannock River) and 300-400 feet to the west (Falls Run). Likewise, a Critical Resource Protection Area (CRPA) is not mapped on the Property, and the County-mapped CRPA boundaries along the Rappahannock River and Falls Run are at least 300 feet

away from the Property. Therefore, wetland delineation, Perennial Flow Evaluation and CRPA Determination studies are not warranted for this Property, and Section 404/401 permits will not be required from the U.S. Army Corps of Engineers and Virginia Department of Environmental Quality for the proposed development of the Property.

According to FEMA Flood Insurance Rate Map (FIRM) Nos. 5101540203E and 5101540204E (Revised February 4, 2005), the southern portion of the Property (Parcels 53D-1-34 and 53D-1-35) is located within Zone AE, and the northern portion (Parcels 53D-1-43 and 53-1-43A) is located within Zone X (unshaded). The proposed development of the Property includes the construction of parking and sidewalks within the FEMA floodplain only; no modifications to the existing buildings or additional building structures are proposed.

Based on a review of available information obtained from the U.S. Fish and Wildlife Service and the Virginia Department of Game and Inland Fisheries related to potential threatened and endangered species on the Property, and existing site conditions and surrounding land uses, no adverse impacts to Federal or State-listed threatened and endangered species or critical habitat are anticipated to result from the proposed development of the Property.

By-Right Impact: By-right use of the Property would have the same minimal impact on environmental resources.

3. **Impact on Adjacent Properties.**

The permitted uses in the R-1 district generally relate to relatively low density residential development. The Falmouth Village Redevelopment Area is intended to promote further growth in the form of mixed use developments. Other Planning Areas proposing mixed uses contemplate buildings three to four stories in height, or one or more commercial centers serving nearby residential uses; and stand-alone commercial areas with a mix of retail, office and industrial uses with town centers consisting of a mix of commercial and residential uses. A commercial, retail and office development aligns with these visions for the development of the Property and the surrounding area, allowing for such mixed uses within proximity of each other. Surrounding developments consist of comparable density and uses, including a mixture of R-1 and B-2 classifications. The property to the west is developed for real estate brokerage offices, most of the property to the north is vacant, and a portion of the eastern property line is adjacent to a multifamily residential development.

4. **Historical Sites.**

The Property is located within the Falmouth Historic District (DHR ID 089-0067), which is listed on the National Register of Historic Places (NRHP) and the Virginia Landmarks Register (VRL). The Property includes the “Dunbar

Kitchen” or House located at 107 Carter Street (DHR ID 089-0067-009) and the House located at 111 Carter Street (DHR ID 089-0067-0055), both of which are considered contributing resources to the Falmouth Historic District. The Property also included the House at 104 Gordon Street (DHR ID 089-5083), which has been demolished and is no longer a contributing resource to the Falmouth Historic District. The Property is also just located within the designated boundaries of the Chancellorsville Battlefield (DHR ID 088-5180) and the Battle of Fredericksburg I (DHR ID 111-5295). Accordingly, the two historic buildings on the Property shall remain, and no adverse impacts to historic resources are anticipated to result from the proposed development of the Property.

EXHIBIT A

GDP

See attached “Generalized Development Plan Falmouth Village Commercial”, prepared by Bowman Consulting, dated July 2016, as last revised.

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