August 13, 2014

MEMORANDUM TO: Stafford County Planning Commission
FROM: Jeffrey A. Harvey, AICP
Director of Planning and Zoning

SUBJECT: RC1400142; Reclassification – Austin Ridge Commercial

ATTACHMENTS:
1. Location Map
2. Application & Related Materials
3. Boundary Survey and Legal Description
4. Generalized Development Plan dtd 08/4/14
5. Ordinance O03-16
6. Impact Statement dtd 07/15/14
7. Traffic Impact Analysis Determination Form
8. Route 630 Interchange Concept
9. Proposed Proffers dtd 08/4/14
10. Proposed Ordinance and Resolution

ISSUE:

Consider the request for a reclassification of a portion of Assessor's Parcel 29-60 from the PD-1, Planned Development 1, zoning district to the B-2, Urban Commercial, zoning district.

BACKGROUND:

Location: East side of Austin Ridge Drive, approximately 1,200 feet south of Century Drive

Election District: Garrisonville

Parcel Size: 3.39 acres
Memorandum to: Stafford County Planning Commission  
August 13, 2014  
Page 2 of 9

Property Owner/Applicant: Rocky Ridge, LLC  
2911 Hunter Mill Road, Suite 300  
Oakton, VA 22124

Agent: H. Clark Leming, Esquire  
Leming and Healy, PC  
233 Garrisonville Road, Suite 204  
Stafford, VA 22554

Current Use: Undeveloped

Proposed Use: Commercial retail

Comprehensive Plan: Suburban

Application Date: March 25, 2014 (Complete Application July 14, 2014)

Advertisement Dates: July 29, 2014 and August 5, 2014

Time Limit: November 11, 2014

Staff Project Manager: Kathy Baker

Abutting Properties:

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<th>Location</th>
<th>Zoning</th>
<th>Use</th>
<th>Comprehensive Plan</th>
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<td>South</td>
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<td>West</td>
<td>PD-2, Planned Development 2</td>
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Zoning Map
Utilities: This site is to be served by public water and sewer. An existing 18-inch diameter water main is located along Austin Ridge Drive. In addition, an existing 8-inch gravity sewer line is located to the north along Austin Ridge Drive.

Roads: The subject property is located on the east side of Austin Ridge Drive, approximately 1,200 feet south of Century Street. Austin Ridge Drive, in this location, transitions from a four-lane undivided road to a two-lane road with a 40 mile per hour posted speed limit. According to Virginia Department of Transportation (VDOT) 2012 traffic counts, this section of Austin Ridge Drive accommodates 5,400 vehicles per day (VPD).

Schools: There is no impact to the Public School system.

Parks and Recreation: There is no impact to the County Park system.

Noise Impacts: The use is not intended to generate loud noises. However, the adjacent residential development to the north may experience a higher level of noise associated with vehicle and retail activity proposed on the site. The applicant has proposed additional evergreen trees to help buffer noise generated from the buildings.

Light Impacts: The proposed site lighting would be installed in compliance with Section 28-87 of the Zoning Ordinance. However, the adjacent residents to the north may experience an increase in light spillover associated with retail activity proposed on the site. The applicant has proposed additional evergreen trees to help buffer light spillover generated from the use.

Proffer Valuation: A proffer statement has been submitted with this application. No monetary proffers or land dedications are included with this request.

COMMENTS:

The proposal is for the reclassification of a portion of Assessor’s Parcel 29-60 from the PD-1, Planned Development 1, zoning district to B-2, Urban Commercial, zoning district for the development of two commercial retail buildings.

Zoning History and Existing Conditions
Assessor’s Parcel 29-60 is part of the Austin Ridge development, which was originally rezoned to PD-1, Planned Development 1 and B-2, Urban Commercial, in 1998. The 3.39-acre portion of the parcel that is the subject of this rezoning application was zoned PD-1. The remainder of this parcel to the south, totaling approximately 40 acres, was zoned B-2. The 40-acre area is not included in this rezoning request, and will retain the B-2 zoning designation. The planned development proposal included a maximum of 829 residential units and recreational facilities, in addition to dedicated school and park sites. The B-2 portion of the site was anticipated as retail commercial development. Proffers associated with the rezoning, as amended in 2003, and are included in Attachment 5. Existing proffers restrict development of the subject property to residential use, although the 2003 Generalized Development Plan (GDP) does
not identify any residential uses in this area. The applicant’s impact statement at the time implied that the property should be designated for commercial use.

A grading plan has been approved for the entire 43 acre site, and clearing and grading is underway. In addition, a major site plan has been submitted for Phase I of development on the southern portion of the site. There is a drainage area encumbered by an easement along the northern property line. There are no streams or wetlands on site, and no known cemeteries or cultural resources.

Austin Ridge, Section 7, lies to the north of the property, and includes single-family residences zoned PD-1. To the east is undeveloped property zoned B-2. Property to the west, across Austin Ridge Drive, is an undeveloped portion of the Embrey Mill development, and zoned PD-2, Planned Development 2. This portion of Embrey Mill is planned for mixed use development (commercial and multi-family uses).

**Generalized Development Plan**

The GDP depicts the proposed development for the site. The development will be accessed via one entrance off of a future road depicted as North Access Road. North Access Road is proposed to be constructed as part of the overall commercial development to the south, and will also serve any future development on Parcel 29-66B to the east.

The GDP shows one 10,000 square foot building, and a portion of a 5,000 square foot building, to be constructed on the subject property, with associated parking areas. Sidewalk is proposed along the frontage of North Access Road, as well as along the frontage of Austin Ridge Drive, which will connect to existing sidewalk to the north.

The applicant is proposing two rows of evergreen trees to the north of the buildings to provide additional screening between the commercial areas and the existing residential uses. This will supplement a perimeter buffer 27.5 feet in width along the northern property line, which was planned as part of the overall commercial development. Because this is located with open space area, the applicant will work with the homeowners association in Austin Ridge Section 7 to ensure that buffer is retained.
With regard to the overall commercial development on the remainder of the property, the pending major site plan indicates approximately 77,000 square feet of commercial development, with two access points to Austin Ridge Drive, including future North Access Road.

**Modifications to the Development Plan**

**Proffers**

PD-1 zoning allows for commercial uses; however, existing proffers restrict development of the subject property to residential use. Under the proposed rezoning, new proffers proposed by the applicant would replace the existing proffers within the subject area. The proposed proffers are reflective of the proffers in place for the remaining 40-acre B-2 property, but have been modified in accordance with current zoning regulations, and are specific to the 3.38-acre subject property.

The applicant has made the following proffers, establishing standards for the development of the site and improvements to be made to mitigate the impacts of the development:

- require one full service entrance on the North Access Road, with no direct access permitted from Austin Ridge Drive;
- require installation of a crosswalk at the intersection of Austin Ridge Drive and the North Access Road before the issuance of the first occupancy permit;
- require the creation of an access easement that provides access from the North Access Road to the property in the event of subdivision or change of ownership of the property;
- coordinate with the Austin Ridge homeowners association to preserve the existing buffer located within the open space area along the Section 7 boundary;
• require installation and maintenance of a double row of evergreens adjacent to the building pad sites;
• limit commercial uses to a maximum of 10,286 square feet;
• prohibit adult business, funeral home, and indoor flea market uses;
• limit the maximum building height to 40 feet;
• require the color, design, and materials of all signs to coordinate with the architectural design of the building(s); and
• require buildings to have a coordinated architectural theme and to utilize specific design and materials, while not prohibiting national or regional retail users from reasonably employing general features of its prototype architectural design, provided consistency with these standards.

Transportation Impacts
A Transportation Impact Analysis (TIA) Determination Form submitted with this application calculated that the site would generate, at its highest volume, approximately 971 vehicle trips per day (VPD). The applicant assumed trip rates for a Quality Restaurant under the Institute of Transportation Engineers Manual for the primary building.

Future North Access Road will serve this site, as well as additional commercial development to the south and east. Construction of the road is depicted on the major site plan currently under review for the southern property. A portion of the road crosses the 3.39-acre subject property. North Access Road will consist of two ingress lanes and three egress lanes at the intersection with Austin Ridge Drive. Road improvements, including left and right turn lanes into the site, are proposed by others.

Staff notes that a portion of Parcel 29-60 is located within the Route 630 Interchange relocation project, which is scheduled for advertisement of construction bids in April 2016. A notice to proceed with right-of-way and utility acquisition was issued in December 2013. Virginia Department of Transportation (VDOT) is proceeding with necessary right-of-way acquisition. The 3.38-acre portion of the site is outside the project limits. However, Austin Ridge Drive is proposed to be relocated south of the subject property, and Courthouse Road will be widened in this vicinity. In addition, the existing VDOT commuter parking lot is proposed to be relocated from the south side of Courthouse Road to the north side, and encompass the southern portion of Parcel 29-60 (see below).
Comprehensive Plan
The current Land Use Plan identifies the property within the Suburban land use designation. Suburban areas are designated to be primarily residential in nature but will be complimented by neighborhood and community oriented activity centers, places of worship, parks and play areas, and retail and business activities.

Fiscal Impacts
The applicant indicates that the development will generate annual revenues from real property, business property, meals and sales tax in the amount of $13,901.

EVALUATION CRITERIA:
Section 28-206 of the Zoning Ordinance lists twelve (12) criteria to be considered at each public hearing for reclassification. A summary of each criteria are as follows:

1. Compliance of the request with the stated requirements of the district or districts involved - The request is in compliance with the stated requirements of the B-2 zoning district.

2. The existing use and character of the property and the surrounding property - The property is currently an undeveloped parcel that is being prepared for development in conjunction with an overall commercial development plan. Surrounding properties to the east and south are proposed for commercial development, and property to the west is proposed for future mixed use residential and commercial. Property to the north has existing residential uses.
3. The suitability of the property for various uses - *The conditions of the site make it suitable for a variety of uses. There is no Critical Resource Protection Area (CRPA) or wetlands located on the site.*

4. The trend of growth and development in the surrounding area - *The established trend of development is a mix of residential and commercial development. The proposal is consistent with this trend.*

5. The current and future requirements of the County for land - *No County needs are identified on the site.*

6. The transportation requirements of the project and the County, and the impact of the proposed land use on the county transportation network - *The proposal will have minimal additional impact on the transportation network and no additional transportation improvements are needed for the proposal. However, infrastructure improvements to roads in the vicinity, including Austin Ridge Drive and Courthouse Road are planned, and could potentially impact adjacent properties.*

7. Requirements for schools, parks, recreational lands and facilities, and other public services, potentially generated by the proposed classification - *The proposal would have no impact on parks, recreational lands and schools. Based on the parcel size, there would be minimal impacts to utilities and fire and rescue services.*

8. The conservation of property values in the surrounding area - *Staff believes that the project would not have a negative affect on any property values in the surrounding area.*

9. The preservation of natural resources and the impact of the proposed uses on the natural environment - *The site does not contain sensitive natural resources.*

10. The most appropriate use of land - *The Land Use Plan recommends the area for Suburban. The proposed location and scale of the proposed retail activity would to compliment residential development and is compatible in nature with the established development patterns in the area.*

11. The timing of the development of utilities and public facilities and the overall public costs of the development - *Water and sewer utilities are in place to support this development. Upon development of the project, the applicant will be required to make any required transportation and utility improvements deemed necessary for their project.*

12. The consistency, or lack thereof, of the proposed rezoning with the Stafford County Comprehensive Plan as in effect at that time - *The proposal is generally consistent with the Comprehensive Plan.*

**SUMMARY OF POSITIVE AND NEGATIVE FEATURES:**

**POSITIVE:**

1. The proposal is in conformance with the Comprehensive Plan land use recommendations.

2. The proposal is consistent with the established and proposed development patterns.
3. Proffers would minimize visual impacts to adjacent residential uses.

NEGATIVE:

1. Potential increase in noise to adjacent residential uses.

RECOMMENDATION:

Staff recommends approval of this reclassification with the proposed proffers. However, staff suggests the applicant consider limiting the hours of operation and hours of delivery due to the proximity of the residential neighborhood.

JAH:kb

Attachments (10)
RC1400142
RECLASSIFICATION
AUSTIN RIDGE COMMERCIAL

Property & Location

SITE
TM: 29-60 (Portion)
# Project Information & Primary Contacts

## Project Information

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**PROJECT NAME**
27 Boulder Dr. Stafford, VA 22554

**SECTION**
3.3863

**ADDRESS (IF AVAILABLE)**
29-60 part

**TOTAL SITE ACREAGE**
B-2

**TAX MAP PARCEL (S)**

**LOCATION OF PROJECT**

## Applicant/Agent

**Name:** H. Clark Leming, Esquire  
**Address:** 233 Garrisonville Rd., Suite 204  
**City:** Stafford  
**State:** Virginia  
**Zip:** 22554  
**Phone Number:** 540-659-5155  
**Fax Number:** 540-659-1651  
**Email Address:** lemingandhealy1@msn.com

## Owner

**Name:** Rocky Ridge LLC  
**Address:** 2911 Hunter Mill Rd., Suite 300  
**City:** Oakton  
**State:** Virginia  
**Zip:** 22124-1719  
**Phone Number:**  
**Fax Number:**  
**Email Address:**

## Professional (Engineer, Surveyor, etc.)

**Name:** Sullivan, Donahoe & Ingalls  
**Address:** P.O. Box 614  
**City:** Fredericksburg  
**State:** Virginia  
**Zip:** 22404  
**Phone Number:**  
**Fax Number:**  
**Email Address:**

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STAFFORD COUNTY
Department of Planning and Zoning

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Signature of Owner/Co Owner

Richard C. Wolff
Printed Name
Date

Signature of Owner/Co Owner

Printed Name
Date

Signature of Owner/Co Owner

Printed Name
Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Signature of Applicant/Agent

Printed Name
Date

* Additional sheets may be used, if necessary.
OWNER’S CONSENT FORM

On behalf of Austin Ridge, I authorize Rocky Ridge LLC and its counsel, Leming and Healy P.C., to apply for an Rezoning of Assessor's Parcel 29-60, as shown on the records of the Commissioner of the Revenue for Stafford County, Virginia.

Rocky Ridge LLC

By: [Signature]
Name: RICHARD C. ROOF
Title: PRESIDENT/ MANAGING MEMBER

STATE/COMMONWEALTH OF VA
COUNTY/CITY OF FAIRFAX, to wit:

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that Richard C. Roof, whose name as PRESIDENT/ MANAGING MEMBER of Rocky Ridge LLC, is signed to the foregoing document, has personally acknowledged the same before me in my aforesaid jurisdiction for the corporation.

GIVEN under my hand and seal this 19 day of March, 2014.

[Signature]
Notary Public

My Commission Expires: 8/31/14
General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Rezone 3.3863 acre portion of 29-60 from PD-1 to B-2

INFORMATION FOR FEE CALCULATIONS

3.3863 # of Acres

Type of Rezoning:

☑ Standard Rezoning
☐ Planned Development
☐ Proffer Amendment
☐ Minor Proffer Amendment

INFORMATIONAL

Previous Ordinance # 03-16

Previous Resolution #

# of Lots (if rezoning to residential)

Original Zoning PD-1

Proposed Zoning B-2

Proposed Use(s) All uses consistent with b-2 zoning district
STAFFORD COUNTY
Department of Planning and Zoning

Review Fee Calculations

STAFFORD COUNTY FEES:
The County review fee calculations are divided into four sections. Each section is based on a different type of reclassification. Determine the application fee by filling out the one section that applies.

Section I. Standard Rezoning:

A. Base Fee: (Required - Enter the dollar amount that applies)
   If less than 5.0 acres .......... $4,375.00
   If 5.0 acres or greater ........ $12,500.00 ........................................ $ 4,375.00

B. General Fee: (If greater than 5 acres)
   (_____ Acres – 5) X $125 ................................................................. $___________

C. Fire & Rescue Review Fee (required) ........................................ $____ 125.00

D. Utilities Department Review Fee (required) ................................ $____ 215.00

E. Public Works Review Fee (required) ........................................... $____ 200.00

F. Traffic Impact Analysis Review Fee: (If TIA required)
   Volume <1,000 VPD ......$200.00
   Volume >1,000 VPD ......$400.00......................................................... $____ 0

G. Adjacent Property Notification (required):
   (____32____ Adjacent properties) X $6.48 ........................................ $____ 207.36

Sub-total (Add appropriate amounts from lines A thru G above) ........ $____ 5,122.36

H. Technology Fee (sub-total x 2.75% or 0.0275) ................................ $____ 140.86

TOTAL (Sub-total + H. Technology Fee) ........................................ $____ 5,263.22
List of Adjoining Property Owners

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

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### Abutting Property Owners

**Tax Map Parcel 20-60**

**Rocky Ridge LLC – Austin Ridge**

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<td>Austin Ridge Homeowners Assoc. Inc. 29111 Hunter Mill Rd., Suite 300 Oakton, VA 22124-1719</td>
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<td>29C-7-695</td>
<td>Bruce M. &amp; Wendy L. Medeiros 5 Century St. Stafford, VA 22554-8837</td>
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<td>Daniel S. &amp; Maria Walker 7 Century St. Stafford, VA 22554-8837</td>
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<td>American Life League Inc.</td>
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<td>29-66B</td>
<td>Paul A. Brown Trustee</td>
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29-80
Scott Michael W. Trustee
502 Arnon Ridge Ct.
Great Falls, VA 22066-3929

29-80A
Quarles Associates LTD Partnership
1701 Fall Hill Ave., Suite 200
Fredericksburg, VA 22401-3564

29-80B
Commonwealth of Virginia
1111 E. Broad St., 2nd Floor
Richmond, VA 23219-1936

29-53B
North Stafford Associates LC
2407 Columbia Pike, Suite 200
Arlington, VA 22204-4470

29-60C
North Stafford Associates LC
2300 Ninth Street S
Arlington, VA 22204-2387

29G-1-F
Embrey Mill Homeowners Association
2126 Jefferson Davis Hwy. Suite 103
Stafford, VA 22554-7294
Application Affidavit

This form to be filed with:

STAFFORD COUNTY
BOARD OF SUPERVISORS

1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant
Richard C. Wolff
Name of Company
Rocky Ridge LLC

Applicant Address
2911 Hunter Mill Rd., Suite 300
Oakton, VA 22124-1719

Applicant’s Signature

Name of Agent
H. Clark Leming, Esquire
Leming and Healy P.C.

Address of Agent
233 Garrisonville Rd., Suite 204, Stafford, VA 22554

2. Type of Application

☐ Conditional Use Permit
☐ Variance
☒ Rezoning
☐ Special Exception
Application Affidavit

3. Property Information

Assessors Parcel(s)  29-60

Address

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

<table>
<thead>
<tr>
<th>Name of owners</th>
<th>Address</th>
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5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders.

<table>
<thead>
<tr>
<th>Name of Members</th>
<th>Address</th>
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</table>

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

<table>
<thead>
<tr>
<th>Name of Members</th>
<th>Address</th>
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<tbody>
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</tr>
</tbody>
</table>
Application Affidavit
Page 3
Applicant: __________________________

Project Name: ________________________
A/P #: ____________________________
Date: ____________________________

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, shareholders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 shareholders.

Name of Members

____________________________________
____________________________________
____________________________________
____________________________________

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

☐ Yes  ☐ No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

Name

____________________________________
____________________________________
____________________________________
____________________________________

Address, including zip code, no P.O. Box please

____________________________________
____________________________________
____________________________________
____________________________________

Number of owners to be notified: _______X
Cost for certified letters $ _________ (cost as of the day of submittal)
Total due: $ _________ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.
10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer  Richard C. Wolff

Corporate Office of Signer  PRES OF MANAGING MEMBER

Signature  

Date  3/19/14

COMMONWEALTH OF VIRGINIA

COUNTY OF STAFFORD,

The forgoing affidavit was acknowledged before me this 19 day of March, 2014 by

Richard C. Wolff  owner/applicant.

My commission expires:  8/31/14

Notary Public

Page 16
OFFICERS OF THE
GEO. H. RUCKER REALTY CORPORATION

2013 - 2014

Chairman of the Board

Sally Brodie

Vice Chairman of the Board

Susan Cooper

President and Chief Operating Officer

Richard C. Wolff

First Vice President

Margaret Jones O'Grady

Vice President

Charles D. Mason

Vice President

Susan Jones Cooper

Vice President

John R. Jones

Secretary

Suzanne Brannan

Treasurer

Sharon Green

Assistant Secretaries

John R. Jones, Jr.
Margaret Jones O'Grady
Charles D. Mason
Thomas B. Light
Carol L. Major
<table>
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<tr>
<th>Shareholders</th>
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<td>Geo. H. Rucker Realty Corporation</td>
</tr>
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<table>
<thead>
<tr>
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<th>Address</th>
<th>City, State, Zip</th>
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<tr>
<td>Suzanne S. Brannan Revocable Trust of July 20, 2004</td>
<td>4518 N. 32ns. St.</td>
<td>Arlington, VA 22207</td>
</tr>
<tr>
<td>Sarah Brannan Cole</td>
<td>710 Greenwood Road</td>
<td>Wilmington, DE 19807</td>
</tr>
<tr>
<td>Paul Christopher Brannan</td>
<td>6834 Deer Run Drive</td>
<td>Alexandria, VA 22306-1123</td>
</tr>
<tr>
<td>Lawrence P. Brodie and Sally H. Brodie Husband &amp; Wife as Tenant by the Entireties</td>
<td>6721 Southeast Harbor Circle</td>
<td>Stuart, FL 34996</td>
</tr>
<tr>
<td>SALLY HART FEELEY</td>
<td>636 Kilburn Road</td>
<td>Wilmington, DE 19803</td>
</tr>
<tr>
<td>JORDANO, Susan Cooper</td>
<td>1115 Capitol View Court</td>
<td>McLean, VA 22101</td>
</tr>
<tr>
<td>JORDANO, Anthony John</td>
<td>1115 Capitol View Court</td>
<td>McLean, VA 22101</td>
</tr>
<tr>
<td>Wells Fargo Bank, N.A.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FBO: Stone Wm L, Article 7</td>
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<td>Wells Fargo Trust Operations - CHOPS.</td>
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<tr>
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<td></td>
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<tr>
<td>Minneapolis, MN 55485-7595</td>
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<tr>
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</table>
Wells Fargo Bank, N.A.
FBO: Stone/Allen TW
Wells Fargo Trust Operations - CHOPS.
NW 7595
Account #50136699037
PO Box 1450
Minneapolis, MN 55485-7595
TIN #54-5201746

For Time Sensitive Materials:
Wells Fargo Wealth Management
Mail Code D4001-114
100 North Main Street
11th Floor
Winston-Salem, NC 27101

HUNT, Sally Hart
7904 Bounding Bend Ct.
Rockville, MD 20855

JONES, John R., Jr.
7317 Redd Road
Falls Church, VA 22043

JONES, Marilyn M.
7317 Redd Road
Falls Church, VA 22043

JONES, John R., Jr. and Marilyn M. as
Joint Tenants with Right of Survivorship
and not as Tenants in Common
7317 Redd Road
Falls Church, VA 22043

JONES, Andrew R.
7317 Redd Road
Falls Church, VA 22043
CAMPBELL, Gary
509 Carlisle Drive
Alexandria, VA 22301

CAMPBELL, Mary Ashton Sebrell
509 Carlisle Drive
Alexandria, VA 22301

SMITH, Robin Stone & James Thomas
Smith as Joint Tenants with right of
Survivorship and not as Tenants in Common
102 Spring Hollow Lane
Cary, NC 27518

Robin Stone Smith
102 Spring Hollow Lane
Cary, NC 27518

STOW, Carolyn Carter
104 Nina Circle
Williamsburg, VA 23188

WOLFF, Richard C. and GRANT, Kathy A.
as Joint Tenants with Right of Survivorship and
not as Tenants in Common
203 East Street, N.E.
Vienna, VA 22180
Real Estate Bill - Account Information Lookup Results

These results last updated: 3/14/2014. All balances are due as of 3/14/2014 and include penalty & interest, if applicable through 3/14/2014.

PIN Number: 18067  
ROCKY RIDGE JOINT VENTURE %GEORGE H RUCKER  
REALTY CORP

Name: 2911 HUNTER MILL RD  
STE 300  
OAKTON, VA 22124-1719

Tax Map Number: 29 60
Physical Address: 27 BOULDER DR

Last payment of $47,695.26 received on 11/15/2013.

Payment Details:
Total Tax Paid in 2013: $44,099.94
Total Fees Paid in 2013: $0.00
Total P&I Paid in 2013: $0.00

Balance Due Now: $0.00
Future Balance: $0.00
Total Balance: $0.00

Back to Account Lookup | Back to Stafford County
REZONING PLAT
SHOWING 3.3863 ACRES TO BE REZONED FROM PD-1 TO B-2 ON TAX MAP 29 - 60

(AUSTIN RIDGE COMMERCIAL)
LOCATED IN ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

DATE: FEBRUARY 28, 2014
SPECL 1" = 100'
SULLIVAN, DONAHUE AND INGALS
ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 674 - FREEDOMSBURG, VIRGINIA - 22404
PH: (540) 898-5878 FAX: (540) 898-3360

CURVE TABLE

<table>
<thead>
<tr>
<th>CURVE</th>
<th>RADIUS</th>
<th>DELTA</th>
<th>ARC</th>
<th>TANGENT</th>
<th>CHORD</th>
<th>CYL. BEARING</th>
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<td>54736.54^E</td>
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NOTES:
1. NO TITLE REPORT PREPARED.
2. THIS PLAN IS SUBJECT TO ANY 
   LIMITATIONS AND RESTRICTIONS 
   OF RECORD.

REZONING FROM PD-1 TO B-2 ON TAX MAP 29 - 60
(AUSTIN RIDGE COMMERCIAL)
LOCATED IN ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

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NOTES:
1. NO TITLE REPORT PREPARED.
2. THIS PLAN IS SUBJECT TO ANY 
   LIMITATIONS AND RESTRICTIONS 
   OF RECORD.
At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 3rd day of June, 2003:

MEMBERS:
Peter J. Fields, Chairman  
Robert C. Gibbons, Vice Chairman  
Jack R. Cavalier  
Kandy A. Hilliard  
Mark W. Osborn  
GARY D. Pash  
Gary F. Snellings  

VOTE:
No  
Yes  
Yes  
Yes  
Yes

On motion of Mr. Snellings, seconded by Mr. Osborn, which carried by a vote of 5 to 2, the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN THE ZONING ORDINANCE FOR STAFFORD COUNTY BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY, WITH PROFFERS, FROM A-1, AGRICULTURAL TO B-2, URBAN COMMERCIAL AND PD-1, PLANNED DEVELOPMENT-1, ASSESSOR’S PARCEL 29-66A (PORTIONS) AND AMEND PROFFERED CONDITIONS OF ASSESSOR’S PARCEL 29-60, HARTWOOD ELECTION DISTRICT

WHEREAS, Rocky Ridge Joint Venture, applicant, has submitted application RC220696 requesting reclassification, with proffers, of portions of Assessor’s Parcel 29-66A from A-1, Agricultural, to B-2, Urban Commercial, and PD-1, Planned Development-1, consisting of 70.47 acres, and amending proffered conditions of Assessor’s Parcel 29-60, zoned PD-1, consisting of 136.58 acres located on the west side of Interstate 95 approximately 1,500 feet north of Courthouse Road, within the Hartwood Election District; and

WHEREAS, the Board has carefully considered the recommendation of the Planning Commission, staff and testimony at the public hearing; and

WHEREAS, the Board has determined that the requested zoning is compatible with the surrounding land uses and zoning; and
WHEREAS, the Board finds that public necessity, convenience, general welfare, or good zoning practice requires adoption of an ordinance to reclassify the subject property; and

WHEREAS, American Life League has authorized Rocky Ridge Joint Venture to make proffers which are part of this application;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 3rd day of June, 2003, that the Zoning Ordinance for Stafford County be and it hereby is amended and reordained by amending the zoning district map to reclassify from A-1 Agricultural, to B-2, Urban Commercial, and PD-1, Planned Development -1, the parcels of land as shown on the plats entitled “Plat 65.9703 Acres of Land a portion of Tax Map 29-66A” and “Plat 4.5000 Acres of Land a Portion of Tax Map 29-66A” by Eric V. Sullivan L.S., dated September 18, 2002 and amend proffered conditions of Assessor’s Parcel 29-60 with the following proffers:

1. Uses Within PD-1 Zoning Districts:
   a. The portion of the subject property zoned PD-1 shall be devoted to single family detached housing types and supporting recreational facilities. The residential uses shall be single family detached housing in the locations generally depicted on the plan identified as “General Development Plan, Austin Ridge” (hereinafter referenced as “GDP”), prepared by Bryan Menne and Associates Sullivan, Donohoe & Ingalls and bearing a date of July 15, 1997 March 20, 2003.
   b. The maximum number of dwelling units to be constructed within that portion of the property in the PD-1 zoning district shall be 829. The applicant agrees that the foregoing units shall not be transferred to any parcel other than those referenced in this proffer statement.

2. Transportation:
   a. Courthouse Road:
      i. The applicant shall dedicate right-of-way up to 55 feet from the existing centerline of Courthouse Road along the full frontage of the property as needed for the ultimate widening of Courthouse Road.
      ii. Assuming all necessary Virginia Department of Transportation (VDOT) and County approvals are granted, the applicant shall construct, within existing right-of-way or right-of-way dedicated pursuant to subparagraph i. above, right and left turn lanes on Courthouse Road at the main entrance road to the property. Said turn
lanes, including stacking areas and tapers, shall be designed and constructed to meet applicable VDOT standards.

iii. Subject to VDOT and County approvals, the applicant shall construct a two-lane section of Austin Ridge Drive from the existing terminus of Austin Ridge Drive to Courthouse Road no later than July 1, 2006. In the event the County constructs the same two-lane section, or any portion thereof, prior to July 1, 2006, the applicant agrees to reimburse the County for such construction costs no later than July 1, 2006.

b. Access Road:

i. In the event the Courthouse Road/I-95 interchange is upgraded to a full cloverleaf interchange at its present location, then at such time as construction of said interchange expansion is completed, the main entrance road to the property from Courthouse Road shall become, at most, right in-right out only; provided that adequate public street access to another median crossover on Courthouse Road is available at that time to serve the property. However, the above proffer is not intended to and shall not supersede the applicable VDOT requirements for minimum spacing from the interchange for entrances and crossovers.

ii. Until such time at the Courthouse Road/I-95 Interchange is upgraded to a full cloverleaf, the main entrance road to the property from Courthouse Road shall be located so as to align with the entrance road accessing Assessor's Parcel 28-80 to the commuter parking lot, assuming the right-of-way and easements necessary for construction of the entrance road in said location are available. If necessary off-site rights-of-way and grading and construction easements are not available for construction of the entrance road in said location, the applicant will make a bona fide attempt to purchase said rights-of-way and easements at fair market value.

c. Mine Road Extension: The applicant shall dedicate right-of-way 90 feet in width in the general location shown on the GDP for that portion of the proposed extension of Mine Road which traverses the property. In addition, assuming all necessary VDOT and Stafford County approval are received, together with such other permits as are necessary, the applicant shall, in conjunction with the first phase of development of the property, grade and construct a two-lane extension of Mine Road from its terminus within Hampton Oaks subdivision (approximately 1,060 feet north of the property) to the point where Mine Road intersects with Austin Ridge Drive, the entry road to Section 1 of the property, as shown on the GDP, consisting of a total
distance of approximately 2,800 linear feet. The applicant shall also, at the
time of the above grading, fill and grade the Austin Run crossing to
accommodate the future four lane construction at such time as it is
commissioned by the County. All work shall be per the Mine Road
Extension plans drafted by Huntley, Nyce & Associates, P.C., dated
November, 1992 and titled “Austin Ridge Mine Road and Austin Ridge
Drive”, which plans, as approved by Stafford County, will be modified to the
minimum extent necessary to reflect the initial 2-lane project. These plans
will be modified while initial grading and construction is underway, it being
the intent of all parties to proceed as expeditiously as possible with this
roadway improvement. Subsequent to the applicant’s construction of the 2
lane section and VDOT’s acceptance thereof into their secondary roadway
system, applicant shall provide full proprietary rights to the above plans to
Stafford County. The first phase of development of the property shall include
the area in the general vicinity of the extension of Mine Road referenced
above. The obligation to construct this 2 lane section of Mine Road, as set
forth above, is contingent upon the applicant receiving approval from the
County of a preliminary subdivision plan containing a minimum of 1,530
residential dwelling units. Applicant agrees to file and seek County approval
of a preliminary subdivision plan reflecting 829 residential dwelling units.

If necessary off-site rights-of-way and grading and construction easements
are not available to allow for said construction of Mine Road, the applicant
will make a bona fide attempt to purchase said rights-of-way and easements
for said construction.

The applicant will pay all costs associated with the acquisition of such
easements, including legal proceedings and land acquisition costs.

d. Northampton Boulevard:

i. As generally shown on the GDP, the applicant shall dedicate right-of-
way 60 feet in width for Northampton Boulevard from its current
terminus at the northern boundary line of the property (Point A) to a
connection point with the proposed extension of Lafayette Street
(Point B). Applicant shall dedicate additional right-of-way 60 feet in
width for Northampton Boulevard from Lafayette Street along the
boundary of Section 2 to connect with the proposed Tavern Road
which connects to Austin Ridge Drive (Point C to Point D). Upon the
construction of the extension of Northampton Boulevard from
Hampton Oaks to the northern terminus of Lafayette Street, Lafayette
Street at Point C shall be transformed into a cul-de-sac at the end of
Section 2. Sufficient right-of-way shall be dedicated at Point C to
allow for both the future cul-de-sac and the necessary improvements
for Northampton Boulevard. Applicant shall have the right to
construct within said right-of-way subdivision streets to standards necessary to service traffic generated by development of property. Applicant shall have no obligation to construct Northampton Boulevard from Hampton Oaks to Point B or from Point C to Point D.

ii. All single-family detached residential lots developed along Northampton Boulevard may front on said road. All single-family detached residential lots developed along the main spine road within Austin Ridge shall have reverse frontage.

e. Monetary Contribution:

i. The applicant shall contribute to the Board of Supervisors the sum of $400 per residential unit built on the property, with said contribution to be used by the County for construction of the additional two lanes of Mine Road between the initiation of construction (at Exeter Lane) as referenced in paragraph 2.c above and Courthouse Road. Said contribution shall be made on a per-unit basis at the time of issuance of a building permit for each residential unit to be constructed on the property. In the event said funds are not utilized for the purpose set forth herein within ten (10) years following approval of his revised proffer application, said funds shall be used for school purposes.

ii. Upon applicant’s receipt of i) VDOT’s agreement to work cooperatively with applicant and the County in the minimal revisions to the plans referenced in 2(c) above in an expeditious and timely manner and concurrent with applicant’s initial 2 lane roadway grading and construction efforts and ii) VDOT’s written commitment to accept applicant’s 2 lane roadway as per the revised plans into the off-site construction, grading, utility, slope, maintenance and other appropriate easements and construction permits necessary to allow for the construction of Mine Road extended from Exeter Lane to Austin Ridge Drive, together with applicant’s ability to record its appropriate plats for Mine Road and Section 1, Austin Ridge, applicant shall make a payment of $160,000 on or before May 31, 1993, to the County to be used exclusively for the acquisition of right-of-way and/or the construction of Mine Road from Garrisonville Road to the entry to Hampton Oaks.

3. Austin Ridge Drive – Rocky Run Crossing: applicant will either construct or post a security for the construction of the extension of Austin Ridge Drive across Rocky Run upon the issuance of the 600th building permit.
4. Schools:
   a. Monetary Contribution:

      The applicant shall contribute to the Board of Supervisors the sum of $400 per residential unit built on the property. Said contribution shall be used for school purposes or such other public purposes attendant to this property as deemed appropriate by the Board of Supervisors. The contribution shall be made on a per unit basis at the time of issuance of a building permit for each residential unit to be constructed on the property.

   b. School Site:

      i. Upon request of the Board of Supervisors, the applicant shall dedicate to said Board a 2035-acre portion of the property in the general location identified on the GDP as "School Site", for use as a school and water tower site. The boundaries of said site may be modified during the subdivision plan processing phase if necessary based on engineering considerations related to development of said school site. If the school board determines additional property is necessary for the school site, the applicant shall provide up to two (2) acres of land from the adjoining homeowner's association park, as shown on the GDP, to make up for the land lost for the water tower site.

      ii. In conjunction with the development of the property, the applicant shall clear and rough grade a school building site and bring water and sewer to the edge of the property.

      iii. Applicant will subdivide up to a three acre portion of the school site to be used for the location of a water tower to be owned by the County, in the approximate location shown on the GDP. In addition, the applicant shall identify on the subdivision plat an ingress/egress easement across the school site to access the water tower and agrees to grant additional easements for water lines to and from the tank and a pump or booster station, if an appropriate location can be identified on property owned by the applicant.

5. Recreation Amenities:
   a. The applicant shall construct the following recreational facilities on the property, a clubhouse, swimming pool, two (2) tennis courts, a pedestrian trail system located throughout the development, and a parking area associated with the main recreational complex. If and when land outside the development that is the subject of the rezoning application is annexed by the
homeowner's association, the applicant shall pay to the homeowner's association the sum of four Hundred Thousand Dollars ($400,000.00), which shall be used by the association to enhance existing or construct new recreational facilities. The applicant shall ensure that the funds are so used by contract with the association or the creation of a trust, either of which shall be submitted to the County for review and comment. In addition to those amenities shown on the GDP, the application agrees to construct a sidewalk along Mine Road connecting the Austin Ridge and the Hampton Oaks developments. Subject to the above, commencement of construction of these facilities shall begin upon approval of construction plans by the County for the new sections. The clubhouse, swimming pool and tennis courts shall be located north of Rocky Run and construction of these facilities shall be completed not later than the issuance of the 400th building permit.

b. In the event the land outside of the development that is the subject of the rezoning application is not annexed by the homeowners association by July 31, 2003, the applicant shall pay to the County the sum of Four Hundred Thousand Dollars ($400,000.00) before any occupancy permit is issued for the new sections, which sum may be applied by the County for any use it may determine to be appropriate, provided that such use provides a direct benefit to the applicant's development, or may direct the applicant to use the funds, or any portion thereof, to construct recreational amenities, identified by the County, for the residents of the new sections.

b.c. The above-referenced pedestrian trail system shall be a minimum of four (4) feet wide, and shall be constructed with a pervious surface which can include any of the following: asphalt, cinder, gravel or decomposed granite. Where appropriate, the trail system shall be constructed to the boundary lines of the property in locations which will provide linkages with existing and planned pedestrian trails within adjacent developments. The final location of said trail shall be determined at the time of final engineering. The trail shall be located to minimize the need for the removal of existing trees. Regardless of whether the land outside the development is annexed by the homeowners association, the applicant shall construct a sidewalk connecting Sections 7 and 8A with the commercial development and a sidewalk or trail connecting Section 8A with the new school site.

e.d. The recreation facilities to be constructed on the property shall be for the exclusive use of the residents of the property and shall be conveyed to and maintained by the homeowner's association to be created for the property.

d.e. Upon request of the Board of Supervisors, the applicant shall dedicate to said Board a 27-acre portion of the property in the general location identified on the GDP as "park", for use for public recreation purposes. In addition, the
applicant shall, in conjunction with clearing and grading activities on the balance of the property and if requested by the County, rough grade a portion of said recreation area to allow for construction by the County of a soccer field, football field, baseball field, basketball court, and parking area.

6. Stormwater Management:
   a. Stormwater management facilities serving the property shall be designed to Best Management Practices (BMP’s) standards. All stormwater management facilities constructed on the property shall be maintained by the homeowner’s association. If practicable, the applicant shall examine the feasibility of implementing a stormwater system based on low impact practices.
   b. Stormwater management facilities shall be designed such that the impoundment area does not result in the submersion of existing utility lines or proposed lines as shown in the Stafford County Master Water and Sewer Plan.

7. Floodplain: No residential lots shall be platted and no residential structure shall be constructed within the bounds of the 100-year floodplain. Furthermore, no disturbance of the floodplain shall occur with the exception of the placement, construction and maintenance of roads, utilities, recreation facilities, and stormwater management facilities, and means of access to those facilities.

8. B-2, General Commercial Site:
   a. Architecture: The commercial structures constructed within the B-2 zoned portion of the property shall have a coordinated architectural theme throughout. No building shall have metal walls as a principal façade material.
   b. Landscaping: Within the B-2 zoned portion of the property, landscape areas equivalent to five (5) percent of the paved parking area shall be provided.
   c. Lot Lighting: Parking lot lighting shall be directed downward and inward to avoid glare projecting into adjacent residential properties.
   d. Highway Entrances: A maximum of one (1) commercial entrance onto Courthouse Road shall be constructed by Applicant, in addition to the main spine road entrance to the subject property.
e. Signs: Signs constructed within the B-2, zoned portion of the Austin Ridge development shall have a consistent coordinated appearance in terms of design, color, and material, and all free-standing signs shall be of monument style.

f. Buffer: A 25-foot buffer shall be provided between the B-2 zoned portion of the property and any residentially zoned portion of the property which immediately abuts the commercial portion and is not separated from the commercial portion by a public street.

9. Utilities:

a. Sewer: Sanitary sewer service for the property shall ultimately be provided by means of the existing trunk line in the vicinity of Austin Run and a new trunk line to be constructed in the vicinity of Rocky Run. Initially, sewer service to that portion of the property within the Rocky Run drainage basin shall be provided by means of the lift station and force main connecting to the existing Austin Run trunk sewer line. All costs of construction and maintenance of said lift station and force main shall be borne by the applicant, and the use of said lift station and force main shall be discontinued at the time of completion of construction of the Rocky Run trunk line referenced below. The applicant shall not claim any credit against any prorata share of the cost of construction of the Rocky Run trunk line for any costs incurred in construction and maintenance of said lift station and force main. At or prior to the time that the flow through said lift station reaches a rate of 500 gallons per minute, the applicant shall construct that portion of the Rocky Run trunk line necessary to serve the property, generally as shown on the Stafford County Master Water and Sewer Plan, provided that all necessary State and County approval and permits are granted. Upon completion of said construction, the use of said lift station and force main shall be discontinued.

If necessary off-site easements are not available for the construction of such sanitary sewer trunk line, the applicant will make a bona fide attempt to purchase said easements at fair market value. If the applicant is unable to acquire such easements it is assumed that the County will assist in obtaining such easements for the construction of such line. The applicant will pay all costs associated with the acquisition of such easements, including legal proceedings and land acquisition costs.
10. Buffer Along Interstate 95: The applicant shall provide a buffer zone along the I-95 frontage of the property generally in conformance with the GDP. The first 100 feet of said buffer closest to the right-of-way line for I-95 shall remain undisturbed with the exception of utility line crossings and except in those areas shown on the GDP. No residential dwelling structure shall be constructed within 100 feet of the existing right-of-way of I-95. In addition, the applicant shall provide a vegetated berm, as shown on the GDP, in those areas shown on the GDP.

11. Historic Survey: The applicant is not aware of any sites of historical significance located on the property. However, if during the development process, any such sites are determined to be located on the property, the applicant shall cooperate with the appropriate officials of the County to permit on-site inspection and documentation of such sites. The Barlow-Towson Robertson House shall be stabilized and an 8-foot fence installed, roofed and the Robertson foundation and chimney plan shall be sent to the Stafford Historical Commission for its approval along with stabilization and roofing plans. The Towson Robertson House shall be used as picnic facility for the homeowner's association park along Rocky Run. A marker will be placed at the location of the Barlow-Towson house chronicling the history of the structure.

12. Cemeteries: All cemeteries found to exist on the property shall be preserved, maintained and provided access in conformance with all applicable County and State regulations.

13. Open Burning: Any burning of refuse and debris shall be conducted in an open pit. Open burning shall not be conducted within 500 feet of any occupied building.

14. Phasing: The issuance of occupancy permits for the residential portions of the property shall be phased at the rate of 280 units per year, beginning with the date of approval of this proffer condition amendment by the Board. The phasing schedule shall be cumulative, such that any units allowed to be occupied in a given year, but which are not occupied within said year, may be occupied in any subsequent year without decreasing the number of units allowed in the subsequent year.

15. Sequencing: The applicant shall begin the development process to commence construction of a minimum of 30,000 square feet of non-residential building area on the property prior to the issuance of a Certificate of Occupancy for the 776th residential unit on the property. This obligation is contingent upon applicant being able to meet all applicable lender's pre-leasing requirements to allow applicant to obtain satisfactory construction financing pursuant to terms and conditions no less favorable than those generally being offered by lenders in the Northern Virginia area. Applicant agrees to use due diligence in meeting all applicable pre-leasing requirements.
16. Fire and Rescue: The applicant shall contribute to the Board of Supervisors the sum of $35,000 to be used for the acquisition of fire or rescue equipment. Said sum shall be paid no later than the time of issuance of an occupancy permit for the 350th residential unit to be constructed on the property.

17. Tree Retention: The applicant shall make reasonable efforts to retain existing trees where practicable. The applicant shall identify areas for retention of trees on the subdivision plans for the property.

A Copy, teste:

Steve Crosby  
County Administrator
IMPACT STATEMENT
Austin Ridge Commercial
Parcel 29-60, portion
(3.3863 acres)

March 24, July 15, 2014

Austin Ridge Commercial is the name of an approximately 43 acre parcel located on the southern portion of the Austin Ridge mixed use subdivision, at the southeast quadrant of the intersection of Courthouse Road and Austin Ridge Drive. It is located within the Urban Service Area and is designated Suburban in the Comprehensive Plan. The majority of the parcel is zoned B-2; only 3.3863 acres are zoned PD-1. Existing proffers prohibit commercial uses to be constructed within PD-1 zoning within the Austin Ridge Subdivision. This application proposes to rezone the 3.3863 acres (hereinafter referenced as “the Property”) question from PD-1 to B-2 zoning.

I. Capacity Impacts

A) Transportation – There will be no direct access from the subject Property from Courthouse Road and/or Austin Ridge Drive. Instead, the Property will be served by an internal road called “North Access Road.” The North Access Road connects to other roads on the site, including Austin Ridge Drive.

Austin Ridge Drive was built as part of the Rezoning for Austin Ridge. No additional right-of-way is needed for Austin Ridge Drive.

B) Utilities - The development will utilize existing public water and sewer service lines in the Courthouse Road area. This project is located in the 371 pressure zone. The proposed area to be rezoned lies completely within the Urban Services Area. A proposed 12” water line will connect near the frontage of Austin Ridge Drive.

The anticipated water demands for this project are as follows:
3.3863 ac Commercial x 2,000 gpd/ac = 6,772.60 gpd

This project is located in the Austin Run Sewer Shed. An existing sewer line is proposed to connect near the southeastern portion of the Property.

The anticipated sewage demands for this project are as follows:
3.3863 ac Commercial x 2,000 gpd/ac = 6,772.60 gpd

C) Storm drainage - Storm drainage will be provided through an existing storm pond located on the remaining part of Parcel 29-60 that is not being rezoned.
II. Fiscal Impacts

**Recurrent Annual Revenue** – The commercial development (estimated to be 10,000,010.286 SF) will generate substantial additional annual revenues in the form of real property, business property, meals and sales tax. Similar B-2 parcels are appraised at $75.00 per square foot. Based on this value, the following real estate tax per year will be generated:

\[
\frac{\$75.00 \times 10,000,010.286 \text{ sq. ft.} \times 1.07}{\$100.00} = \$8,025,008.254.52
\]

**Business Property** - In addition, the following business property tax will be generated:

\[
\frac{10,000,010.286 \text{ sf} \times \$25/\text{sf} \times \$5.49 \times 40\%}{\$100} = \$5,490,005,647.01
\]

**Total** = \$43,515,0013.913.53

By-right development would not yield additional tax revenue. Existing proffers prohibit commercial development.

III. Environmental Impacts

There are no known resource protection areas or wetlands on the Property.

IV. Impacts to Adjacent Properties

The impacts to adjacent properties would be minimal. There will be no adverse impact from noise, dust and smoke emissions. The Property is buffered on one side by an existing stormwater pond. The approved but yet unbuilt commercial development within the remaining Tax Map Parcel 29-60 will buffer the development of the Property. The proposed development on the 3.863 acres being rezoned is also buffered from Section 7 of Austin Ridge (single family detached homes) by a 27.5 foot landscaped buffer. In addition, a double row of evergreens will be planted adjacent to the Building pad sites, to provide additional buffer for the adjacent residential units.

V. Historical Features

There are no known historical features or cemeteries located on the Property.

VI. Schools/Recreational Facilities

As a commercial development, this project is not anticipated to have any impact on the level of services of schools or parks.
STAFFORD COUNTY
Department of Planning and Zoning

RECLASSIFICATION
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION

Name of development Austin Ridge Commercial
Type of development Quality Restaurant
Parcel # Part of Tax Map 29-60

Traffic Volume Calculations
This site generates:

_______ VPH (highest VPH)
_______ VPD on state controlled highways (highest)
_______ VPH Peak AM
_______ VPH Peak PM
_______ VPH Peak Saturday

_______ VPD highest intensity* 94.36/1000 GFA (10,286 s/f) = 971
[Code 931] Saturday

***Attach a page showing the calculations and the ITE trip generation codes to this form.***

Minimum Thresholds to submit a TIA
County: Any proposals generating 1,000 or more VPD.
VDOT: See “VDOT Traffic Impact Analysis Requirements” table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site’s connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be redeveloped as a higher intensity use, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.
### VDOT Traffic Impact Analysis Requirements

<table>
<thead>
<tr>
<th>Process</th>
<th>Threshold</th>
<th>Review Process*</th>
<th>Fee**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive Plan and Plan Amendments (including small area plans)</td>
<td>6,000 VPD on state-controlled highways, or Major change to infrastructure / transportation facilities</td>
<td>Application submitted to VDOT for review and comment. VDOT may request a meeting with the locality within 30 days. Review to be completed in 60 days or later if mutually agreed.</td>
<td>$1000 covers first and second review. No fee if initiated by locality or public agency. No fee for citizens' organization or neighborhood association proposing plan amendments.</td>
</tr>
<tr>
<td>Rezoning</td>
<td>Residential Low Volume Road Submission</td>
<td>400 VPD AND exceeds the current traffic volume on a state controlled highway</td>
<td>VDOT or local TIA (certified by VDOT) and Application submitted to VDOT for review and comment. VDOT may request a meeting with the locality &amp; applicant within 45 days. Review to be completed in 120 days if VDOT requests a meeting. Otherwise review to be completed in 45 days.</td>
</tr>
<tr>
<td>All Other Land Uses including residential</td>
<td>5,000 VPD on state controlled highways, or 5,000 VPD on locality maintained streets AND within 2000 feet of a state controlled highway</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* For proposals generating less than 1300 VPH the locality and/or applicant may request a Scope of Work Meeting with VDOT.
For proposals generating 1000 VPH or more the locality and/or applicant shall hold a Scope of Work Meeting with VDOT.

** Third or subsequent submissions require additional fee as though they were an initial submission.
Quality Restaurant (931)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday

Number of Studies: 11
Average 1000 Sq. Feet GFA: 9
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>94.36</td>
<td>53.63 - 156.67</td>
<td>34.42</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( \ln(T) = 1.04 \ln(X) + 4.41 \)  \( R^2 = 0.54 \)
PROFFERS

Rocky Ridge, LLC, ("the Applicant"), has applied for a rezoning of Assessor’s Parcel 29-60, consisting of approximately 3.3863 acres, (the “Property”) to the B-2 Zoning District and hereby proffers that the use and development of the subject property shall be in substantial conformance with the following conditions. In the event the above-referenced reclassification is not approved as applied for by the Applicant, the below-described proffers shall be withdrawn and are automatically null and void and of no further force and effect.

1. **Transportation**

   a. **Site Access** – The Property shall be accessed by one full service entrance on the North Access Road, which intersects with Austin Ridge Drive. There shall be no direct access to the Property from Austin Ridge Drive.

   b. **Crosswalk** – The Applicant shall install a crosswalk at the intersection of Austin Ridge Drive and the North Access Road before the issuance of the first occupancy permit, subject to VDOT and County approval.

   c. **Access Easement** – The Applicant shall create an access easement that provides access from the North Access Road to the Property in the event of subdivision or change of ownership of the Property.

2. **Residential Buffers** – The Applicant shall:

   a. **Existing Residential Buffer** – Coordinate with the Austin Ridge HOA in order to provide for the preservation of the existing vegetated 27.5 foot buffer located on the residential side of the common boundary line between Austin Ridge Section 7 and the Property, as shown on the Concept Development Plan (CDP) prepared by SDI dated March 24, 2014 and revised on June 24, 2014; and
b. **Additional Landscaping** - Plant and maintain a double row of evergreens adjacent to the building pad sites of the Property, in the general design and area as shown on the Generalized Development Plan (GDP) prepared by SDI dated March 24, 2014 and revised on August 4, 2014.

3. **Maximum Size and Permitted Uses** – The Applicant agrees that there will be a maximum of 10,286 square feet of commercial uses constructed and allowed on the Property, and further that all uses allowed in the B-2 zoning district shall be permitted, except that the following uses shall not be allowed: 1) Adult Businesses as defined by Stafford Zoning Section 4-86; 2) Funeral Home; and 3) Indoor Flea Market.

4. **Building Height** – Any building located on the Property shall be no more than 40’ feet tall.

5. **Signage** – The color, design, and materials of all signs shall be coordinated with the architectural design of the building on the site.

6. **Architectural Design** – The building(s) constructed on the Property shall feature a coordinated architectural theme. A pitched roof or varied architectural detailing, such as varied cornices and roof-edge detailing, shall be used. The building material on the Property shall be brick, stone, glass, architecturally textured masonry, architectural pre-cast or job-cast concrete, stucco type material, or comparable material. No building shall have metal walls as a principal façade material. Nothing herein shall be constructed to prohibit a national and/or regional retail user of the building on the Property from reasonably employing general features of its prototype architectural design, provided the building design and colors are consistent with this paragraph.
Rocky Ridge, LLC

By __________________________
Name: _________________________
Title: __________________________

COMMONWEALTH/STATE OF _______________
COUNTY/CITY OF _________________, to wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that ______________________ has personally acknowledged the same before me in my aforesaid jurisdiction for the corporation.

GIVEN under my hand and seal this ____ day of __________, 2014

_____________________
Notary Public

My Commission Expires:
At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the day of , 2014:

MEMBERS: VOTE:
Jack R. Cavalier, Chairman
Gary F. Snellings, Vice Chairman
Meg Bohmke
Paul V. Milde III
Laura A. Sellers
Cord A. Sterling
Robert “Bob” Thomas, Jr.,

On motion of , seconded by , which carried by a vote of , the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM THE PD-1, PLANNED DEVELOPMENT 1 ZONING DISTRICT, TO THE B-2, URBAN COMMERCIAL ZONING DISTRICT, ASSESSOR’S PARCEL 29-60 (PORTION), WITHIN THE GARRISONVILLE ELECTION DISTRICT

WHEREAS, Rocky Ridge, LLC, applicant, submitted Application RC1400142 requesting a reclassification from the PD-1, Planned Development 1 Zoning District, to the B-2, Urban Commercial Zoning District, on a portion of Assessor’s Parcel 29-60, located within the Garrisonville Election District; and

WHEREAS, the Board carefully considered the recommendation of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the requested zoning amendment is compatible with the surrounding land uses and zoning; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of an ordinance to reclassify the subject property;
NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the  day of  , 2014, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained by amending the Zoning District Map to reclassify from the PD-1, Planned Development 1 Zoning District, to the B-2, Urban Commercial Zoning District, Assessor’s Parcel 29-60 (portion), in the location identified on the Rezoning Plat, prepared by Sullivan, Donahoe and Ingalls, dated March 24, 2014, with proffers entitled “Proffers,” dated August 4, 2014.

AJR:JAH:kb
At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the day of , 2014:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION TO DENY AN APPLICATION TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM THE PD-1, PLANNED DEVELOPMENT 1 ZONING DISTRICT, TO THE B-2, URBAN COMMERCIAL ZONING DISTRICT, ASSESSOR’S PARCEL 29-60 (PORTION), WITHIN THE GARRISONVILLE ELECTION DISTRICT

WHEREAS, Rocky Ridge, LLC, applicant, submitted Application RC1400142 requesting a reclassification from the PD-1, Planned Development 1 Zoning District, to the B-2, Urban Commercial Zoning District, on a portion of Assessor’s Parcel 29-60, located within the Garrisonville Election District; and

WHEREAS, the Board carefully considered the recommendation of the Planning Commission and staff, and the testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the requested zoning is incompatible with the surrounding land uses and zoning;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the day of , 2014, that application RC1400142 be and it hereby is denied.