

**ACTION ITEM
BOARD OF SUPERVISORS**

DATE: May 15, 2007

TO: Board of Supervisors

FROM: Jeffrey A. Harvey
Director of Planning & Community Development

ISSUE: Amend and Reordain the Zoning Ordinance by Amending the Zoning District Map to Reclassify from R-1, Suburban Residential, to B-2, Urban Commercial, 1.48 Acres at 2772 Jefferson Davis Highway

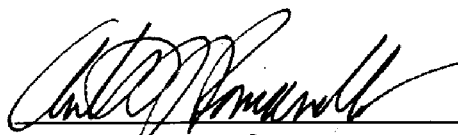
RECOMMENDATION: Approval

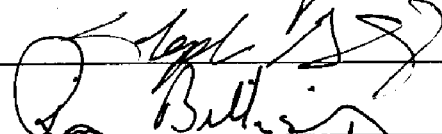
BUDGET IMPACT: N/A

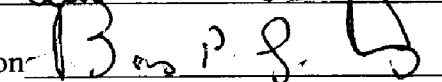
ATTACHMENTS: (10)

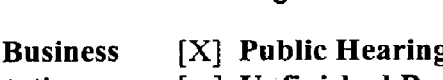
- [1] Background Report
- [2] Land Use Action Request
- [3] Location Map
- [4] GDP
- [5] Architectural Elevation
- [6] Traffic Study
- [7] PC Minutes dtd 12/6/06, 2/7/07 & 3/7/07
- [8] Applicant Affidavit
- [9] Impact Analysis

- [10] **Reso/Ord/Proc #** O07-06
- [11] **Reso/Ord/Proc #** R07-03
- [] **Reso/Ord/Proc #**

REVIEW: [X] County Administrator's Office 

[X] Legal 

[X] Public Services 

[X] Code Administration 

- [] Consent Agenda
- [] Discussion Item
- [] New Business
- [] Other Business
- [] Presentation
- [X] Public Hearing
- [] Unfinished Business

PRESENTATION BY: Jeff Harvey, Director
Planning and Community Development

ELECTION DISTRICT: Aquia

BACKGROUND REPORT

This applicant proposes to rezone two parcels totaling 1.48 acres from R-1, Suburban Residential, to B-2, Urban Commercial. The adjacent parcel, Parcel 30-5 is currently zoned B-2, Urban Commercial, and is also owned by the applicant of this rezoning application. The applicant is proposing to develop two hotels on the overall 5.34 acres. A Conditional Use Permit (CUP) application CUP2600560 is being processed concurrently with this application. A CUP was initially granted for Parcel 30-5 in 2005 for one hotel, Marriott Townplace Suites. The applicant has requested that the initial CUP be revised to include Parcels 30-2C and 2D for construction of a second hotel, Fairfield Inn and Suites. This rezoning is necessary prior to approval of the CUP.

The site is located within the Highway Corridor Overlay Zoning District. The Generalized Development Plan (GDP) indicates that both hotels will front on Jefferson Davis Highway. Marriott Townplace Suites is proposed to be three stories in height, approximately 50,000 square feet in area, and have 90 rooms. A site plan for Marriott Townplace Suites has been approved, and construction has begun. The Fairfield Inn and Suites is proposed to be three stories in height, approximately 43,000 square feet in area, and have 85 rooms.

Two access points are proposed to serve the overall development. The first would be a primary entrance off of Jefferson Davis Highway, proposed as a full service entrance, which is currently under construction. A traffic signal will be installed by the developer of Parcel 30-6, located on the west side of Jefferson Davis Highway. On Jefferson Davis Highway, the applicant will construct a left turn lane for southbound traffic entering the site. A taper is shown for northbound right turns at the site entrance.

A second entrance located north of the primary entrance will be right-in/right-out only. A continuous right-turn lane will be constructed by the applicant from the primary entrance to the northern property line. Full frontage improvements including curb, gutter and sidewalk will be constructed.

The Transportation Plan recommends Jefferson Davis Highway as a future 6-lane divided facility. To accommodate future widening, including a third northbound lane and continuous turn lane, the applicant has dedicated right-of-way for a total of 67 feet from the centerline of Jefferson Davis Highway across the entire frontage of the site.

The subject parcels front on Derrick Lane, and have no frontage on Jefferson Davis Highway. Upon development, the parcels would be consolidated with Parcel 30-5 and utilize the existing entrance on Jefferson Davis Highway. No access will be provided on Derrick Lane, which is a dead-end street serving primarily residential properties. Both hotels will be connected by interior access aisles. In addition, inter-parcel access easements are proposed to the parcels to the east and south.

The rear of the site is wooded with severe terrain that slopes upward from the street to the rear of the property. Retaining walls will be constructed to accommodate the development on the severe topography.

The applicant has proffered the following:

- No direct access to Derrick Lane
- Access to overall site limited to two entrances, one full-service and one right-in/right-out
- Dedicate 25 feet of right-of-way on Derrick Lane
- Construct a continuous right-turn lane on Jefferson Davis Highway, with curb and gutter, prior to issuance of an occupancy permit for the Fairfield Inn and Suites
- Development in conformance with GDP with regard to structures; travel ways; entrances; street buffers and improvements to Jefferson Davis Highway; and right-of-way and transitional buffers along Derrick Lane
- Site to be buffered and landscaped in accordance with landscaping plan
- Monument signs coordinated in color, design, and materials
- Automatic sprinklers in all buildings
- Building material and design in accordance with architectural renderings
- Lighting directed away from residences and Jefferson Davis Highway
- Existing structures to be demolished within 180 days of rezoning
- Limit hours of delivery to 9:00 AM to 6:00 PM
- Consolidation of parcels with Parcel 30-5 prior to issuance of any occupancy permit
- Connect privacy fence to the privacy fence on the adjacent parcel to the north, and rebuild adjacent fence for consistency with new fence

The Land Use Plan recommends the property for Urban Residential Use; however, the proposed use is compatible with the surrounding development pattern and is suitable along a major arterial road.

On March 7, 2007, the Planning Commission voted 5-2 (Mr. Di Peppe and Mrs. Kirby were opposed) to recommend approval of the application.

At the April 3, 2007 Public Hearing, the Board continued the public hearing to the May 1, 2007 meeting.

At the May 1, 2007 Public Hearing, the Board continued the public hearing to the May 15, 2007 meeting.

LAND USE ACTION REQUEST

BOARD OF SUPERVISORS

Date: May 15, 2007

New

Revised

Unfinished

REQUEST: Rezone 1.48 Acres on Assessor's Parcels 30-2C and 2D from R-1, Suburban Residential to B-2, Urban Commercial, Zoning District

Conforms with Comprehensive Plan? Yes No N/A

CONDITIONS: See Proposed Ordinance O07-06

APPLICANT:

Name: Nadir Gillani
Rina Management, Inc.

Address: P. O. Box 1642
Fredericksburg, VA 22553

Agent: H. Clark Leming
Leming and Healy P. C.

PLANNING COMMISSION ACTION: Approve Deny

At a meeting on March 7, 2007 the Planning Commission voted 5-2 (Mr. Di Peppe and Mrs. Kirby were opposed) to recommend approval of the request.

TIMING:

Application Date August 2, 2006

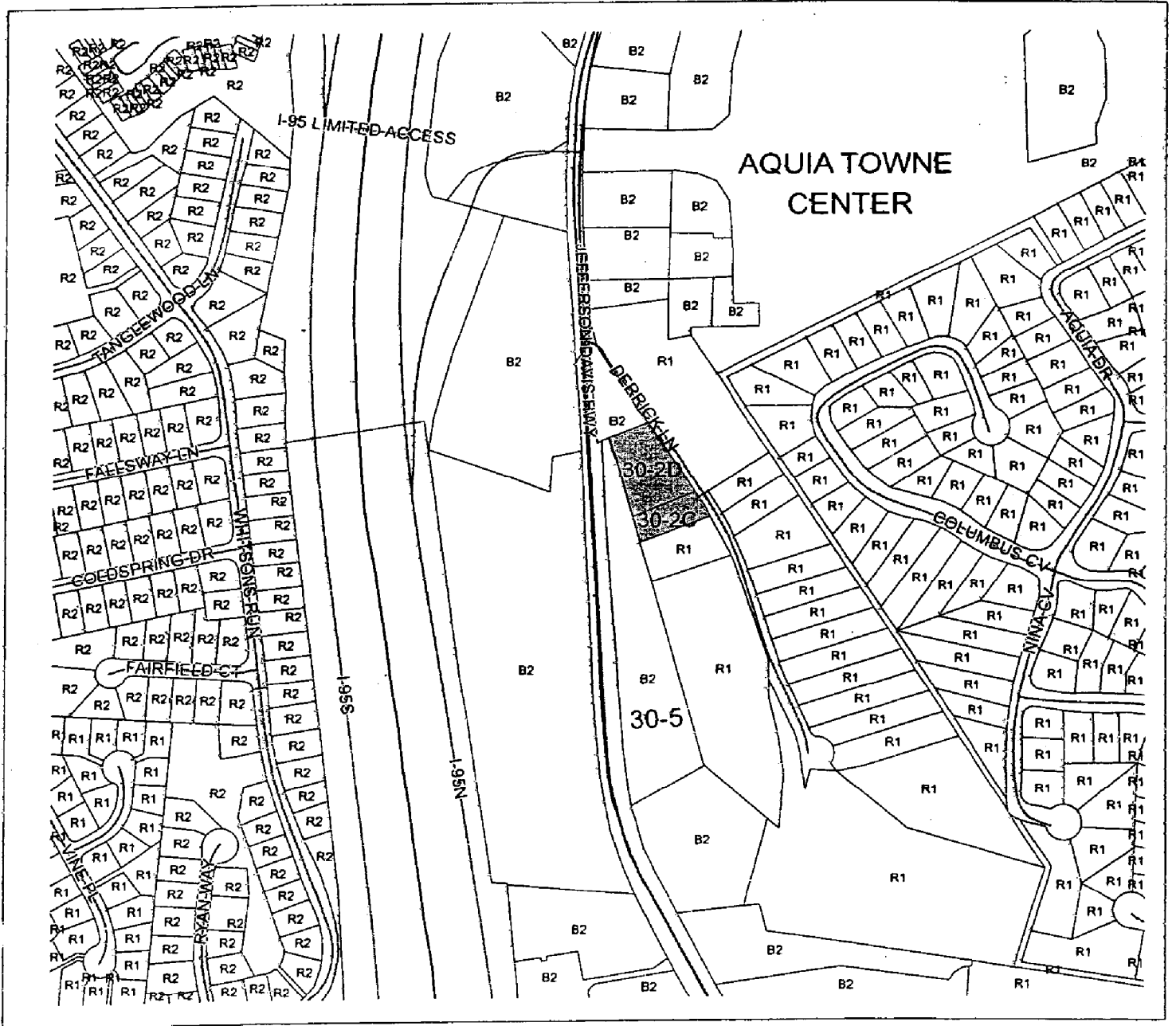
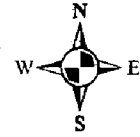
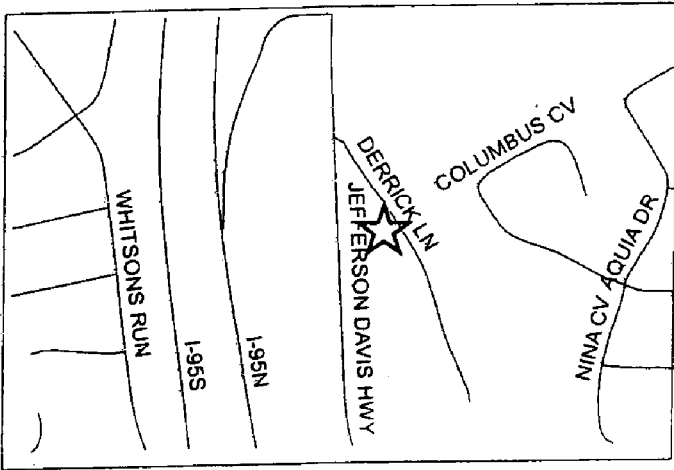
Advertisement Date/s March 20, 2007 and March 27, 2007

Plan. Comm. Action Date March 7, 2007 (Required) March 7, 2007

Proposed Board Action Date April 3, 2007 (Required) August 1, 2007

Attachment :Property & Location

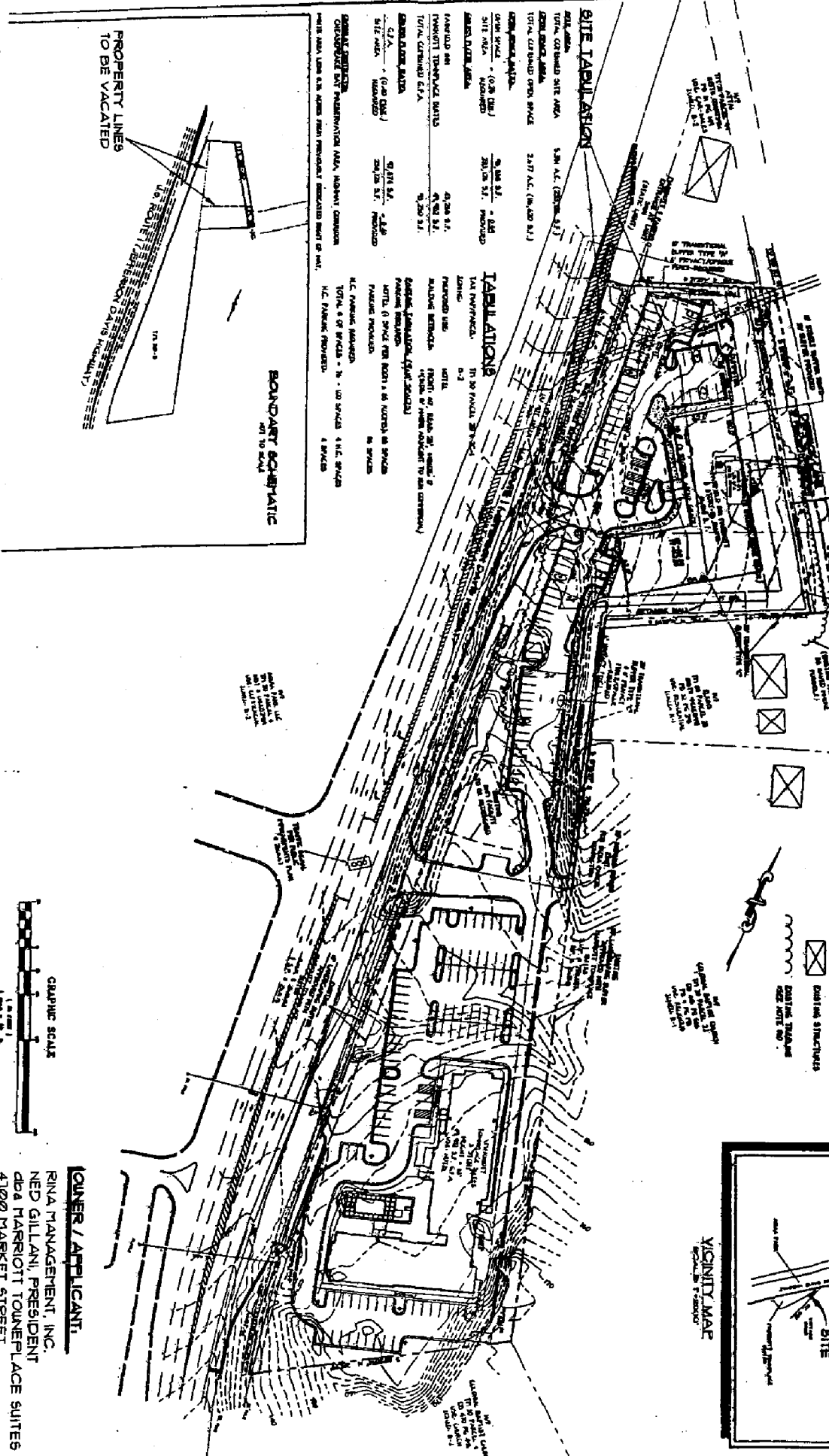
RC2600559
RECLASSIFICATION
FAIRFIELD INN
& SUITES



3-28-07

Stafford County Department of
Planning & Community Development
P.O. Box 339, Stafford, VA 22555

GENERAL NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. THE PROPOSED DRIVE AND FACILITIES SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE CITY OF CHICAGO STREET DESIGN MANUAL AND ALL APPLICABLE ORDINANCES.
 3. THE PROPOSED DRIVE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF CHICAGO STREET DESIGN MANUAL AND ALL APPLICABLE ORDINANCES.
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 10. THE PROPOSED DRIVE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF CHICAGO STREET DESIGN MANUAL AND ALL APPLICABLE ORDINANCES.



PROPERTY LINES TO BE VACATED

BOUNDARY SCHEMATIC

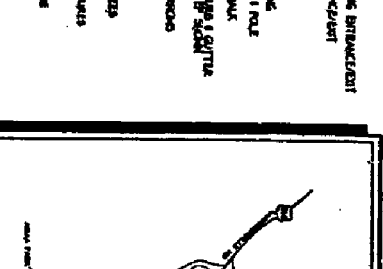
LEGEND
 ▽ DISTINGUISH BETWEEN
 ▽ BUILDING FOOTPRINT
 ▽ LIGHT POLE
 ▽ TRIP POLE
 ▽ WANDER PARKING
 ▽ OVERHEAD WIRE LINE
 ▽ PROPOSED DRIVEWAY
 ▽ TRAFFIC SIGN AREAS
 ▽ TRAFFIC POLE
 ▽ LANDSCAPING TREES
 ▽ EXISTING STRUCTURES
 ▽ EXISTING TRAILING AND WIRE

SCALE
 GRAPHIC SCALE
 1" = 50' - 0"

OWNER / APPLICANT:
 RINA MANAGEMENT, INC.
 NED GILLANI, PRESIDENT
 dba MARRIOTT TOUROPPLACE SUITES
 4100 MARKET STREET

NO.	DATE	REVISION
1	8/18/24	PRELIMINARY PLAN
2	8/20/24	REVISED PLAN
3	9/10/24	REVISED PLAN
4	9/10/24	REVISED PLAN
5	9/10/24	REVISED PLAN
6	9/10/24	REVISED PLAN
7	9/10/24	REVISED PLAN
8	9/10/24	REVISED PLAN
9	9/10/24	REVISED PLAN
10	9/10/24	REVISED PLAN

GENERALIZED DEVELOPMENT PLAN
FAIRFIELD INN & SUITES



Dewberry

NO.	DATE	REVISION
1	8/18/24	PRELIMINARY PLAN
2	8/20/24	REVISED PLAN
3	9/10/24	REVISED PLAN
4	9/10/24	REVISED PLAN
5	9/10/24	REVISED PLAN
6	9/10/24	REVISED PLAN
7	9/10/24	REVISED PLAN
8	9/10/24	REVISED PLAN
9	9/10/24	REVISED PLAN
10	9/10/24	REVISED PLAN

REVISION AND APPROVAL RECORD

DATE	REVISION	APPROVAL

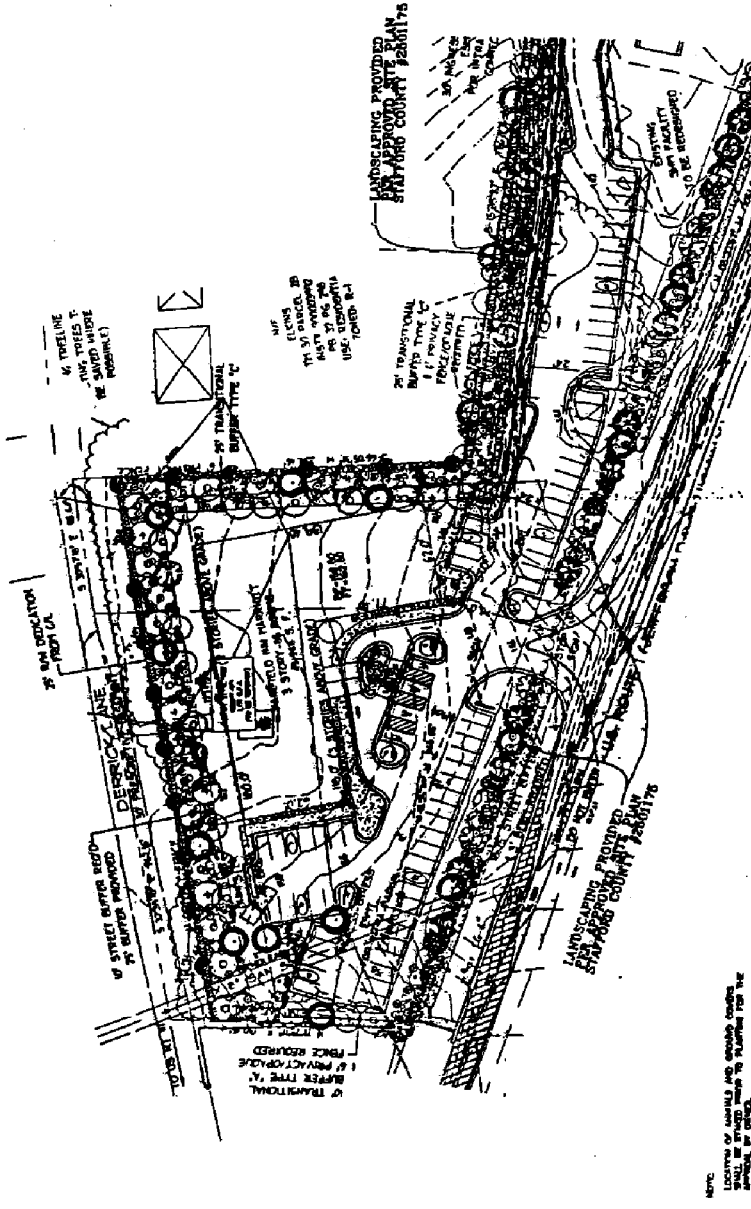
TRANSITIONAL BUFFER

TRANSITIONAL BUFFER

PARKING LOT, INTERIOR

TREE LEGEND

SYMBOL	DESCRIPTION
(Symbol)	SHRUB SPECIES (S)
(Symbol)	DECIDUOUS SHRUB (DS)
(Symbol)	EMERALD GEM (EG)
(Symbol)	EMERALD GEM (EG)
(Symbol)	EMERALD GEM (EG)
(Symbol)	EMERALD GEM (EG)
(Symbol)	EMERALD GEM (EG)



NOTE: LOCATION OF SIGNAGE AND SIGNAGE CONTENTS SHALL BE DETERMINED BY THE CLIENT AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF DENVER.

PLANT MATERIAL SCHEDULES

TREES

SYMBOL	COMMON NAME	DATA	QUANTITY	UNIT PRICE	TOTAL COST
(Symbol)	EMERALD GEM	3" DIA. x 7' H. T. & B. & F.	12	\$125.00	\$1500.00
(Symbol)	EMERALD GEM	3" DIA. x 7' H. T. & B. & F.	12	\$125.00	\$1500.00
(Symbol)	EMERALD GEM	3" DIA. x 7' H. T. & B. & F.	12	\$125.00	\$1500.00

SHRUBS

SYMBOL	COMMON NAME	DATA	QUANTITY	UNIT PRICE	TOTAL COST
(Symbol)	EMERALD GEM	3" DIA. x 7' H. T. & B. & F.	12	\$125.00	\$1500.00
(Symbol)	EMERALD GEM	3" DIA. x 7' H. T. & B. & F.	12	\$125.00	\$1500.00
(Symbol)	EMERALD GEM	3" DIA. x 7' H. T. & B. & F.	12	\$125.00	\$1500.00

DECIDUOUS SHRUB

SYMBOL	COMMON NAME	DATA	QUANTITY	UNIT PRICE	TOTAL COST
(Symbol)	EMERALD GEM	3" DIA. x 7' H. T. & B. & F.	12	\$125.00	\$1500.00
(Symbol)	EMERALD GEM	3" DIA. x 7' H. T. & B. & F.	12	\$125.00	\$1500.00
(Symbol)	EMERALD GEM	3" DIA. x 7' H. T. & B. & F.	12	\$125.00	\$1500.00

NOTE: LOCATION OF SIGNAGE AND SIGNAGE CONTENTS SHALL BE DETERMINED BY THE CLIENT AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF DENVER.

PLANT MATERIAL SCHEDULES

TREES

SHRUBS

DECIDUOUS SHRUB

NOTES:

1. All plant materials shall be specified by botanical name, number of stems, and any special instructions.
2. All plant materials shall be specified by botanical name, number of stems, and any special instructions.
3. All plant materials shall be specified by botanical name, number of stems, and any special instructions.
4. All plant materials shall be specified by botanical name, number of stems, and any special instructions.
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10. All plant materials shall be specified by botanical name, number of stems, and any special instructions.



FRONT PERSPECTIVE VIEW
1.30.2006



C SIDE PERSPECTIVE VIEW
1.30.2006



Kimley-Horn
and Associates, Inc.

■
1500 Forest Avenue
Suite 115
Richmond, VA
23229

Memorandum

To: Mr. Ned Gillani
Rina Management, Inc.

From: John D. Riley, P.E.
Amanda Harmon, EIT
Kimley-Horn and Associates, Inc.

Date: June 30, 2006

Subject: Traffic Impact Analysis - Addendum
Proposed Marriott Fairfield Inn & Suites
Stafford County, Virginia
(KHA: 113034000)

Introduction

The purpose of this memorandum is to provide an updated assessment of the anticipated traffic impacts for the proposed Marriott Fairfield Inn & Suites hotel located along the east side of US Route 1 between Derrick Lane (to the north) and Foreston Woods Drive in Stafford County, Virginia. A previous traffic impact analysis (TIA) was completed for this development on April 26, 2006 (by Kimley-Horn and Associates, Inc.). (A copy of the previous report is included in the Appendix for reference.) The previous analysis considered an 86-room hotel with one point of access to the site (via a shared-use full-movement entrance located at a new signalized intersection along US Route 1).

■
TEL 804 673 3882



This memorandum documents the revised impacts of traffic driven by the following two changes to the development plan:

1. Increase in # of hotel rooms to 90 (from 86)
2. Addition of a new right-in/right-only entrance located approximately 300' north of the proposed signalized entrance. The new entrance will provide more direct access to the proposed site and will be served by a 300' right-turn lane (continuous from the upstream traffic signal). In addition, the entrance will have an approximate 100'-long acceleration taper onto northbound US Route 1 for exiting right-turn traffic.

The changes noted above are shown on the Generalized Development Plan by Dewberry & Davis LLC dated 6-16-06 (see Appendix).

Trip Generation

When compared to the 4/26/06 TIA, the increase in # of rooms creates a nominal increase in the projected trip generation for the site. This increase is documented below in Table 1.

Table 1 Trip Generation Source: ITE Trip Generation, 7 th Edition (Vehicle Trips)						
Land Use Code	Land Use	ADT	AM Peak		PM Peak	
		Two Way	In	Out	In	Out
Proposed "Old size"	310 Marriott Fairfield Inn & Suites 86 ¹ Room Hotel	703	29	19	27	24
Proposed "New size"	310 Marriott Fairfield Inn & Suites 90 Room Hotel	735	31	20	28	25
Net Increase in Trips		+32	+2	+1	+1	+1

¹ # of rooms as reported in 4/26/06 TIA by Kimley-Horn and Associates, Inc.



Traffic Flow with New Site Access

The addition of the proposed right-in/right-out driveway will alleviate the development's demand on the proposed signalized entrance to the south. The signal will continue to handle left-turn movements from southbound US Route 1 into the site and left-turn movements exiting the site that are headed south on US Route 1. However, it is anticipated that the majority of northbound right-turns into the site will be accommodated by the proposed right-in/right-out entrance along with the majority of right-turn movements leaving the site to head north on US Route 1.

Conclusions

Using the assumed trip distribution percentages from the 4/26/06 TIA by Kimley-Horn and Associates, Inc. (75% to/from the north, 25% to/from the south), the projected 2007 Build overall levels of service at the signalized intersection remain at C during the AM and PM peak hour periods, respectively. By observation, the 50th and 95th percentile queuing reported in the 4/26/06 TIA will be slightly reduced, and will therefore still be accommodated by the proposed throat length at the signalized driveway entrance.

The projected 2007 Build weekday AM and PM peak hour levels of service for the proposed right-in/right-out driveway's exiting right-turn movement is C (both peaks). These level of service calculations and the cycle lengths used for the signalized intersection are based on the same methodologies used in the 4/26/06 TIA. Copies of the updated Synchro worksheets for both the signalized intersection and the proposed right-in/right-out entrance are included in the Appendix for reference.



Kimley-Horn
and Associates, Inc.

■
Suite 115
1500 Forest Avenue
Richmond, Virginia
23229

Memorandum

To: Mr. Ned Gillani
Rina Management, Inc.

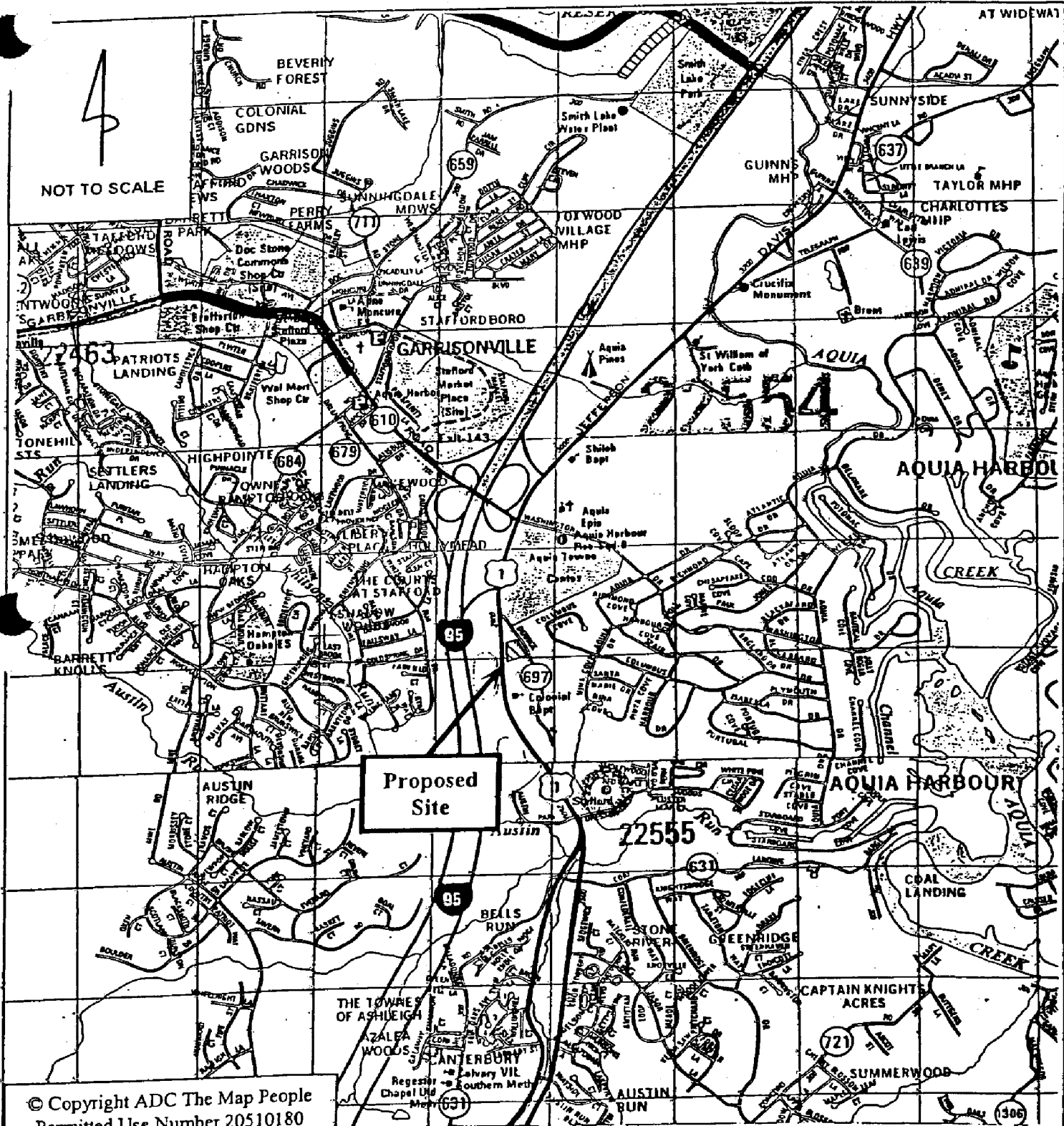
From: John D. Riley, P.E. *JDR*
Erin Murphy, EIT
Kimley-Horn and Associates, Inc.

Date: April 26, 2006

Subject: Traffic Impact Analysis
Proposed Marriott Fairfield Inn & Suites
Stafford County, Virginia
(KHA: 113034000)

Introduction

Kimley-Horn and Associates was retained to perform a brief traffic impact analysis for the proposed Marriott Fairfield Inn & Suites located along the east side of US Route 1 between Derrick Lane (to the north) and Foreston Woods Drive in Stafford County, Virginia (Figure 1). For the purposes of this analysis, it is anticipated that the proposed development will consist of an 86 room hotel. The existing site is zoned R-1 and will be rezoned to B-2 to accommodate the proposed development, which is anticipated to be completed (build-out) by year 2007. This memo identifies projected traffic generation for the proposed development along with projected impacts of anticipated background (approved but unbuilt development) traffic. The purpose of this memorandum is to present an evaluation of the projected levels of service and queuing under build-out conditions at the proposed US Route 1 and Full Movement Driveway intersection which will serve the site.



Site Location Map

Traffic Impact Analysis
Stafford Marriott Fairfield Inn & Suites
Stafford County, Virginia

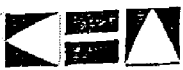
Figure
1



Existing Conditions

The proposed site lies on an approximate 1.1 acre parcel of land that is zoned R-1 and is currently partially wooded and undeveloped. The site is bounded to the west by US Route 1, to the south by a parcel under construction (proposed 93 room hotel), to the east by a mix of undeveloped land and residential neighborhoods, and to the north by Derrick Lane. In the project vicinity, US Route 1 is a four-lane undivided highway with a north-south alignment and a posted speed limit of 45 mph. US Route 1 is planned for developer-funded modifications at the proposed site entrance. These modifications will consist of northbound and southbound left- and right-turn lanes along US Route 1 and a new traffic signal. US Route 1 proceeds north from the proposed site for a less than ½ mile to a traffic signal at its intersection with the northbound I-95 Off-Ramp/Aquia Towne Center Driveway. Further north, US Route 1 intersects Garrisonville Road just east of the I-95/Garrisonville Road interchange (Exit 143). US Route 1 continues north toward the Stafford County courthouse area. To the south of the proposed site, US Route 1 proceeds approximately 0.5 miles to a signalized intersection at Foreston Woods Drive/Austin Park Drive. Continuing south, US Route 1 eventually crosses Route 17 and enters the City of Fredericksburg.

Average daily traffic (ADT) published by VDOT indicates that the daily traffic volumes along US Route 1 in the project vicinity were approximately 23,000 vehicles per day (VPD) in 2004.



Proposed Development

The proposed Marriott Fairfield Inn & Suites development will be constructed along the east side of US Route 1 just south of Derrick Lane. Based on information provided by *Rina Management, Inc.*, the proposed development will consist of an 86 room hotel. Access to the proposed site will be provided along the east side of US Route 1 by a full movement signalized driveway that is shared with the approved and un-built Marriott Hotel driveway and by a full movement driveway on Derrick Lane to the northeast. The shared access-entrance will consist of a single inbound lane and a single outbound lane with shared left-turn, thru, and right-turn movements. Based on a preliminary site plan by *Dewberry, Inc.* (dated 3/20/06), the throat length of the proposed entrance is anticipated to measure approximately 120' in length.

Approved and Unbuilt Developments

At the time of this study, two approved and unbuilt developments were factored into the proposed Marriott Fairfield Inn & Suites analysis. The proposed Marriott Hotel site (currently under construction) is directly to the south of the proposed development and consists of 93 rooms. Along the west side of US Route 1, directly across from the Marriott Hotel site, is the Aquia Park Business Center, which is anticipated to include approximately 21,700 SF of medical-dental office space and 98,000 SF of specialty retail (based on information contained in the Aquia Park Traffic Impact Analysis (TIA) by *Kimley-Horn & Associates* (6/23/05)). The two approved and unbuilt developments will have aligned access points at the same future traffic signal to be shared by the proposed development.

It is noted that other approved and unbuilt developments in the project vicinity are known to exist. The anticipated impact to traffic of these other developments are included in background traffic data discussed later in this report and are based on information included in Table 1 (Trip Generation for Approved and Unbuilt Developments) of the 6/23/05 Aquia Park TIA by *Kimley-Horn & Associates*.



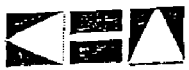
Trip Generation

Trip generation potential for the approved/unbuilt sites and for the proposed Marriott Fairfield Inn & Suites was determined using the traffic generation data published in the Institute of Transportation Engineers *Trip Generation (6th Edition, 1997)*. Pass-by trips and internal capture were assumed to be zero (*conservative*) for both the approved and unbuilt sites and for the Marriott Fairfield Inn & Suites. Table 1 summarizes the estimated trip generation for the approved and unbuilt developments and the proposed site.

Table 1 Trip Generation Source: ITE Trip Generation, 7 th Edition (Vehicle Trips)							
Land Use Code	Land Use	ADT	AM Peak		PM Peak		
		Two Way	In	Out	In	Out	
Approved And Un-built	720 <i>Medical-Dental Office Building (Aquia Park) 21,700 SF</i>	784	43	11	22	59	
	814 <i>Specialty Retail Center (Aquia Park) 98,000 SF</i>	4,343	29	37	117	149	
	310 <i>Marriott Hotel 93 Room Hotel</i>	760	32	20	29	26	
Proposed	310 <i>Marriott Fairfield Inn & Suites 86 Room Hotel</i>	703	29	19	27	24	
Total		6,590	133	87	195	258	

Trip Distribution and Assignment

Trip distribution and assignments for the Aquia Park component of the approved and unbuilt developments trips are consistent with the methodology described in the 6/23/05 Aquia Park Traffic Impact Analysis by *Kimley-Horn & Associates (6/23/05)*. Directional distribution percentages for the approved/unbuilt Marriott Hotel and for the proposed Marriott Fairfield Inn and Suites were derived based on an evaluation of the prevailing traffic volumes along US Route 1 and engineering judgment. The directional distribution during the AM and PM peak



Kimley-Horn
and Associates, Inc.

hours for traffic generated by the proposed Marriott Fairfield Inn & Suites development is anticipated to be as follows:

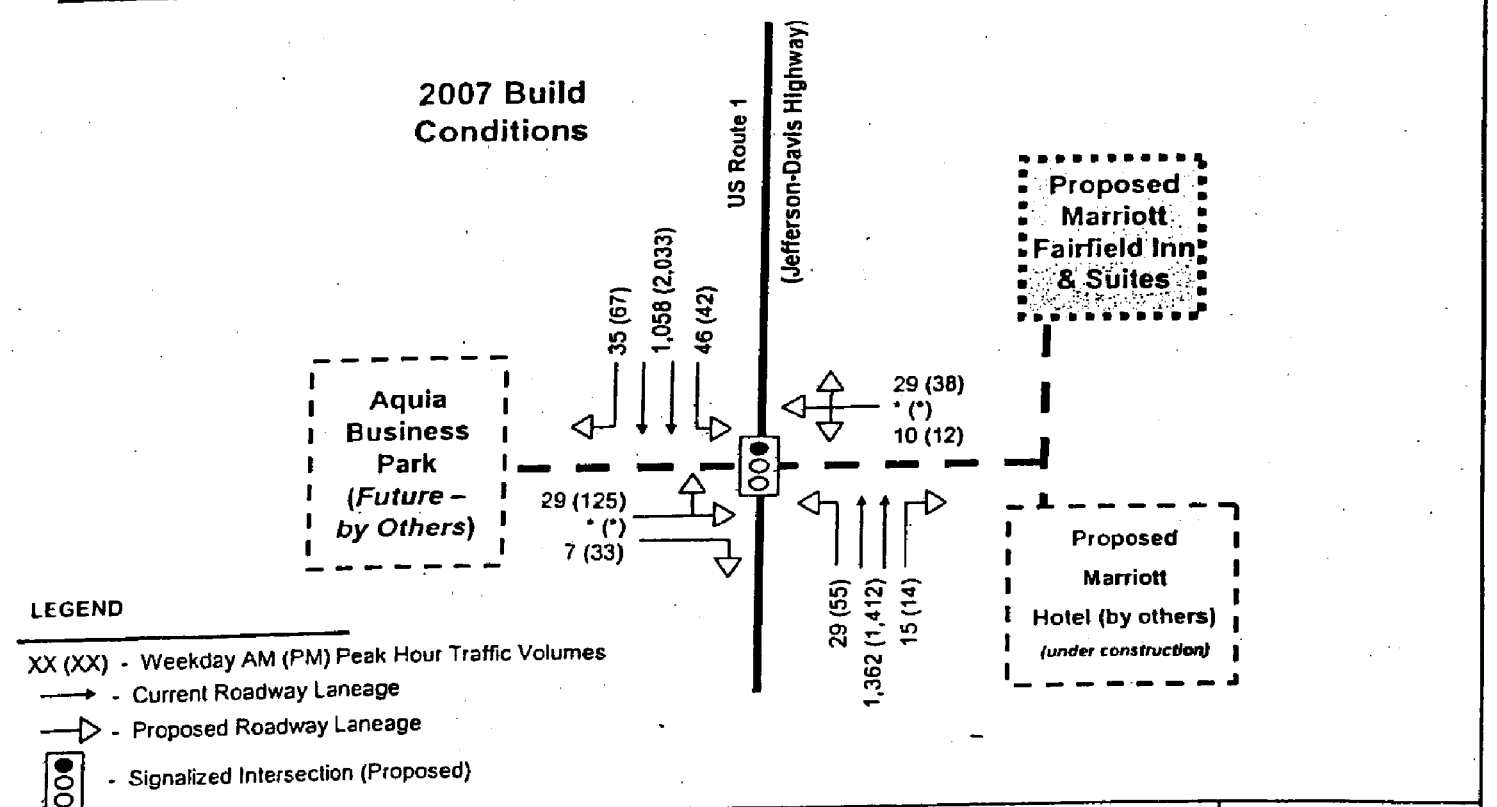
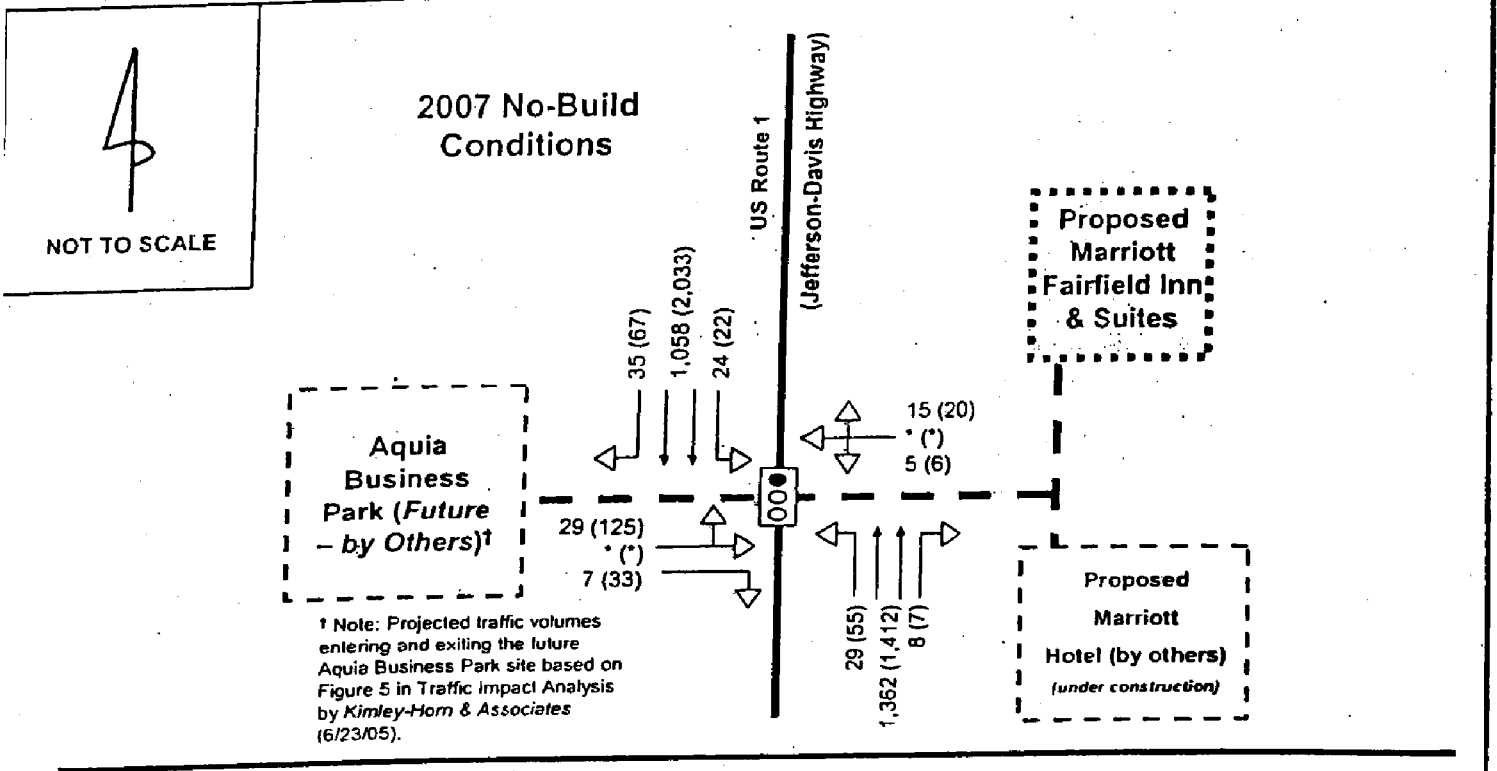
- 75% to/from the north along US Route 1
- 25% to/from the south along US Route 1

(Note: Because hotel trips typically have travelers from out of town, the directional distribution of anticipated trips is heavily-weighted to and from the Route 610/Interstate 95 interchange located just to the north of the site.)

Based on the trip generation as summarized in Table 1 and the directional distributions, the approved/unbuilt development traffic and the proposed development traffic were assigned to the adjacent street network. It is specifically noted that *all site trips* for the proposed development were assigned to the proposed entrance along Route 1 in a conservative attempt to calculate the maximum anticipated impacts at this east leg of the future signalized intersection.

Projected 2007 No-Build traffic volumes were obtained from Figure 4 in the 6/23/05 Aquia Park TIA by *Kimley-Horn & Associates* and reflect background traffic growth along US Route 1 as indicated therein (4% per year, compounded). No-build traffic volumes for the proposed Marriott Fairfield Inn & Suites development also include the approved and un-built site trips from the Marriott Hotel.

Projected 2007 Build traffic volumes were determined by adding the anticipated Marriott Fairfield Inn & Suites traffic volumes to the projected 2007 No-Build volumes. 2007 No-Build and 2007 Build Conditions are shown together on Figure 2.



LEGEND

- XX (XX) - Weekday AM (PM) Peak Hour Traffic Volumes
- - Current Roadway Laneage
- - Proposed Roadway Laneage
- ◻ - Signalized Intersection (Proposed)



Projected 2007 No-Build & Build Conditions
Traffic Impact Analysis
Stafford Marriott Fairfield Inn & Suites
Stafford County, Virginia

Figure 2



Level of Service Analysis

Level of service analyses were performed using Synchro 5.0 (Build 323). Synchro uses methodologies contained in the 2000 *Highway Capacity Manual* (HCM) to determine the operating characteristics of signalized and unsignalized intersections. According to the HCM, capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a fixed time duration. The capacity is described by Level-of-Service (LOS) to indicate the operating characteristics of a road segment or intersection. LOS is defined as a qualitative measure that describes operational conditions and motorist perceptions within a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

Weekday AM and PM peak hour level of service (LOS) analyses were performed for the US Route 1/Proposed Driveway intersection (signalized) under projected 2007 No-Build and Build conditions. The traffic level of service results for the intersection are indicated in **Table 2**, with detailed capacity worksheets attached in the **Appendix**.

Queuing Analyses

Queuing analyses were performed for the proposed side-street approaches using Synchro 5.0 to calculate 50th percentile (average) and 95th percentile (theoretical worst-case) queue lengths (by approach) measured in feet. Queue lengths by approach for each scenario are shown in **Table 3**. Equivalent car lengths for each queue result can be calculated by assuming an average vehicle length (queued) of 25'.



Kimley-Horn
and Associates, Inc.

Table 2 Lane LOS and Control Delay per Vehicle in Seconds US Route 1 (Jefferson Davis Highway) / Proposed Driveway				
Movement	AM Peak Hour LOS		PM Peak Hour LOS	
	2007 No-Build	2007 Build	2007 No-Build	2007 Build
<i>Eastbound – Aquia Business Park Access</i>				
Left	D (47.6)	D (47.6)	F (88.3)	F (88.3)
Thru/Right	D (45.4)	D (45.4)	D (50.6)	D (50.6)
<i>Westbound – Marriott Hotel Access</i>				
Left/Thru/Right	D (46.7)	D (49.5)	E (59.3)	E (77.0)
<i>Northbound – US Route 1</i>				
Left	A (9.3)	A (9.3)	C (31.6)	C (31.6)
Through	C (21.5)	B (21.5)	B (13.1)	B (13.1)
Right	B (11.0)	B (11.1)	A (6.6)	A (6.7)
<i>Southbound – US Route 1</i>				
Left	B (12.9)	B (14.4)	A (9.3)	B (10.7)
Through	B (17.5)	B (17.5)	C (28.2)	C (28.2)
Right	B (11.3)	B (11.3)	A (7.0)	A (7.0)
Overall	B (20.0)	C (20.2)	C (24.5)	C (24.8)



Table 3 Queue Length in Feet US 1 (Jefferson Davis Highway) / Proposed Driveway								
Westbound Marriott Hotel Approach	AM				PM			
	50 th %		95 th %		50 th %		95 th %	
	2007 No- Build	2007 Build	2007 No- Build	2007 Build	2007 No- Build	2007 Build	2007 No- Build	2007 Build
	3	7	28	42	5	9	35	50
Eastbound Aquia Business Park Approach	AM				PM			
	50 th %		95 th %		50 th %		95 th %	
	2007 No- Build	2007 Build	2007 No- Build	2007 Build	2007 No- Build	2007 Build	2007 No- Build	2007 Build
	21	21	52	52	96	96	207	207

All results shown above in Table 2 and Table 3 assume a 110-second cycle length with protected-permissive phasing for the mainline US Route 1 left-turn movements and split phase operation for the eastbound and westbound approaches. This phasing is consistent with the actual traffic signal design (by Kimley-Horn and Associates, Inc.) at this intersection, which has received a "Review Complete" stamp from the VDOT Fredericksburg District Residency.



Conclusions and Recommendations

The projected 2007 Build impacts to traffic of the proposed Marriott Fairfield Inn & Suites are very minor when compared to the projected 2007 No-Build conditions. Level of service analyses indicate very slight increases in delay between the No-Build and Build scenarios due to the added traffic from the proposed site. With the proposed development in place, 2007 No-Build overall levels of service change from B to C under weekday AM conditions and remain at C under weekday PM peak hour conditions. (Typically, level of service D or better is considered acceptable by VDOT.)

Side street queuing at the westbound site driveway approach to US Route 1 is minimal under projected 2007 Build weekday AM and PM peak hour conditions. The worst-case queuing at this approach does not exceed 50'. The approximate available storage length at this approach is twice the length of the worst-case queue, based on the conceptual site plan prepared by *Dewberry, Inc.*

Based on the nominal change to levels of service and the adequate queue storage capacity along the proposed side street approach, no additional roadway improvements above and beyond those shown on the conceptual site plan are recommended.

2. RC2600559; Reclassification - Fairfield Inn & Suites - A proposed reclassification from R-1, Suburban Residential to B-2, Urban Commercial Zoning District to allow the construction of a hotel on Assessor's Parcels 30-2C and 30-2D consisting of 1.48 acres, located on the south side of Derrick Lane approximately 400 feet east of Jefferson Davis Highway within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Residential use, which would allow development of a variety of residential uses up to fifteen (15) dwelling units per acre. This request would allow development of commercial retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: March 7, 2007)**
3. CUP2600560; Conditional Use Permit - Fairfield Inn & Suites - A request for a Conditional Use Permit to allow the construction of two hotels within the Highway Corridor Overlay Zoning District on Assessor's Parcel 30-2C, 30-2D, and 30-5 consisting of 5.34 acres, located on the east side of Jefferson Davis Highway, just south of Derrick Lane within the Aquia Election District. **(Time Limit: March 7, 2007)**

Mr. Cook stated Items 2 and 3 would be presented together.

Mrs. Baker presented the staff report. She stated parcels 30-2C and 30-2D were wooded with severe terrain. She stated there were no cultural resources or Resource Protection Areas (RPA) on the site. She stated there would be no access to Derrick Lane and the site would be developed in accordance with the Generalized Development Plan (GDP). She stated the delivery hours would be from 9:00 a.m. to 6:00 p.m. and there would be a transitional buffer along Derrick Lane. She stated the Conditional Use Permit (CUP) would expire after five (5) years if building permits were not obtained.

Mrs. Kirby asked if there were enough Utility taps for the capacity of a hotel.

Mr. Harvey stated the Aquia Wastewater Sewer Shed had an ample supply.

Mr. Di Peppe stated he was concerned about the proximity of the hotel to the residences on Derrick Lane and the short distance of a twenty-five foot buffer with only a six foot high fence.

Clark Leming, representing the applicant, stated the GDP was proffered to include road frontage improvements. He stated the building height would be forty-eight feet in the front and thirty-five feet in the back. He stated Derrick Lane made a triangle with the hotel and the residences. He stated the applicant proffered the architectural rendering.

Mrs. Kirby asked for clarification concerning the texture.

Mr. Leming stated the building texture was EIFS and the applicant did not have a problem with using another color. He stated the hotel was designed for extended stay. He stated all entrances were located on Jefferson Davis Highway with right in and right out access. He stated they were required to have fifty percent open space.

*Planning Commission Minutes
December 6, 2006*

Attachment 7

Mrs. Carlone stated she was concerned about the possible crime problems associated with the extended stay hotels. She asked if there would be closed circuit television monitoring in the parking area.

Mr. Leming stated yes.

Mrs. Kirby stated she wanted to see more brick and earth tones on the building. She asked Mr. Leming to explain the Real Estate Taxes.

Mr. Leming stated the numbers were simply transposed incorrectly on the report.

Mrs. Kirby stated the taxes were based on one hundred percent occupancy.

Mr. Leming stated yes.

Mrs. Kirby stated there was no restaurant in the hotel.

Mr. Leming stated traffic counts included persons staying at the hotel who would drive to a restaurant.

Mr. Di Peppe asked how much of the open space was being used by the parking lot.

Mr. Leming stated the parking lot was set with the landscaping requirements.

Mr. Rhodes stated there was four hundred feet of space between the sidewalk and the front of the building.

Wes Tyree, Dewberry and Davis Engineering, stated they could make sidewalk connections.

Mr. Cook opened the Public Hearing.

Joseph Conover showed a scale model of the proposed hotel and the houses on Derrick Lane. He stated the project was out of scale and inconsistent with the neighborhood. He stated the site plan showed an easement which would anticipate that there would be access at some point.

Ben Litalien stated the Comprehensive Plan showed the site as R-1 Zoning. He stated he never imagined a hotel being located twenty-five feet from his home. He stated if he knew this was coming he would not have bought the property. He stated the project was out of scope and was not justified. He stated there was lots of B-1 and B-2 Zoning available in the County. He stated his home was an investment which was now jeopardized by the proposed hotel.

Jim Elkins stated he has lived on Derrick Lane for forty-four years. He stated his property has a two-hundred sixty-six foot boundary line abutting the proposed hotel. He stated the hotel would loom over the residences. He stated he sold property to a couple who said they would build a home on the site, then 2 days later the couple sold the property to the present owner for the exact same price at which they bought it.

*Planning Commission Minutes
December 6, 2006*

Attachment 7

Larry Johnson stated the Marriot Hotel which was currently being built had not caused a lot of trouble. He stated he was concerned about the foot print of the building. He stated the parking lot was close to the homes on Derrick Lane.

Doug Pack stated he owns the home diagonally across from the proposed hotel. He stated he was opposed to the rezoning. He stated in his opinion, the land purchase was unethical. He stated the trees used for the buffer zone were too small and asked the Planning Commission to turn down the CUP and the rezoning.

Terry Bickle stated he never thought the property could be rezoned. He stated in his opinion this did not bode well for Stafford County.

Michelle Ayers stated she strongly disagreed with the CUP and rezoning.

Darlene Pack stated she was opposed to the development. She stated she never fathomed she would be looking at a hotel. She stated, in her opinion, the crime rate rising because of the extended stay hotel was scary.

Sylvie Pendleton stated he never imagined the property would be turned into a commercial site. He stated some people in the neighborhood have lived there for a long time. He stated, in his opinion, the hotel would generate a lot of traffic and asked the Planning Commission to please turn down the CUP and rezoning.

Robert Luxedor stated the Comprehensive Plan proposed residential for the property. He stated commercial development was encroaching on the neighborhood. He stated the people on Derrick Lane were looking for good neighbors.

Sharon Goodchild stated abutting property owners were not the only people affected by the proposed development. She stated the development pushes the requirement for the B-2 Zone. She stated the hotel would create noise during construction. She asked the Planning Commission to please turn down the CUP and rezoning.

John Parker stated his home was the first house built on Derrick Lane. He stated this was his retirement home. He stated there was a church at the end of the street. He asked the Planning Commission to please turn down the CUP and rezoning.

Paula Peterson stated Derrick Lane was a small wooded neighborhood. She stated she wanted to be away from the urban center and opted to be inconvenienced by the commute to Northern Virginia. She stated the community has maintained the subdivision because they care about the neighborhood.

Jeff Peterson stated, in his opinion, Mr. Elkin was duped into selling his property. He asked the Planning Commission how he could trust what was being said tonight. He stated commercial development was encroaching into the neighborhood and he was concerned about what may happen in two or three years. He stated the homes along Derrick Lane were retirement investments. He asked the Planning Commission to control the commercial encroachment into the neighborhood.

*Planning Commission Minutes
December 6, 2006*

Attachment 7

Robert Jensen stated he was opposed to CUP and rezoning. He stated there was a car dealership at the end of the street and he knew commercial development was possible. He stated he thought the property was zoned R-1. He stated, in his opinion, the hotel should be built further down the street.

Bob Goodchild stated he was against the rezoning. He stated, in his opinion, the hotel was unnecessary and the Comprehensive Plan was not managing growth. He stated if there was one parking spot for every room then where would the staff park. He stated the neighborhood security would be threatened by transients. He stated, in his opinion, the B-2 zoning was not what the Comprehensive Plan recommended for the site. He stated the citizens could not trust the County.

Mary Brown stated she had lived on Derrick Lane since 1959. She stated her neighbors were wonderful. She stated she would hate to look at a hotel and asked the Planning Commission to please turn down the CUP and rezoning.

With no one else coming forward, the Public Hearing was closed.

Mr. Leming stated the hotel would be on a narrow piece of land which would not be suitable for single family residential development. He stated the hotel would be a good economic benefit to the County. He stated the proposed hotel was small and a reasonable proposal for Jefferson Davis Highway. He stated apartments or townhomes would not make the residents of Derrick Lane very happy.

Mr. Di Peppe asked the applicant to address the acquisition of the property.

Mr. Leming stated he had no knowledge of how the property was acquired. He stated there were some serious allegations being made.

Mr. Mitchell stated he did not agree with Mr. Di Peppe and the issue at hand was based on a land use decision not on how the applicant acquired the land. He made a motion to put Items 2 and 3 in committee. Mrs. Kirby seconded the motion.

Mr. Di Peppe made a substitute motion for denial. With no second the motion did not go forward.

The motion to put Items 2 and 3 in committee passed 5-1 (Mr. Di Peppe was opposed Mr. Pitzel was absent).

Mr. Cook stated Items 2 and 3 would be discussed at the February 7, 2007 Planning Commission Work Session.

Planning Commission Minutes
Work Session
February 7, 2007

Attachment 7

1. RC2600559; Reclassification - Fairfield Inn & Suites - A proposed reclassification from R-1, Suburban Residential to B-2, Urban Commercial Zoning District to allow the construction of a hotel on Assessor's Parcels 30-2C and 30-2D consisting of 1.48 acres, located on the south side of Derrick Lane approximately 400 feet east of Jefferson Davis Highway within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Residential use, which would allow development of a variety of residential uses up to fifteen (15) dwelling units per acre. This request would allow development of commercial retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: March 7, 2007) (Deferred to February 7, 2007 Work Session)**

2. CUP2600560; Conditional Use Permit - Fairfield Inn & Suites - A request for a Conditional Use Permit to allow the construction of two hotels within the Highway Corridor Overlay Zoning District on Assessor's Parcel 30-2C, 30-2D, and 30-5 consisting of 5.34 acres, located on the east side of Jefferson Davis Highway, just south of Derrick Lane within the Aquia Election District. **(Time Limit: March 7, 2007) (Deferred to February 7, 2007 Work Session)**

Mrs. Baker stated the applicant met with the residents of Derrick Lane regarding the proposed reclassification and Condition Use Permit.

Debrarae Karnes, Leming and Healy, representing the applicant, stated the design of the hotel had been changed. She stated the hotel was moved forward and the height was reduced from four levels to three levels. She stated Derrick Lane sits higher than the hotel and a six foot privacy fence would be constructed along Derrick Lane. She stated the residents still opposed the construction of the hotel but did provide suggestions on how to mitigate the site, they suggested a landscape buffer. She stated the fence would have to be closest to the property line unless the applicant could get a waiver to allow the landscape buffer to be closest to the property. She stated the landscaping would be proffered. She stated the residents were concerned

about the car lot, which was a non-conforming use. She stated the applicant would replace the fence which runs behind the car lot and along Derrick Lane. She stated the community asked that the interparcel connection be removed. She stated the proffers would commit to the revised architectural scheme. She stated, in her opinion, areas within major transportation corridors should be Urban Commercial.

Mrs. Carlone asked if the height of the roof pitch was necessary.

Clark Leming, representing applicant, stated the roof pitch provided room for the air conditioning ducts.

Mr. Pitzel asked about the elevation of the building was.

Planning Commission Minutes
Work Session
February 7, 2007

Attachment 7

Gary Nicely, Dewberry, the engineering firm, stated the front elevation was 30 feet from the parking lot and the rear elevation was 60 feet from Derrick Lane.

Mr. Pitzel stated the interparcel connector would have to climb a hill.

Mr. Nicely stated it was a very steep hill which would not hold up as a travel way.

Mrs. Kirby stated she was concerned that the applicant had not addressed any historic resources on the site. She states she believed this was the site of Grape Hill. She asked about the size of the trees to be installed.

Mr. Nicely stated the trees would be 10 feet tall and 3 inches in diameter.

Mrs. Kirby stated the interparcel connector could not be safely utilized.

Mr. Di Peppe stated a home is a large investment and he was moved by the large number of residents who addressed the Planning Commission at the public hearing.

Mr. Cook stated he echoed the concerns of Mrs. Kirby and Mrs. Carlone. He asked if mature trees could be proffered for the landscape buffer.

Mr. Mitchell stated he agreed with Mr. Cook.

Mr. Leming stated there would have to be a study of the rate of growth of the trees.

Mr. Mitchell stated he would like the interparcel connector to be proffered out.

Mr. Harvey stated the Highway Corridor Overlay District required an interparcel connector.

Mr. Mitchell made a motion to retain Item 1 in committee until a better rendition of the site was provided. Mrs. Carlone seconded. The motion passed 4-3 (Mr. Pitzel, Mrs. Kirby, and Mr. Di Peppe were opposed.)

Mr. Cook stated Fairfield Inn and Suites would be discussed at the March 7, 2007 Planning Commission Work Session.

Planning Commission Minutes
March 7, 2007

Attachment 7

4. RC2600559; Reclassification - Fairfield Inn & Suites - A proposed reclassification from R-1, Suburban Residential to B-2, Urban Commercial Zoning District to allow the construction of a hotel on Assessor's Parcels 30-2C and 30-2D consisting of 1.48 acres, located on the south side of Derrick Lane approximately 400 feet east of Jefferson Davis Highway within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Residential use, which would allow development of a variety of residential uses up to fifteen (15) dwelling units per acre. This request would allow development of commercial retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: March 7, 2007) (Deferred to March 7, 2007 Work Session)**

Mr. Mitchell made a motion for approval. Mr. Rhodes seconded. The motion passed 5-2. (Mr. Di Peppe and Mrs. Kirby were opposed)

5. CUP2600560; Conditional Use Permit - Fairfield Inn & Suites - A request for a Conditional Use Permit to allow the construction of two hotels within the Highway Corridor Overlay Zoning District on Assessor's Parcel 30-2C, 30-2D, and 30-5 consisting of 5.34 acres, located on the east side of Jefferson Davis Highway, just south of Derrick Lane within the Aquia Election District. **(Time Limit: March 7, 2007) (Deferred to March 7, 2007 Work Session)**

Mr. Mitchell made a motion for approval. Mr. Rhodes seconded.

Mrs. Carlone stated she spoke with Mr. Leming and the applicant in the hallway and asked for baffles on the air conditioning units and evergreens, instead of spirea, in the landscape buffering.

Mrs. Kirby stated they agreed to do a Phase I Study on the site.

Mr. Cook asked Mr. Mitchell if he would modify his motion to include baffling of air conditioners, replace the spirea with evergreens, and do a Phase I Study.

Mr. Rhodes stated they agreed to have 12 foot canopy trees.

Mr. Mitchell stated this would set a precedent for discussing an application in the hallway and renegotiating conditions. He amended his motion to include the conditions stated by Mr. Cook.

Mr. Rhodes stated his second would include the conditions stated by Mr. Cook.

Mr. Judy stated he was concerned about the conditions being discussed in the hallway.

Mr. Cook stated he agreed with Mr. Judy.

The motion passed 4-3. (Mrs. Kirby, Mr. Di Peppe, and Mr. Cook were opposed).

APPLICATION AFFIDAVIT

This form to be filed with:

**STAFFORD COUNTY
BOARD OF SUPERVISORS**

**1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555**

Internal Use Only	
Project Name:	_____
A/P #:	_____
Date:	_____

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 Name of Company	Rina Management Inc.
Address of Applicant	P.O. Box 1642 Fredericksburg, Virginia 22553-1642
Name of Agent Address of Agent	Leming and Healy P.C. 233 Garrisonville Road, Suite 204 Stafford, Virginia 22554

2. Type of Application

- | | |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special Exception |

Application Affidavit
Page 2
Applicant: Rina Management Inc.

Project Name:	_____
A/P #:	_____
Date:	_____

3. Property Information

Assessors Parcel(s)	30-2D, 30-2C & 30-5
Address	See Attached

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

TM 30-2D & 30-2C

<u>Name of owners</u>	<u>Address</u>
Nadir Gillani (aka Nadir S. Gillani)	3714 Fairways Court Fredericksburg, Virginia 22408-0236

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.

TM 30-5 Rina Management Inc.

Name of Members

<u>ROZINA GILLANI</u>	<u>V. P.</u>
<u>NADIR S. GILLANI</u>	<u>PRESIDENT</u>
_____	_____
_____	_____

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.

Name of owners Address

NA

Application Affidavit
Page 3
Applicant: Rina Management Inc.

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, 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

Name of Members

NA

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 Community Development or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

<u>Name</u>	<u>Address, including zip code, no P.O. Box please</u>
_____	_____
_____	_____
_____	_____
_____	_____

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.

Application Affidavit
Page 4
Applicant: Rina Management Inc.

Project Name:	_____
A/P #:	_____
Date:	_____

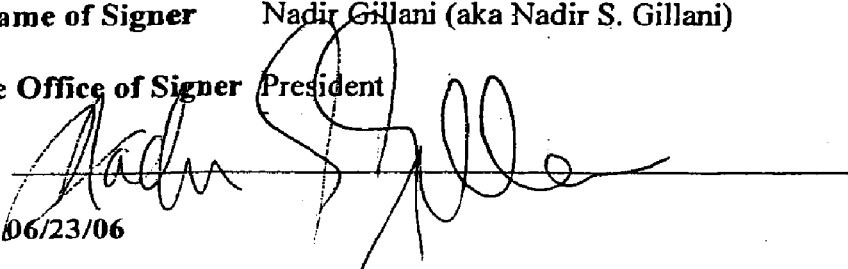
10. Affirmation & Witness

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 Nadir Gillani (aka Nadir S. Gillani)

Corporate Office of Signer President

Signature



Date 06/23/06

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 23rd day of June, 2006, by Nadir Gillani (aka Nadir S. Gillani) owner/applicant.

My commission expires: March 31, 2007


Notary Public

LOCI Summary Report
Fiscal and Economic Impact Analysis
Analysis from Direct Impacts - Facility and Employees

Following are summary results from a fiscal and economic impact analysis conducted for a County in the state of VA. The impact analysis measures the amount of new revenues the jurisdiction can expect from all sources as a result of the project. Sources include sales tax, income tax, real and personal property taxes, fees, and utility revenues if those apply. These revenues are compared against projected increases in costs borne by the jurisdiction as a result of the new development. Costs include items found in the jurisdiction's budget such as police and fire protection, health, social services, and utility investments and operating expenses.

CommunityName: *Stafford VA*Description: *County of Stafford*

Households in the jurisdiction:	40,264	Jurisdiction's local sales tax rate:	1.0%
Total employment in the jurisdiction:	32,578	Jurisdiction's total operating budget:	213,352,796

Property Tax Rates:	Non-Residential		Residential	
	<u>Incorporated Areas</u>	<u>Unincorporated Areas</u>	<u>Incorporated Areas</u>	<u>Unincorporated Areas</u>
Real Property:	6.30	6.30	6.30	6.30
Personal Property:	54.90	54.90	22.00	22.00
Inventory:	5.00	5.00	N/A	N/A

ProjectName: *Fairfield Inn*Description: *New Fairfield Inn on US 1*

SIC Code: 7211 , .

Facility payroll:	\$400,000	Value of real property (building and land) in year 1:	\$10,000,000
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Facility employment:	30	Value of personal property (equip/furn) in year 1:	\$800,000
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Group Results *Aggregating Communities*

The detailed reports are displayed in a cash flow statement showing each year's benefits and costs. Below are the first five years and the last year of the forecast period. Also shown is the net present value of discounted net benefits. These results are based on a 10 year forecast horizon.**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Last Year
Total Benefits:	\$44,000	\$241,028	\$240,808	\$239,329	\$238,479	\$237,630.....	\$238,890
Total Costs:	\$0	\$0	\$0	\$0	\$0	\$0.....	\$0
Net Benefits:	\$44,000	\$241,028	\$240,808	\$239,329	\$238,479	\$237,630.....	\$0
Present Value of Net Benefits =		\$2,436,658					

households in this jurisdiction. Total annual retail sales are estimated to be

Tourism Impacts

Number of Visitors at the Facility	18,000	Average Daily Expenditures per Person	\$30.00
Duration of Visitor Stays in Days	1.00	Total Annual Visitor Expenditures	\$540,000

** Households and retail sales don't print when communities are aggregated.

LOCI Summary Report
Fiscal and Economic Impact Analysis
Analysis from Direct Impacts - Facility and Employees

Following are summary results from a fiscal and economic impact analysis conducted for a County in the state of VA. The impact analysis measures the amount of new revenues the jurisdiction can expect from all sources as a result of the project. Sources include sales tax, income tax, real and personal property taxes, fees, and utility revenues if those apply. These revenues are compared against projected increases in costs borne by the jurisdiction as a result of the new development. Costs include items found in the jurisdiction's budget such as police and fire protection, health, social services, and utility investments and operating expenses.

Community

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	<u>Incorporated Areas</u>	<u>Unincorporated Areas</u>	Residential
			<u>Incorporated Areas</u>
			<u>Unincorporated Areas</u>
Real Property:	6.30	6.30	6.30
Personal Property:	54.90	54.90	22.00
Inventory:	5.00	5.00	N/A

Project

Name: *Marriott Towne Place Suites*

Description: *New 93 room hotel on US 1*

SIC Code: 7211 , .

Facility payroll: \$425,000 Value of real property (building and land) in year 1: \$10,500,000

Facility employment: 30 Value of personal property (equip/furn) in year 1: \$1,000,000

Group Results Aggregating Communities

The detailed reports are displayed in a cash flow statement showing each year's benefits and costs. Below are the first five years and the last year of the forecast period. Also shown is the net present value of discounted net benefits. These results are based on a 10 year forecast horizon.**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Last Year
Total Benefits:	\$55,000	\$316,936	\$316,497	\$312,908	\$312,688	\$309,099.....	\$312,249
Total Costs:	\$0	\$0	\$0	\$0	\$0	\$0.....	\$0
Net Benefits:	\$55,000	\$316,936	\$316,497	\$312,908	\$312,688	\$309,099.....	\$0
Present Value of Net Benefits =		\$3,191,256					

households in this jurisdiction. Total annual retail sales are estimated to be

Tourism Impacts

Number of Visitors at the Facility	18,600	Average Daily Expenditures per Person	\$30.00
Duration of Visitor Stays in Days	3.00	Total Annual Visitor Expenditures	\$1,674,000

** Households and retail sales don't print when communities are aggregated.

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

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 15th day of May, 2007:

MEMBERS:

- Jack R. Cavalier, Chairman
- Mark Dudenhefer, Vice Chairman
- M. S. "Joe" Brito
- Peter J. Fields
- Robert C. Gibbons
- Paul V. Milde III
- George H. Schwartz

VOTE:

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

AN ORDINANCE TO AMEND AND REORDAIN THE ZONING ORDINANCE FOR STAFFORD COUNTY BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO B-2, URBAN COMMERCIAL ZONING DISTRICT WITH PROFFERS ON ASSESSOR'S PARCELS 30-2C AND 2D, AQUIA ELECTION DISTRICT

WHEREAS, H. Clark Leming, Attorney for Nadir Gillani, applicant, has submitted application RC2600559 requesting reclassification of Assessor's Parcels 30-2C and 2D from R-1, Suburban Residential, to B-2, Urban Commercial, consisting of 1.48 acres, located on the east side of Jefferson Davis Highway, south of Derrick Lane, within the Aquia 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;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 15th day of May, 2007, that the Zoning Ordinance for Stafford County be and it hereby is amended and reordained by amending the zoning district map to reclassify from R-1, Suburban Residential, to B-2, Urban Commercial, Assessor's Parcels 30-2C and 2D with the following proffers:

1. Transportation
 - a. Site Access – There shall be no direct access from the Property onto Derrick Lane. Access to Jefferson Davis Highway shall be limited to two access points: on the full service entrance approved to serve the Marriott TownPlace Suites on Assessor's Parcel 30-5, and the right-in / right-out only entrance on Assessor's Parcel 30-2D.
 - b. Right of Way Dedication – The Applicant shall dedicate twenty-five feet (25') of right of way from the center line of Derrick Lane.
 - c. Continuous Right Turn Lane – The Applicant shall construct a continuous right turn lane on Jefferson Davis Highway, along with curb and gutter, from the right-in / right-out entrance to its northern property line, to be completed prior to the issuance of the occupancy permit for the hotel on Assessor's Parcels 30-2C and 30-2D.
2. Generalized Development Plan – The Applicant agrees that the development of the site shall be in conformance with the Generalized Development Plan ("GDP"), dated June 16, 2006, revised February 19, 2007, and sealed February 20, 2007, prepared by Dewberry & Davis, LLC, in as far as location of structures, travel ways, entrances, street buffers and improvements to Jefferson Davis Highway and right of way dedication and transitional buffers along Derrick Lane.
3. Buffers and Landscaping – The site will be buffered and landscaped in accordance with the preliminary landscaping plan dated January 15, 2007, revised March 12, 2007, prepared by Dewberry & Davis, LLC.
4. Signage – Monument signs on the Property shall be of coordinated in color, design, and materials.
5. Fire Protection - The Applicant agrees to install automatic sprinkler systems in all buildings constructed on the Property.
6. Architecture Treatment – The building materials and design shall be in substantial conformance with the two (2) elevations labeled "Front Perspective View" and "Side Perspective View" "Fairfield Inn Exhibit", dated 1/30/07, prepared by Cornerstone Architects.

7. Lighting - The Applicant shall install lighting on the building and within the parking area that is directed away from residential properties and Jefferson Davis Highway.
8. Existing Building – The existing structures on the Property will be demolished within 180 days of the date of rezoning.
9. Hours of Delivery - The hours for deliveries to the loading area and trash pick-up shall be limited to 9:00 a.m. to 6:00 p.m. weekdays and weekends.
10. Consolidation of Parcels – The Applicant agrees to consolidate the Property with Assessor's Parcel 30-5 prior to the issuance of any occupancy permit for the Property.
11. Privacy Fence to Connect – The Applicant agrees to connect the 6-foot privacy fence to the privacy fence on adjacent Assessor's Parcel 21-44, which currently holds a used car lot, and to rebuild/replace the adjacent parcel's fence at the time of initial site construction to provide consistent materials and design between the two sites, provided written authorization is received from the owner of Assessor's Parcel 21-44 at the time the construction is commenced.

SC:JAH:kb

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

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 15th day of May, 2007:

MEMBERS:

- Jack R. Cavalier, Chairman
- Mark Dudenhefer, Vice Chairman
- M. S. "Joe" Brito
- Peter J. Fields
- Robert C. Gibbons
- Paul V. Milde III
- George H. Schwartz

VOTE:

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

A RESOLUTION TO DENY THE APPLICATION TO AMEND AND REORDAIN THE ZONING ORDINANCE FOR STAFFORD COUNTY BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO B-2, URBAN COMMERCIAL ZONING DISTRICT WITH PROFFERS ON ASSESSOR'S PARCELS 30-2C AND 2D, AQUIA ELECTION DISTRICT

WHEREAS, H. Clark Leming, Attorney for Nadir Gillani, applicant, has submitted application RC2600559 requesting reclassification of Assessor's Parcels 30-2C and 30-2D from R-1, Suburban Residential, to B-2, Urban Commercial, consisting of 1.48 acres, located on the east side of Jefferson Davis Highway, south of Derrick Lane, within the Aquia 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 incompatible with the surrounding land uses and zoning;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of May, 2007, that application RC2600559 be and it hereby is denied.

SC:JAH:kb