

IMPACT STATEMENT

Conditional Use Permit
Patriot's Crossing Car Wash
Tax Map Parcel 20-12 (portion of – 1.53 acres)
November 22, 2017

This is an application for a Conditional Use Permit to construct a car wash as allowed by the Stafford County Zoning Ordinance in the B-2 Urban Commercial zoning district. The car wash will be located interior to a larger commercial complex known as Patriots Crossing. The Patriots Crossing property is located at 799 Garrisonville Road, approximately 300 feet west of the intersection of Garrisonville Road and Parkway Boulevard and has approximately 845 feet of frontage along the Garrisonville Road right-of-way. The car wash conditional use permit will apply to a site set back 200 feet from Garrisonville Road. Patriots Crossing is 23.98 acres, however this car wash Conditional Use Permit and operations will apply only to 1.53 acres of the property. The proposed car wash will be located approximately 700 feet west of Parkway Boulevard, and approximately 400 feet from the closest residence which is in the Park Ridge residential community located to the east. The car wash will be 160 feet from the property line of North Stafford High School.

The proposed car wash facility will consist of one building measuring approximately 32 feet by 125 feet (4,000 square feet) containing a fully automated wash bay for cleaning the exteriors of vehicles. Immediately adjacent to the car wash building, the use will include 18 stations where the vehicle owners can clean the interior of their cars before or after using the automated carwash. Vacuum cleaners will be provided at each of these stations.

A summary of the proposed revisions are as follows:

Transportation

- A detailed traffic impact analysis was provided with the proffer amendment Patriot's Crossing, RC 15151046 which accounted for a car wash use. A copy of that analysis has been provided with this application.
- The proffered right-of-way driveway entrance on Garrisonville Road with turn lane and 100 foot long taper will serve as the entrance to the property and car wash.
- The car wash will be located along a private collector road within Patriots Crossing and will be over 200 feet south of Garrisonville Road. The car wash will have 14 spaces for vehicles awaiting entry into the automated car wash building. Only one wash bay is proposed and therefore the stacking provided substantially exceeds minimum requirements.

Permitted Uses and Square Footage

The GDP reflects a build-out GFA of 4,000 square feet resulting in a floor area ratio of 0.06 on the carwash property.

Architectural Design

The proffered Architectural design will be applied to the proposed car wash building.

Building Height

The height of the car wash is approximately 20 feet.

Fire and Rescue Protection

The building will be constructed to fully comply with the minimum building and fire codes applicable to the proposed use.

Lighting

On-site lighting will be shielded and directed downward and away from the property lines. Although not adjacent to residential properties or Garrisonville Road, special efforts will be made to avoid glare and light spill-over beyond the property lines.

Security Monitoring

Closed circuit television security cameras, if any, will be designed and mounted in a manner that allows monitoring of the site around the car wash, particularly the service and parking areas.

Pedestrian Trails, Use of Indoor Swimming Pool by Stafford County Schools, and Shared Parking

Pedestrian trails to connect North Stafford High School and Park Ridge Elementary are proffered as a condition of the larger Patriots Crossing and will be provided as additional parcels development.

Cultural Resources

An architectural survey of the former Mountjoy residence on the property was completed and submitted to the county per the proffered rezoning to preserve archaeological record of the building.

Stormwater Management

The stormwater management will be built to comply with state and local requirements. The adjoining stream will be restored as a condition of a separate permit approved by the Stafford County ChesBay Board.

Signage

The design of signs will be coordinated with the building designs and will comply with minimum County standards.

I. Capacity Impacts

A. Transportation

The proposed car wash was anticipated as a future use in the analysis of the proffer amendment, and in the proffered conditions for Patriots Crossing. The transportation improvements recommended in the earlier TIA are consistent with the Transportation Chapter of the Comprehensive Plan and address the impacts of the proposed development. See the update to the TIA for additional information on the traffic impacts of this development.

- The primary access to the site is from Garrisonville Road (SR 610). The location of the travelways, entrances, pedestrian access and transportation improvements supporting the car wash were addressed in the proffered conditions for the overall property and will be constructed as applicable to the car wash use.
- Garrisonville Road is a four lane divided urban collector. Traffic signals are currently located at Garrisonville Road's intersections with Wolverine Way and Parkway Boulevard which are the closest intersections to the subject property.
- A Traffic Impact Analysis (TIA) was prepared in 2011 by Wells + Associates for the earlier zoning of the property. An update to the TIA, dated June 2, 2016, that summarizes the proffered transportation improvements is part of this conditional use application package. The revised TIA indicates that the proposed use would attract an estimated 3,606 Vehicles per Day (VPD) on weekdays. Many of these trips are already passing by the site as motorists take advantage of the convenient location of the car wash while in route to, or returning from, other destinations.
- Major transportation improvements proffered to serve the site include:
 - Access by one entrance on Garrisonville Road
 - Right-of-way dedication along Garrisonville Road frontage

- Frontage improvements to include curb, gutter and sidewalk on the property
- Construction of a separate right turn lane east bound on Garrisonville Road to serve the main entrance

B. Utilities

The subject property is within the Urban Services Area and will utilize existing public water and sewer service lines located along Garrisonville Road. There is an existing water line along Garrisonville Road and a sanitary sewer line easement across the property. This project is located in the Austin Run Sewer Shed. The development that will occur.

The anticipated water demands for the overall development within Patriots Crossing are:

47,970 GPD

Other utilities will be provided by the service companies in the area.

C. Storm Drainage

The approved proffers for the overall property propose stormwater management for the subject property that “complies with state and local requirements for managing the quality of stormwater run-off from the property.”

II. Fiscal Impacts

A. Recurrent Annual Revenue

The car wash use is the first of a complex of buildings and improvements that were analyzed for impact as a part of the overall Patriots Crossing development. The overall commercial development in Patriots Crossing is approximately 240,000 square feet of gross floor area. Development of Patriots Crossing will generate revenues in the form of real property, business property, meals and sales taxes. The property is currently assessed at \$2,089,700 primarily for the land and only \$100 for improvements. Once the site is developed the property will be taxed at a commercial Fair Market Value rate.

B. Business Property

A rough estimate of the annual commercial tax based on overall building area is approximately \$136,000.

III. Environmental Impacts

The overall open space for the entire Patriot's Crossing development after full site development is approximately 36% of the net site area after right-of-way dedication. Tree removal is approximately 20 acres. Impervious area (i.e. surface area occupied by buildings and parking) is anticipated to be 64% meaning approximately 36% will be new or preserved landscaping. Open space on the 1.53 acre car wash site will be approximately 57%, well above the 25% normally required.

A stream is located near the proposed car wash on the northern end of Patriots Crossing. This drainage area begins at a VDOT stormwater management pond for Garrisonville Road and flows across the property to paved channel and SWM in the Park Ridge community. An existing gravity sewer line is also located in the same area. This stream is deeply eroded. A stream restoration plan has been approved and will be constructed with the proposed development.

IV. Mitigation for Potential Impacts to Adjacent Properties

The car wash has been sited to minimize potential impacts on adjacent properties. The car wash is proposed 400 feet west of the closest home located in Park Ridge. As a condition of the proffered rezoning for Patriots Crossing, a 37.5 foot to 50 foot wide transitional buffer will be provided adjacent to the Park Ridge residential community. In addition, an eight (8) foot board on board fence and landscaping will also remain as approved in the proffers.

V. Historical Features

An architectural survey of the house on the property was provided to the county and was approved during the Patriots Crossing zoning reclassification.

VI. Schools/Recreational Facilities

No residents will be generated from the commercial development of this property and therefore there will be no impact to the level of service to the Schools or Recreational Facilities. However, it was acknowledged in the Patriots Crossing case that the development is adjacent to a high school and an elementary school. Trails and/or sidewalks connecting between neighboring properties will be provided to enhance pedestrian connections in the community. The proposed car wash is building is 160 feet from the property line for North Stafford High School. The site is well removed from the elementary school site. Tennis courts located on the high school campus are approximately 325 feet southwest of the car wash. The closest corner of the high school building is over 700 feet from the proposed car wash, and screening and buffering will be provided by a combination of existing vegetation and new landscaping proffered with the Patriots Crossing zoning.