

MOTION:

**December 8, 2015
Regular Meeting
Ord. No. 15-**

SECOND:

**RE: PROFFER AMENDMENT #REZ2015-20013, PRINCE WILLIAM
PARKWAY DEVELOPMENT – OCCOQUAN MAGISTERIAL
DISTRICT**

ACTION:

WHEREAS, this is a request to amend the proffers for #REZ1988-0013 and #REZ1998-0010, to remove a previously prohibited use to allow a self-storage facility to be developed on the B-1, General Business, zoned portion of the site; and

WHEREAS, the site is located at 2645 Prince William Parkway, approximately 330 feet southwest of the intersection of Prince William Parkway and Telegraph Road. The site is identified on County maps as GPIN 8292-81-1076; and

WHEREAS, the site is designated RCC, Regional Commercial Center, and ER, Environmental Resource, in the Comprehensive Plan. The site is zoned B-1, General Business, while a small portion of the site is zoned PBD, Planned Business District. A portion of the site is located within the Prince William Parkway Highway Corridor Overlay District (HCOB); and

WHEREAS, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

WHEREAS, the Planning Commission, at its public hearing on November 4, 2015, recommended approval as stated in Planning Commission Resolution Number 15-093; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on December 8, 2015 and interested citizens were heard; and

WHEREAS, the Board finds that public necessity, convenience, general welfare and good zoning practices are served by the approval of the application;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve Proffer Amendment #REZ2015-20013, Prince William Parkway Development, subject to the proffers dated October 8, 2015;

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Page Two

BE IT FURTHER ORDAINED that the Board of County Supervisors' approval and adoption of any proffered conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

ATTACHMENT: Proffers dated October 8, 2015

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Matthew Roberts
Bean, Kinney, & Korman, P.C.
2300 Wilson Boulevard, 7th Floor
Arlington, VA 22201

ATTEST: _____
Clerk to the Board

**PROFFER STATEMENT AMENDMENT
AMENDMENT TO REZONING #1998-0010 & #1988-0013
(PRA) REZ2015-20013
LOT 3A3, MINI PRICE STORAGE PRINCE WILLIAM PARKWAY DEVELOPMENT
Proffered Conditions**

Contract Purchaser/Applicant: Michael D. Sifen, Inc.

Record Owner: Occoquan Land L.C.

Property: G.P.I.N. No. 8292-81-1076
(hereinafter referred to as the "Property")

Zoning: B-1, General Business (4.167 AC)/PBD, Planned Business District (0.167 AC)

Consisting of Approximately 4.334 acres (+/-)

Occoquan Magisterial District

Date: October 8, 2015

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions, which shall supersede all other proffers made prior hereto. This Proffer Statement Amendment shall revise only those proffers relevant to Lot 3A3 (G.P.I.N. No. 8292-81-1076) and accepted by the Prince William Board of County Supervisors in conjunction with Rezoning Cases #1998-0010 and #1988-0013. All other conditions accepted by the Prince William Board of County Supervisors in conjunction with Rezoning #1998-0010 and #1988-0013 shall remain in full force and effect. In the event that this proffer amendment is not granted as applied for by the Applicant, these proffers shall be considered withdrawn and are null and void, and the Proffers accepted in Rezoning Cases #1998-0010 and #1988-0013 shall remain in full force and effect. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of an provision of the proffers. For purposes of reference in this Proffer Statement, the "GDP" shall refer to Sheets C.1.00, C.2.00, C.4.00, C.5.00, and C.6.00 of the plans entitled "Miniprice Self Storage at Occoquan Land Parcel 3A3, Occoquan Magisterial District, Prince William County, Virginia, Special Use Permit/Proffer Condition Amendment, SUP-2015-20023, REZ-2015-20013 (PRA)," dated March 30, 2015, as revised through September 23, 2015, and prepared by Pennoni Associates Inc. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

This Proffer Statement shall become final upon thirty (30) days after the Board of County Supervisors of Prince William County, Virginia accepts the conditions set forth herein; provided, however, that if approval of this Proffer Statement is appealed by any aggrieved person under the applicable procedures set forth in the Code of Virginia, this Proffer Statement shall not become final until any and all appeals have become subject to a final order by a court of competent jurisdiction.

GENERAL

1. All development on the Property shall be in substantial conformance with the GDP, except as otherwise provided herein. Minor modifications to such development shall be permitted at the time of site plan based upon final engineering and design requirements.

TRANSPORTATION

2. The Developer shall provide for internal vehicular and pedestrian circulation on the Property in substantially the same manner as shown on the GDP. Notwithstanding the foregoing, internal road alignment, building, parking, and off-site or on-site stormwater management improvements may undergo alterations in accordance with final engineering considerations at the time of site plan review.
3. The Developer shall maintain adequate parking on-site for use by customers and employees of the self-storage center, and at a minimum, shall provide nine (9) parking spaces on-site for such uses. No vehicles for any other use shall be parked in said spaces. In addition, the Developer shall provide the required parking spaces on the Property for the non-exclusive uses by Lot 3A2, as mandated by those certain covenants and restrictions recorded among the land records of Prince William County, Virginia as Instrument #200202220024362, or by any subsequent agreement that is entered into between the owners of Lot 3A2 and Lot 3A3. However, any such subsequent agreement shall be reviewed by the County, prior to recordation, for any associated impacts to the site plan approval for Lot 3A2. All parking spaces on-site shall be provided in accordance with the DCSM and other current standards, and compliance shall be demonstrated on the final site plan.
4. Consistent with Transportation Proffer #3 of the April 29, 1998, Proffers of Rezoning 98-0010, the southernmost entrance to the larger property subject to Rezoning 98-0010 from Telegraph Road shall be signalized at such time as dictated by VDOT traffic signal warrants. Consistent with the intent of Proffer #3, contributions to signalization of the southernmost entrance shall be made by all properties subject to the Rezoning 1998-0010 on a pro-rata basis consistent with the percentage of traffic generated from each property as determined by the VDOT traffic signal warrants. The Applicant shall prepare and submit a traffic signal warrant study to the County and VDOT at the time of final site plan review.

USE AND DEVELOPMENT OF THE PROPERTY

5. Use of the property shall be in accordance with the provisions of the B-1 District, except as otherwise modified by these proffers and/or a special use permit, provided that the following uses shall not be permitted: Ambulance service (commercial); commercial bus station; commercial kennel; motor cycle sales, rent or lease, service or repair; motor vehicle sales, rental or lease (limited and recreational); recreational vehicle park/camp ground; commercial parking; recreational facility (indoor); retail store for home improvement center (any size) containing unscreened outside storage of merchandise and materials exceeding 40% of the gross floor area of the principal building; lawn mower sales, lease, service or repair as a principal use; donation materials collection center; retail store (pawn or thrift store); theater (drive-in); veterinary hospital.
6. No part of any proposed building, structure, or parking area shall encroach into the portion of the Property zoned PBD, Planned Business District, consisting of 7,260 square feet, more or less as shown on the GDP, unless the proposed use of said building or structure is also permitted, either by-right or through special use permit, under the zoning regulations of the PBD, Planned Business District, as they may be amended from time to time. Otherwise, said portion of the Property shall be maintained as open space, with the exception of the clearing, grading, and initial installation involved with the stormwater management connection to the existing outfall as shown on the GDP.
7. No use shall be made of, nor shall any improvements be made within the limits of, the Resource Protection Area on the Property without specific written authorization from Prince William County.
8. Accessory uses shall not be freestanding, but shall be integrated into the structures associated with the principal uses. Any self-storage use of the Property may include up to 1,500 square feet of office space for use by employees and management of the self-storage center. The final location of said office space within the building shall be determined at site plan.
9. The Applicant shall be responsible for the maintenance and upkeep of the facility. The Applicant shall be responsible for repairing any damaged surfaces or potholes located in any paved parking lot areas and/or travelways on the site, within a reasonable time frame. The Applicant shall pick up trash, litter and debris on a daily basis.

COMPATIBILITY – AESTHETICS AND ARCHITECTURE

10. The Developer shall further develop the Property in accordance with the Covenants, Conditions and Restrictions (“CCR”) and architectural design guidelines recorded among the land records of Prince William County, Virginia in Deed Book 2321 at Page 1258, as amended in Deed Book 2328 at Page 556, as the same may be amended from time to time. The Developer shall also submit the proposed architectural design and building materials to Lake Ridge Occoquan Coles Civic Association/Planning, Environment, Land Use, and Transportation Committee (LOCCA/PELT) for a courtesy review during site plan review. Compliance shall be demonstrated by written approval of such architectural renderings by the Architectural Review Board established by the CCR (“ARB”) and written confirmation of the courtesy review by LOCCA/PELT, both of which shall be submitted to the County prior to final site plan approval.
11. The architectural styling of all buildings, parking structures and signage on the Property shall be of high quality, as shown on Sheet C.5.00 of 6 of the GDP. The buildings, parking structures, and signage shall be developed in substantial conformance with Sheet C.5.00 of 6 of the GDP.
 - a. Further, the exterior of all buildings shall be composed of materials such as brick, high quality architectural precast, stucco, and/or glass. All buildings on the Property shall utilize colors and/or materials to maintain compatibility, as determined by the ARB, with those buildings on surrounding lots that are also subject to the CCR. This proffer shall not be interpreted to require that all buildings be of identical style or color. Compliance shall be demonstrated by written approval of the ARB prior to final site plan approval.
 - b. Additional minor changes to the architecture, design and/or colors may be made, provided that any such changes are approved by the Planning Director or his designee prior to the issuance of the building permit release letter. Such approval shall be based on a determination that the changes result in a building unit that is of equal or better quality than shown on the elevations. At least two weeks prior to the request for a building permit release letter, the Applicant shall submit building elevations to the Planning Director or his designee for review and approval to ensure compliance with this condition.
12. All loading docks, service areas, mechanical equipment, and dumpsters shall not be visible from public rights of way and shall be screened from adjoining property

with fencing or plant materials. Compliance shall be demonstrated on the final site plan.

13. There shall be no outside storage of products or materials sold or used on the site.
14. Buildings on the Property may not exceed seventy five feet (75') in height. Compliance shall be demonstrated on the final site plan.
15. Rooftop equipment shall be screened so as not to be detrimental to the aesthetic quality of the building or the area. Compliance shall be demonstrated on the final site plan.
16. The Developer shall provide lighting at the Property in accordance with the Photometric Plan proffered as Sheet C.6.00 of 6 of the GDP. Parking lot lighting shall not exceed twenty-five feet (25') in height as measured from the elevation of the parking lot to the top of the light fixture, shall not have visible lens covers, and shall be directed downward and inward to minimize glare and light spillage to adjacent properties. Compliance shall be demonstrated on the final site plan.
17. All façade and monument signage shall be coordinated to ensure unity and compatibility with the surrounding built environment. Freestanding and façade signs used on the Property shall comply with the sign standards of the Highway Corridor Overlay District. Sign permits shall be required for all signage.

SCREENING AND LANDSCAPING

18. The Developer shall landscape the Property in substantially the same manner shown on Sheet C.4.00 of the GDP. The Developer reserves the right to make minor adjustments to the location of such landscaping and the choice in landscaping materials as determined during site plan review or final landscaping plan review. Compliance shall be demonstrated on the final site plan.
19. Lawn areas shall be maintained in a professional manner and a program of litter control shall be instituted. All landscaping shall be maintained according to the best horticultural practices. Drought tolerant species shall be used where practical to minimize irrigation requirements. Once landscaping is installed, the developer shall institute a yearly program of maintenance including replacement of dead material.

20. The interior of all parking lots (measured from the inside of the wheelstops of the parking spaces on the periphery of the site or the inside of travel aisles), shall each contain a minimum of 6 percent landscape area. The actual spacing of trees shall be optional with clustering preferred. The landscape area shall be planted with one 2-1/2 inch caliper shade tree for each 300 square feet of landscape area provided. Compliance shall be demonstrated on the final site plan.

ENVIRONMENTAL PROTECTION

21. The 100-year floodplain determined from a County accepted floodplain study shall remain undisturbed.
22. The Developer shall reforest the Property in general conformance with 'the possible areas of supplemental riparian plantings' as shown on Sheet C.4.00 of the GDP. The area of reforestation plantings shall not exceed 0.30 acres. The areas to be reforested shall be indicated with signage to prevent mowing. Annual maintenance shall be performed and any trees which do not survive after one year of planting shall be replaced with like size and type of trees prior to the release of landscape escrows. Final locations of the reforestation areas shall be determined at site plan review.
23. Any future tenant or owner of the property in the development who uses or stores hazardous materials shall prepare an emergency spill contingency plan and have the same posted on the premises before issuance of occupancy permits. The tenant/owner shall be responsible for notifying the Fire Marshal's Office immediately in the event of a spill of any hazardous materials on the property. The tenant/owner shall assume all responsibility for all public/private expenses incurred in the cleanup of a hazardous material spill on the site and shall follow all federal, state and local requirements.
24. The Developer shall contribute \$75 per acre based on the area of the site (+/- 4.334 acres) at the time of the first final site plan review for the County to conduct water quality monitoring, stream restoration projects, and/or drainage improvements.

FIRE AND RESCUE

25. Prior to and as a condition of the issuance of the building permit for any building to be constructed on the Property, the Developer shall contribute to the Board of

County Supervisors \$0.61 per square foot of building area approved on the final site plan. Said contribution is to be used for fire and rescue purposes.

26. All buildings constructed on the property shall have fire suppression sprinkler systems or, alternatively, as may be acceptable to the Fire Marshal's Office, shall be constructed using materials and construction techniques which ensure adequate fire protection. Compliance shall be demonstrated on all building plans.

WATER AND SEWER

27. The Property shall be served by public water and sanitary sewer, and the Applicant shall be responsible for any on-site improvements required in order to provide such service for the demand generated by the development of the Property.

MISCELLANEOUS

28. In the event the monetary contributions set forth in this Proffer Statement are paid to the Prince William County Board of Supervisors ("Board") within eighteen (18) months of the approval of this Proffer Condition Amendment, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this Proffer Condition Amendment shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this Proffer Condition Amendment to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compounded.

SIGNATURES ON THE FOLLOWING PAGE

Occoquan Land, L.C., Owner

By: _____

Title: _____

Date: _____



COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT

1 County Complex Court, Prince William, Virginia 22192-9201

(703) 792-6600 METRO 631-1703 FAX: (703) 792-7484

BOA **15-C-D**^S
Corey A. Stewart, Chairman
Maureen S. Caddigan, Vice Chairman
Pete Candland
John D. Jenkins
Jeanine M. Lawson
Michael C. May
Martin E. Nohe
Frank J. Principi

Melissa S. Peacor
County Executive

November 20, 2015

TO: Board of County Supervisors

FROM: Christopher M. Price, AICP
Director of Planning

THRU: Melissa S. Peacor
County Executive

RE: Proffer Amendment #REZ2015-20013, Prince William Parkway Development
Special Use Permit #SUP2015-20023, Mini Price Self Storage
Occoquan Magisterial District

I. Background is as follows:

- A. Request – This is a request to amend the proffers for #REZ1988-0013 and #REZ1998-0010, and a request for a special use permit to remove a previously prohibited use to allow a self-storage facility, with an increased floor area ratio (FAR) of 0.83, to be developed on the B-1, General Business, zoned portion of the site.

SUP/PRA request: Self-Storage Facility & Increased FAR (for B-1 Zoned Portion of Site)	Required / Allowed	Provided / Proposed with Development
SUP/PRA area	N/A	± 4.33 acres
FAR	0.40 maximum	0.83 proposed
Height	75 feet permitted through the #REZ1998-0010 proffers; 45 feet permitted in the B-1 Zoning District	Maximum building height: 46 feet (as conditioned)
Lot Coverage	±3.68 acres (maximum 85% impervious area for entire site)	±2.38 acres (maximum proposed impervious surface area with SUP = 55%)
Buffers	Prince William County Parkway HCOD Buffer: 25 feet; 10-foot landscape strip (perimeter)	HCOD Buffer has not been provided due to the unusual shape of the lot, thus only limited landscaping has been provided along Prince William Parkway; 10-foot landscape strip (perimeter) with additional/enhanced landscaping areas around the perimeters of the parking lot.
Average Daily Trips	N/A	1,200 VPD at Prince William Parkway access point; 1,300 VPD at Telegraph Road access point

- B. Site Location – The site is located at 2645 Prince William Parkway, approximately 330 feet southwest of the intersection of Prince William Parkway and Telegraph Road. The site is identified on County maps as GPIN 8292-81-1076 (see maps in Attachment A).
- C. Comprehensive Plan – The site is designated RCC, Regional Commercial Center, and ER, Environmental Resource, in the Comprehensive Plan.
- D. Zoning/Acreage – The majority of the ±4.33 acre site is zoned B-1, General Business, while a small portion of the site is zoned PBD, Planned Business District. A portion of the site is located within the Prince William Parkway Highway Corridor Overlay District (HCOD), which was approved after February 20, 1996 and classified as an Urban Parkway HCOD. The B-1 zoned portion of the site is subject to proffers from the #REZ1998-0010, Lynch, proffer amendment case and the PBD zoned portion of the site is subject to proffers associated with the #REZ1988-0013, Radnor Development, rezoning case.
- E. Surrounding Land Uses – Directly abutting the site to the north, are two restaurants. Further to the north, across Prince William Parkway, are additional commercial uses, including a Shell Gas Station and a Fairfield Inn & Suites. Directly abutting the site to the south is undeveloped land. Further to the south, there are various commercial and retail uses, including a Gander Mountain store, an Extra Space Storage facility, and other retail shops that are a part of the Potomac Mills Mall. A Holiday Inn Express is located directly east of the subject site. Further east, across Telegraph Road, there is a 7-11 gas station, a home office, and other commercial uses. To the west of the site, there is undeveloped land, and a shopping center that contains a variety of restaurants and other retail uses.

II. Current Situation is as follows:

- A. Planning Commission Recommendation - The Planning Commission recommends approval of Proffer Amendment #REZ2015-20013, Prince William Parkway Development, subject to the proffers dated October 8, 2015, and recommends approval of Special Use Permit #SUP2015-20023, Mini Price Self Storage, subject to the conditions dated October 8, 2015.
- B. Planning Office Recommendation – The Planning Office concurs with the recommendation of approval for Proffer Amendment #REZ2015-20013, Prince William Parkway Development, and Special Use Permit #SUP2015-20023, Mini Price Self Storage, for the following reasons:
- Zoning Compatibility – The site is designated RCC, Regional Commercial Center, and is zoned B-1, General Business. Even though the B-1 zoning district is intended to implement the RCC long range land use designation, this proposed self-storage facility use is not consistent with the intent of the RCC designation. The RCC designation is intended to provide for areas that allow the location of large-scale retail projects that serve a regional rather than a local market. However, self-storage facility uses are permissible uses in the B-1 Zoning District

with an approved special use permit. Therefore, if the requested proffer amendment is approved to allow the previously prohibited use on the site, this special use permit can be supported, as conditioned.

- Minimal Impact to Surrounding Area – The site is zoned B-1, and is located directly behind two restaurants and a hotel, so the proposed self-storage facility will not be directly adjacent to Prince William Parkway or Telegraph Road. Most of the surrounding area contains commercial, industrial, and retail uses, thus the proposed self-storage facility use will have a minimal impact on the surrounding area.

See Attachment B for the staff analysis.

- C. Board of County Supervisors Public Hearing – A public hearing before the Board of County Supervisors has been advertised for December 8, 2015.

III. Issues in order of importance are as follows:

A. Comprehensive Plan

1. Long-Range Land Use – Is the proposed use consistent with those uses intended by the RCC, Regional Commercial Center, and ER, Environmental Resource, designations?
2. Level of Service (LOS) – How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2014?

B. Community Input – Have members of the community raised any issues?

C. Other Jurisdictional Comments – Have other jurisdictions raised any issues?

D. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from the Board of County Supervisors action addressed?

E. Timing – When must the Board of County Supervisors take action on this application?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Approve Proffer Amendment #REZ2015-20013, Prince William Parkway Development, subject to the proffers dated October 8, 2015, found in Attachment C, and recommend approval of Special Use Permit #SUP2015-20023, Mini Price Self Storage, subject to the conditions dated October 8, 2015, found in Attachment D.

1. Comprehensive Plan Consistency Analysis:

- a) Long-Range Land Use – The site is designated RCC, Regional Commercial Center, and ER, Environmental Resource, in the Comprehensive Plan. The majority of the site is zoned B-1, General

Business, while a small portion of the site is zoned PBD, Planned Business District. The proposed use is not consistent with the RCC long range land use designation, however the B-1 zoning district is intended to implement the RCC long range land use designation and the proposed use is allowed through an approved special use permit. If the companion proffer amendment is approved, the proposed use for a self-storage facility with an increased floor area ratio (FAR) will be permitted subject to the conditions of an approved special use permit.

- b) Level of Service (LOS) – The level of service impacts related to these requests would be mitigated by the monetary conditions as follows:

Water Quality	\$75 per acre	±4.33 acres	\$324.75
Fire & Rescue	\$0.61 per SF	151,183 SF	\$92,221.63
Total			\$92,546.38

2. Community Input – The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners. At the November 4, 2015 Planning Commission public hearing, Dr. Jack Kooyoomjian, the President of the Lake Ridge Occoquan Coles Civic Association (LOCCA), spoke in favor of these applications, and was the only community input received at the Planning Commission public hearing. In July of 2015, Planning staff received a letter of support for these proposals from the Lake Ridge Occoquan Coles Civic Association’s Planning Environment, Land Use and Transportation Committee (LOCCA/PELT), and Dr. Jack Kooyoomjian discussed this letter of support at the Planning Commission Hearing. This letter of support highlighted some of the comments associated with the courtesy review that LOCCA/PELT conducted for these proposals, which was held during their November 20, 2014 monthly meeting.
3. Other Jurisdictional Comments – The subject site is located outside the required notification area for adjoining jurisdictions, therefore, no other jurisdictions received the application.
4. Legal Uses of the Property – If the proffers are amended, the self-storage facility use and the associated request for the increased floor area ratio (FAR), will both be allowed through an approved special use permit with associated conditions to offset the impacts. Legal issues resulting from Board of County Supervisors action are appropriately addressed by the County Attorney’s office.
5. Timing – The Board of County Supervisors generally has one year from the date of acceptance, May 15, 2015, to take action on a proffer amendment proposal. There is no legal time frame for Board of County Supervisors action on an SUP application. However, it is the Planning Office’s recommendation that final action be taken within one year of receipt of the

SUP application. In this case, the one-year deadline is May 15, 2016.
Approval of this proffer amendment and special use permit would meet the one year requirement.

- B. Deny Proffer Amendment #REZ2015-20013, Prince William Parkway Development, and Special Use Permit #SUP2015-20023, Mini Price Self Storage.
1. Comprehensive Plan
 - a) Long-Range Land Use – If the applications are denied, the land use designations of the site would remain RCC, Regional Commercial Center, and ER, Environmental Resource, and the zoning classifications would remain B-1, General Business, and PBD, Planned Business District, with the applicable proffers governing each zoned portion of the site.
 - b) Level of Service – Denial would not have any impact on the existing level of service.
 2. Community Input – The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners. At the November 4, 2015 Planning Commission public hearing, Dr. Jack Kooyoomjian, the President of the Lake Ridge Occoquan Coles Civic Association (LOCCA), spoke in favor of these applications, and was the only community input received at the Planning Commission public hearing. In July of 2015, Planning staff received a letter of support for these proposals from the Lake Ridge Occoquan Coles Civic Association’s Planning Environment, Land Use and Transportation Committee (LOCCA/PELT), and Dr. Jack Kooyoomjian discussed this letter of support at the Planning Commission Hearing. This letter of support highlighted some of the comments associated with the courtesy review that LOCCA/PELT conducted for these proposals, which was held during their November 20, 2014 monthly meeting.
 3. Other Jurisdictional Comments – The subject site is located outside the required notification area for adjoining jurisdictions, therefore, no other jurisdictions received the application.
 4. Legal Uses of the Property – If the proffers are not amended, then the site will be subject to the proffers for #REZ1988-0013 and #REZ1998-0010, and the request for the special use permit will not be permitted, since the self-storage facility use is prohibited in the proffers that currently govern the site. Legal issues resulting from Board of County Supervisors action are appropriately addressed by the County Attorney’s office.
 5. Timing – The Board of County Supervisors generally has one year from the date of acceptance, May 15, 2015, to take action on a proffer amendment proposal. There is no legal time frame for Board of County Supervisors action on an SUP application. However, it is the Planning Office’s

recommendation that final action be taken within one year of receipt of the SUP application. In this case, the one-year deadline is May 15, 2016. Denial of this proffer amendment and special use permit would meet the one year requirement.

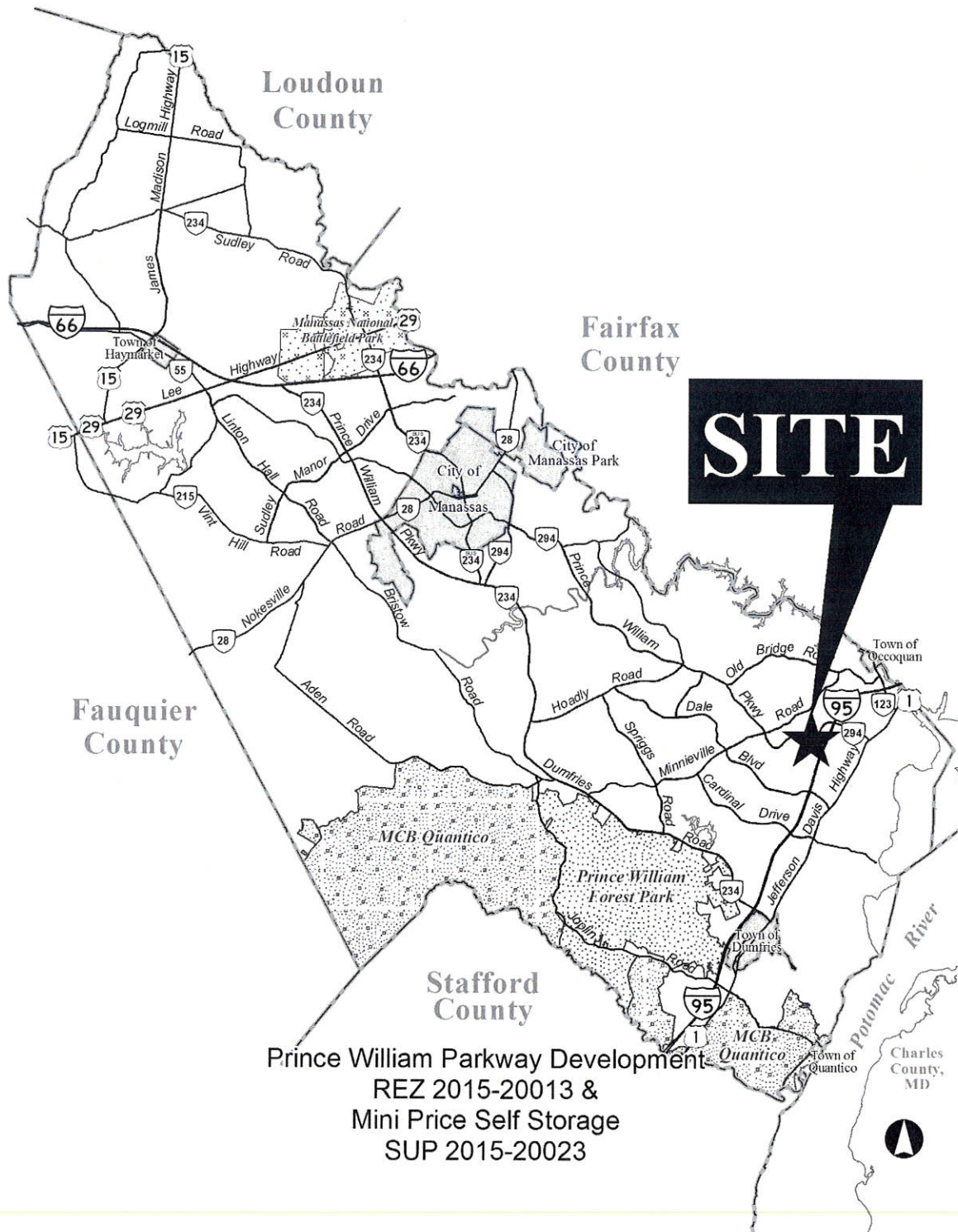
- V. **Recommendation** is that the Board of County Supervisors concurs with Alternative A and approves the attached Ordinance.

Staff: Jennifer Warren X5952

Attachments

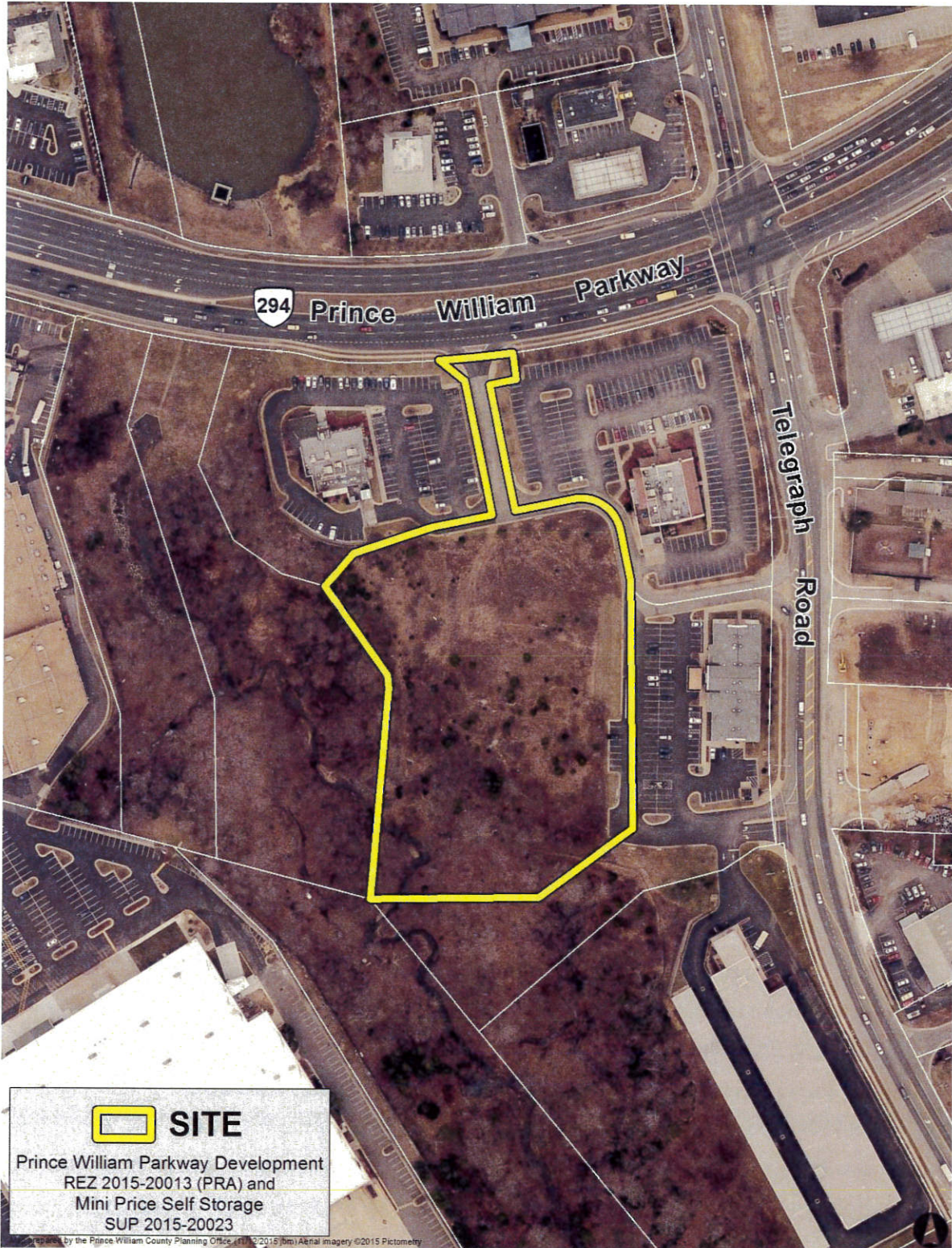
- A. Area Maps
- B. Staff Analysis
- C. GDP/SUP Plan
- D. Building and Sign Elevations
- E. Photometric Plan
- F. ECA Plan
- G. Historical Commission Resolution
- H. Planning Commission Resolutions

**Attachment A – Maps
VICINITY MAP**

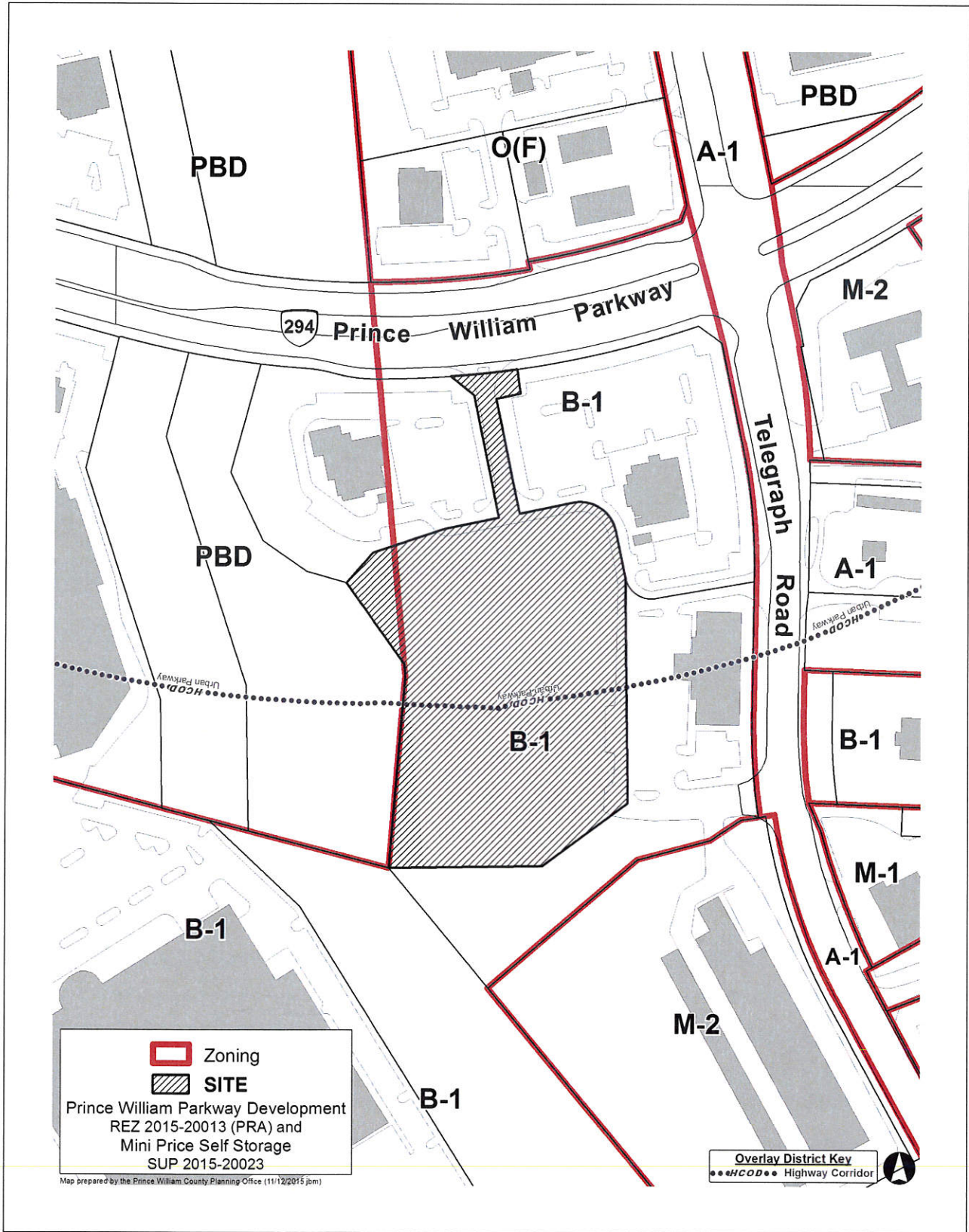


Prince William Parkway Development
REZ 2015-20013 &
Mini Price Self Storage
SUP 2015-20023

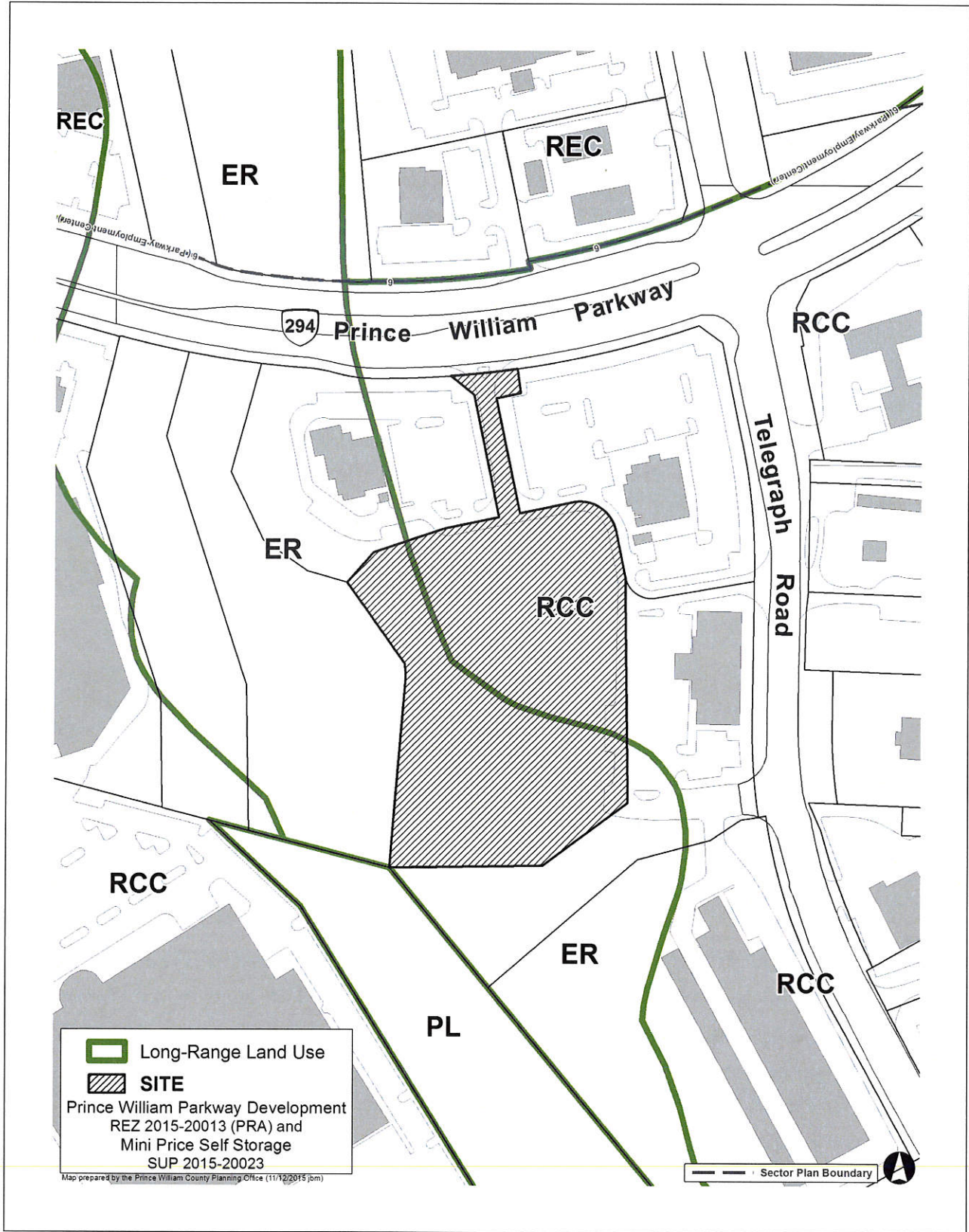
Attachment A – Maps
AERIAL MAP



**Attachment A – Maps
EXISTING ZONING MAP**



Attachment A – Maps
LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency
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Staff Recommendation: Approval

This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	No
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Potable Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Directly north of the site: two restaurants. Further north, across Prince William Parkway: commercial uses, including a Shell Gas Station and a Fairfield Inn & Suites.	RCC, REC, & ER	B-1, O(F), & PBD
South	Directly south of the site: undeveloped land and an Extra Space Storage facility. Further south: various commercial and retail uses, including a Gander Mountain store, and Potomac Mills Mall.	ER, PL, & RCC	B-1, M-2, & PBD
East	Directly abutting the site to the east: Holiday Inn Express; Further east, across Telegraph Road: 7-11 Gas Station and a Country Inn & Suites.	RCC, & ER	B-1, A-1, & M-2
West	Directly west of the site: undeveloped land. Further west: Shopping Center that contains a variety of restaurants and other retail uses.	ER, RCC, & PL	PBD, & B-1

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

This is a request for a proffer amendment and for a special use permit to allow a self-storage facility to be developed on the B-1 zoned portion of the site, with an increased floor area ratio (FAR) of 0.83. This proffer amendment is amending two different sets of proffers for REZ1988-0013 and REZ1998-0010. If the proposed proffer amendment is approved, no development will occur on the PBD zoned portion of the site, which will ensure that there will be no effect on the other parcels that will still be subject to the proffers for REZ1988-0013. The applicant is proposing to construct a 151,183 square foot self-storage facility building on the site, which will include approximately 1,500 square feet of office space for the associated use. The building height will not exceed 46 feet, which is one foot higher than what is currently permitted in the B-1 Zoning District, however the proffers that govern the B-1 zoned portion of the site allow for a maximum building height of 75 feet.

This site is located within the Development Area of the County, and is classified RCC, Regional Commercial Center, and ER, Environmental Resource, on the Long Range Land Use Map. The following table summarizes the uses and densities intended within the RCC and ER designation:

Long-Range Land Use Plan Classification	Land Uses Intended
Regional Commercial Center (RCC)	The purpose of the Regional Commercial Center classification is to provide for areas, located close to and/or with good access to/from an interstate highway, where large-scale retail projects that serve a regional rather than local market are to be located. RCC projects should be planned and developed in a comprehensive, coordinated manner. Primary uses include regional retail malls, mixed-use projects, and large single-user retail buildings. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total RCC gross floor area of the project. Drive-in/drive-through uses are discouraged. Residential uses shall, with the exception of Residential Elderly,

	<p>be part of a mixed-use building. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use RCC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER designated portion of a property. Development in RCC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment, and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, retail, and lodging uses are always the primary uses within the area rezoned.</p>
<p>Environmental Resource (ER)</p>	<p>This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the <i>DCSM</i>, and Resource Protection Areas (RPAs) as defined by the <i>Chesapeake Bay Preservation Act</i>. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.</p>

Proposal’s Strengths

- Zoning Compatibility – The site is designated RCC, Regional Commercial Center, and is zoned B-1, General Business. Even though the B-1 zoning district is intended to implement the RCC long range land use designation, this proposed self-storage facility use is not consistent with the intent of the RCC designation. However, self-storage facility uses are permissible uses in the B-1 Zoning District with an approved special use permit. Therefore, if the requested proffer amendment is approved to allow the previously prohibited use on the site, this special use permit can be supported, as conditioned.
- Minimal Impact to Surrounding Area – The site is zoned B-1, and is located directly behind two restaurants, and a hotel, so the proposed self-storage facility will not be directly adjacent to Prince William Parkway or Telegraph Road. Most of the surrounding area contains commercial, industrial, and retail uses, thus the proposed self-storage facility use will have a minimal impact on the surrounding area.

Proposal's Weaknesses

- Long Range Land Use Plan & Proposed Use Inconsistency– The RCC designation is intended to allow for the development of large-scale retail projects that serve a regional rather than a local market, and self-storage facility uses are not consistent with the intent of the RCC designation.

On balance, this application is found to be inconsistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

A portion of the site is located within the Prince William Parkway Highway Corridor Overlay District (HCOD), which was approved after February 20, 1996 and classified as an Urban Parkway HCOD. The Urban Parkway HCOD requires a minimum 25-foot landscape buffer, and the applicant has not provided this buffer. However, the proposed site has an unusual bottle like shape, and the bottleneck portion of the property mostly contains the shared existing entrance to the site, which serves the two restaurants adjacent to the site in addition to the subject site itself. Since the bottleneck portion of the site is mostly comprised of the private road entrance, there is only a limited amount of area available for landscaping along Prince William Parkway, thus the applicant will only provide a small amount of landscaping next to Prince William Parkway. Even though the applicant has not provided the HCOD Buffer, due to the unusual shape of the site, the HCOD Buffer has been provided on the adjacent parcels that share the existing entrance to the property.

Along with the PRA and SUP request to allow for the development of a self-storage facility, this SUP proposal also includes a request to increase the allowable floor are ratio (FAR) from 0.40 to 0.83.

Zoning Ordinance, Section 32-400.04. – General floor area ratio (FAR) regulations.

The Board of County Supervisors may approve a FAR higher than that permitted by-right by specifically proffered rezoning or special use permit (SUP). When approved by SUP, the maximum (or minimum) FAR shall be made a condition of the permit. Matters to be considered in evaluating such application shall include, but not be limited to:

Attachment B - Staff Analysis

- Increased Buffering and Landscaping –

The applicant has included 10-foot perimeter parking lot landscaping areas, some of which have a greater width than what is required per the DCSM standards. Also, the applicant has provided additional landscaping within these 10-foot perimeter parking lot landscaping areas. The unusual shape of the lot has limited the applicant to be able to provide the full HCOD buffer and landscaping, however the applicant has included additional landscaping around the proposed Monument Sign along Prince William Parkway.

- Design Features –

The applicant has provided building elevations in connection with the SUP application. The applicant has proffered to use specific building materials, which will be compatible with the surrounding commercial buildings. The site is subject to design related deed covenants and restrictions, thus as proffered, the applicant will have the architectural review board that is associated with the property review the design proposal before final site plan review to ensure that the architectural design of the property is compatible with the design and materials used by the adjacent buildings near the site.

- Compatibility with Surrounding Uses –

The proposed self-storage facility is compatible with surrounding land uses. There are two existing restaurants directly abutting the site to the north and there is an existing Holiday Inn Express directly abutting the site to the east. Also, there is an existing self-storage center to the south of the property. Adjacent land uses are mostly commercial, retail, and industrial in nature.

- Environmental Protection –

The applicant has submitted an Environmental Constraints Analysis with this SUP request. The applicant has proffered to not disturb the Resource Protection Areas on the site unless they have permission from Prince William County. Also, the applicant has proffered to reforest up to 0.30 acres of the RPA area.

- Off-Site Transportation Improvements –

A limited Traffic Impact Analysis (TIA) was required with this application in order to provide more details on the weekday peak hour impacts to the right in/right out entrance onto Prince William Parkway. The applicant has proffered and conditioned to prepare and provide a traffic signal warrant analysis at the time of final site plan review to determine if the previously proffered traffic signal at the southernmost entrance off Telegraph Road is warranted. A self-storage facility generates significantly less traffic than a retail store.

- Fire and Health Safety Design Features –

This is being addressed in connection with the special use permit conditions.

Proposal's Strengths

- Substantial Conformance – As proffered and conditioned, the site, building design, signage, lighting, and landscaping will be developed in substantial conformance with the General Development Plan/Special Use Permit Plan (GDP/SUP).
- Building Materials – As conditioned and proffered, the exterior of the proposed building shall be composed of a mixture of the following materials: brick, high quality architectural precast, stucco, and/or glass. Minor changes to the architecture, design and/or colors may be made to the Building Elevations, provided that the Planning Director reviews and approves the changes before the building permit is issued.
- Justification for Increased Floor Area Ratio (FAR) – As permissible with an SUP, the applicant is proposing a FAR of 0.83 for the site, rather than the standard limit of 0.40 in the B-1 Zoning District. Further justification has been provided for this waiver.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources—including those significant to the County's minority communities—for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

Phase I archaeological studies are generally required at submission of rezoning and special use permit applications where significant prehistoric or historic sites and cemeteries are known or

suspected. Phase II evaluations and treatment plan studies may also be required. Records research is required of all applicants for rezoning, special use permit, comprehensive plan amendment, and public facility review applications.

The County Archeologist reviewed these proposals and determined that no cultural resource studies are recommended, since the subject site appears to have a low potential for finding cultural resources. The Historical Commission reviewed these requests at their meeting on June 9, 2015, and determined that no further work was needed.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The applicant submitted an Environmental Constraints Analysis (ECA) and the site does contain Resource Protection Areas (RPA) that have been field verified as documented in PASA Plan #ASP2015-20019R00S02, prepared by Wetland Studies and Solutions (WSSI) on March 19, 2015. The site also contains the Cow Branch Perennial Stream, which is located within the RPA on the site. The property contains some highly erodible soils as well, but they are located all in the Resource Protection Areas on the site, and the RPA will not be disturbed by this proposed development. The site is located in Subwatershed #840 which is located within the Neabsco Creek watershed. A water quality monitoring contribution has also been proffered.

The applicant is unable to meet the HCOD Buffer standards due to the unusual shape of the lot, but the applicant will be providing limited landscaping along Prince William Parkway, and the HCOD Buffer has already been provided on the adjacent properties that are located on either side of the subject site along Prince William Parkway.

Proposal's Strengths

- Stormwater/Best Management Practices Areas – As proffered, the Stormwater Management Facilities (SWM) and/or Best Management Practices (BMP) for the site shall be provided by participating in the joint facility that is identified as Stormwater Facility #555 on County maps and is located partially on the subject site, or stormwater facilities will be provided as determined at the time of final site plan approval.
- Resource Protection Areas (RPA) & Reforestation – As conditioned and proffered, the applicant will not develop or use any of the RPA areas on the site without specific authorization from Prince William County. The entire RPA portion of the subject site will remain undisturbed and protected. Also, the applicant has proffered to reforest approximately 0.30 acres of the Resource Protection Areas on the site, as requested by Watershed staff.
- Water Quality – The applicant has proffered to make a monetary contribution in the sum of \$75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality, stream restoration projects, and/or drainage improvements.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

Proposal's Strengths

- Level of Service – Prior to final site plan approval, the applicant has proffered to provide a monetary contribution of \$0.61 per gross square foot of gross floor area for every building constructed on the Property, which shall be used for fire and rescue purposes. This monetary contribution is in accordance with the County's 2014 LOS Policy Guidelines.

Attachment B - Staff Analysis

- 4.0-Minute Response Time – The site is located within the recommended 4.0-minute response time for fire suppression and basic life support.
- 8.0-Minute Response Time – The site is located within the recommended 8.0-minute response time for advanced life support.
- Security Gates – As conditioned, the security gates will comply with all “click to enter” requirements in order to not prevent Prince William County police, fire, or other rescue personnel from entering the property.

Proposal’s Weaknesses

- Dale City – Prince William Commons Fire & Rescue Station Workload – According to the FY2014 data from the Fire Marshal’s Office, the responding fire and rescue station is currently operating over capacity at 116%.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County’s public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This chapter encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The chapter recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The chapter also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

Proposal’s Strengths

- Site Maintenance – The applicant has conditioned to notify the Prince William County Police Department of any graffiti located on the property before the applicant removes it from the site.
- Lighting – As proffered, the applicant shall provide lighting to the property in accordance with the Photometric Plan, which is Sheet C.6.00 of the GDP/SUP Plan.
- Fencing & Security Gates – As shown on the Plan, the area containing the parking lot and the proposed building will be fenced and gated, which will provide a secure environment. As

conditioned, the security gates will comply with all “click to enter” requirements in order to not prevent Prince William County police, fire, or other rescue personnel from entering the property.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County’s goal of providing an economically and environmentally sound drinking water system. The plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the rural area. This property is within the Prince William County Service Authority service area. As such, it is required to connect to public water.

The property is within the Prince William County Service Authority service area and public water is available to the site. Public water is available from an existing 8-inch and an existing 12-inch diameter water main located on the adjacent parcel east of the subject site. The applicant shall be responsible for the costs of the design and construction of all on-site and off-site public water facilities.

Proposal’s Strengths

- **Water Connection** – The applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. The special use permit conditions require the applicant to design and construct all on-site and off-site water utility improvements necessary to develop the subject use.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary sewer system. The plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area. The property is within the Prince William County Service Authority service area. As such, it is required to connect to public sewer.

The property is within the Prince William County Service Authority area and public sewer is available on the public site. The applicant may direct his gravity flows to any of the existing manholes that are located on the property. The applicant shall be responsible for the costs that are associated with providing all on-site and off-site public sewer facilities necessary in order to connect to public sewer.

Proposal's Strengths

- Sewer Connection – The applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. The special use permit conditions require the applicant to design and construct all on-site and off-site sewer utility improvements necessary to develop the subject use.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies,

Attachment B - Staff Analysis

dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The property is located on the south side of Prince William Parkway and on the west side of Telegraph Road, approximately 330 feet southwest of the intersection of Prince William Parkway and Telegraph Road. The main access to the property will be limited to the private drive, located off Prince William Parkway, and the second exit to the site will be through the Holiday Inn Express exit located on Telegraph Road, as shown on the GDP/SUP Plan. A limited traffic impact analysis (TIA) was required for this application in order to provide more information on the weekday peak hour impacts to the right in/right out entrance on Prince William Parkway.

The following table provides information concerning the daily volumes and levels of services of roadways important to this development:

Roadway Name	Number of Lanes	2014 VDOT Count	2010 Daily LOS
Prince William Pkwy. (Rt 294) – E. of Telegraph Rd.	6	68,000 vpd	C
Prince William Pkwy. (Rt 294) – W. of Telegraph Rd.	6	43,000 vpd	B
Telegraph Road (Rt. 1781) – N. of PW Pkwy.	2	12,100 vpd	C
Telegraph Road (Rt. 1781) – S. of PW Pkwy.	2	14,070 vpd	C

Proposal's Strengths

- **Site Access** –As shown on the GDP/SUP Plan, the main access to the subject site shall be limited to the private drive located off Prince William Parkway and the second exit to the site will be provided through the Holiday Inn Express exit located on Telegraph Road. To utilize the Telegraph Road exit, there will be a one-way private road that circles the proposed building which will ensure better circulation of traffic on the site.
- **Traffic Signal Warrant Study**- As conditioned, the applicant will prepare and submit a traffic signal warrant study to the VDOT/County at the time of site plan review, which will determine if the proffered traffic signal at the southernmost entrance of Telegraph Road is warranted.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County’s responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

- As described in the proffer statement, the architectural design of the site is subject to the Covenants, Conditions, and Restrictions (“CCR”) and architectural design guidelines recorded among the land records of Prince William County, Virginia. The CCR established an Architectural Review Board (ARB) to ensure that the design and architectural for any proposed development on the applicable properties will be reviewed by the ARB. As proffered, prior to final site plan approval, the applicant shall provide the County with documentation from the ARB established by the CCR, to serve as written proof that the ARB has approved the architectural renderings for the proposed self-storage facility.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Planning Office:

County Archaeologist
DPW- Environmental Services
Fire and Rescue
Land Development Case Manager
Planning Office, Case Manager and Zoning Administration
Police Department
PWC Historical Commission
PWC Service Authority
PWC Transportation
VDOT

MINIPRICE SELF STORAGE AT OCCOQUAN LAND PARCEL 3A3

OCCOQUAN MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA
SPECIAL USE PERMIT / PROFFER CONDITION AMENDMENT SUP-2015-20023,
REZ-2015-20013 (PRA)



VICINITY MAP
SCALE 1" = 1200'

NO.	DESCRIPTION
C-1.00	COVER SHEET
C-2.00	NOTES AND TABULATIONS
C-3.00	ENVIRONMENTAL CONSTRAINTS ANALYSIS
C-4.00	SUP PLAT AND GENERAL DEVELOPMENT PLAN
C-5.00	ARCHITECTURAL ELEVATIONS & SITE DETAILS
C-6.00	PHOTOMETRIC PLAN

SHEET INDEX

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APPLICANT AGENT
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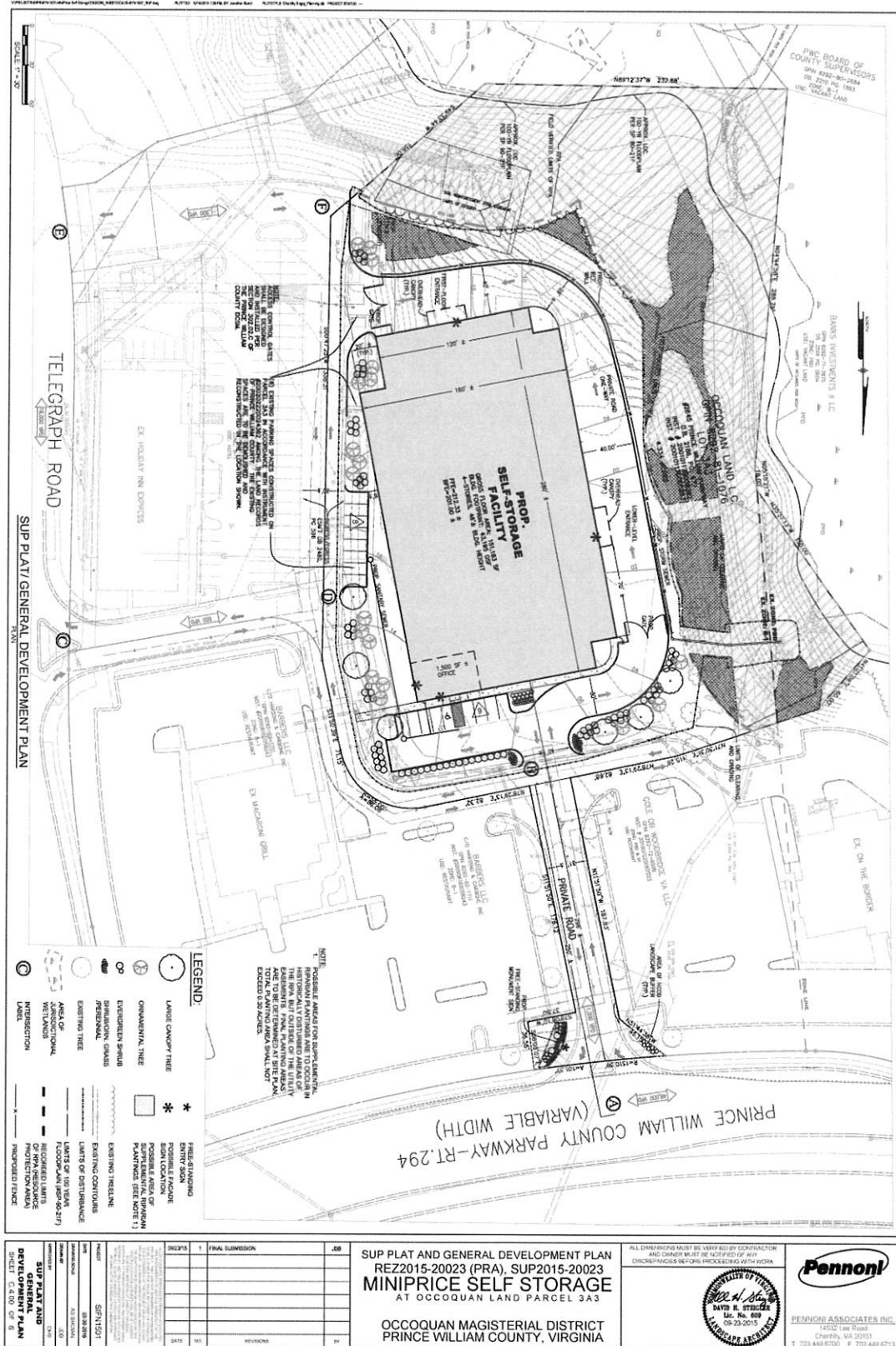
PLANNING/CONS. ENGINEERING
PENNONI ASSOCIATES INC.
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P: 703.449.6700



DATE: 09-23-2015
SHEET: C-1.00
SERIAL: 02

GDP/SUP Plan – Dated March 30, 2015, Last Revised September 23, 2015

<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. THE SPECIAL USE PERMIT SHALL ACCOMPANY A PROPERTY CONDITION REPORT AND SHALL BE SUBMITTED TO THE OCCOQUAN LAND PARCEL 3A3 WITH THE APPLICATION FOR THE SPECIAL USE PERMIT. 2. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 3. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 4. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 5. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 6. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 7. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 8. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 9. 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THERE ARE NO EXISTING RESOURCE WITHIN SPECIFIC AREAS ARE SHOWN ON SHEET C-20. 	<p>SPECIAL USE PERMIT (SUP) SUBMISSION REQUIREMENTS SEC. 32-700.50</p> <ol style="list-style-type: none"> 1. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 2. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 3. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 4. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 5. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 6. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 7. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 8. THE SPECIAL USE PERMIT SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE. 9. 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THE SITE IS SURROUNDED BY FOREST COVER AND OPEN FIELD.</p>	<p>SITE TABULATIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>AREA (SQ. FT.)</th> <th>PERCENTAGE OF TOTAL AREA</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>OPEN FIELD</td> <td>100,000</td> <td>10.0%</td> </tr> <tr> <td>2</td> <td>FOREST COVER</td> <td>900,000</td> <td>90.0%</td> </tr> <tr> <td>3</td> <td>TOTAL AREA</td> <td>1,000,000</td> <td>100.0%</td> </tr> </tbody> </table>	NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA	1	OPEN FIELD	100,000	10.0%	2	FOREST COVER	900,000	90.0%	3	TOTAL AREA	1,000,000	100.0%	<p>INTERSECTION SPACING TABLES:</p> <table border="1"> <thead> <tr> <th>STATIONING POINT</th> <th>STATIONING POINT</th> <th>STATIONING POINT</th> <th>STATIONING POINT</th> </tr> </thead> <tbody> <tr> <td>100+00</td> <td>100+00</td> <td>100+00</td> <td>100+00</td> </tr> <tr> <td>100+00</td> <td>100+00</td> <td>100+00</td> <td>100+00</td> </tr> <tr> <td>100+00</td> <td>100+00</td> <td>100+00</td> <td>100+00</td> </tr> <tr> <td>100+00</td> <td>100+00</td> <td>100+00</td> <td>100+00</td> </tr> </tbody> </table>	STATIONING POINT	STATIONING POINT	STATIONING POINT	STATIONING POINT	100+00	100+00	100+00	100+00	100+00	100+00	100+00	100+00	100+00	100+00	100+00	100+00	100+00	100+00	100+00	100+00	<p>NOTES AND TABULATIONS REZ2015-20023 (PRA), SUP2015-20023 MINIPRICE SELF STORAGE AT OCCOQUAN LAND PARCEL 3A3</p> <p>OCCOQUAN MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA</p> <p>ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.</p> <p>Pennoni PENNONI ASSOCIATES, INC. 14332 W. BROAD CHARITY, VA 20151 T 703 449 6700 F 703 449 6713</p> <p>DAVID R. STRICKER REGISTERED PROFESSIONAL ENGINEER NO. 0000000000 EXPIRES 12/31/2015</p>
NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA																																								
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Attachment D Building & Sign Elevations – Dated March 30, 2015, Last Revised September 23, 2015

SOUTH VIEW

Prince William Parkway MiniPrice Storage

NORTH VIEW SHOWING WEST ELEVATION

Prince William Parkway MiniPrice Storage

NORTH VIEW SHOWING EAST ELEVATION

Prince William Parkway MiniPrice Storage

TYPICAL FACADE SIGN

OR EQUAL
NOT TO SCALE

1. FACADE SIGN AREA - 200'SF OR LESS PER
2. LETTER COLOR - RED
3. ELEVATION TYPE - INTERNAL LED/LIT
4. CHANNEL LETTERS
5. REFLECTS BELOW THE BUILDING CORNER

FREE-STANDING SIGN

OR EQUAL
NOT TO SCALE

1. BRICK FACE
2. FREE-STANDING SIGN PANEL, AREA - 40 SF
3. BACK - COLORED VERTICAL PANEL
4. ELEVATION TYPE - INTERNAL LED/LIT
5. SIGN HEIGHT - 9' 6"

GENERAL SIGN NOTES

1. ALL SIGNS TO BE INSTALLED AT THE LOCATIONS SHOWN.
2. ALL SIGNS TO BE INSTALLED AT THE LOCATIONS SHOWN.
3. FACADE SIGNS SHALL BE PROVIDED IN 2 SF PER FOOT OF BUILDING FRONTAGE. SIGNAGE SHALL BE INSTALLED AT THE LOCATIONS SHOWN.
4. (1) FREE-STANDING SIGN WITH A TOTAL AREA OF 40 SF SHALL BE PROVIDED AT THE CORNER OF THE BUILDING. (2) FREE-STANDING SIGN WITH A TOTAL AREA OF 40 SF SHALL BE PROVIDED AT THE CORNER OF THE BUILDING. (3) FREE-STANDING SIGN WITH A TOTAL AREA OF 40 SF SHALL BE PROVIDED AT THE CORNER OF THE BUILDING.
5. ALL SIGNAGE SHALL BE INSTALLED AT THE LOCATIONS SHOWN.

TYPICAL DECORATIVE FENCE

OR EQUAL
NOT TO SCALE

FOR ILLUSTRATIVE PURPOSES ONLY.

NO.	REVISION	DATE	BY	CHECKED	APPROVED
1	FINAL SUBMISSION				

ARCHITECTURAL ELEVATIONS & SITE DETAILS
REZ2015-20023 (PRA), SUP2015-20023
MINIPRICE SELF STORAGE
AT OCCOQUAN LAND PARCEL 3A3

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

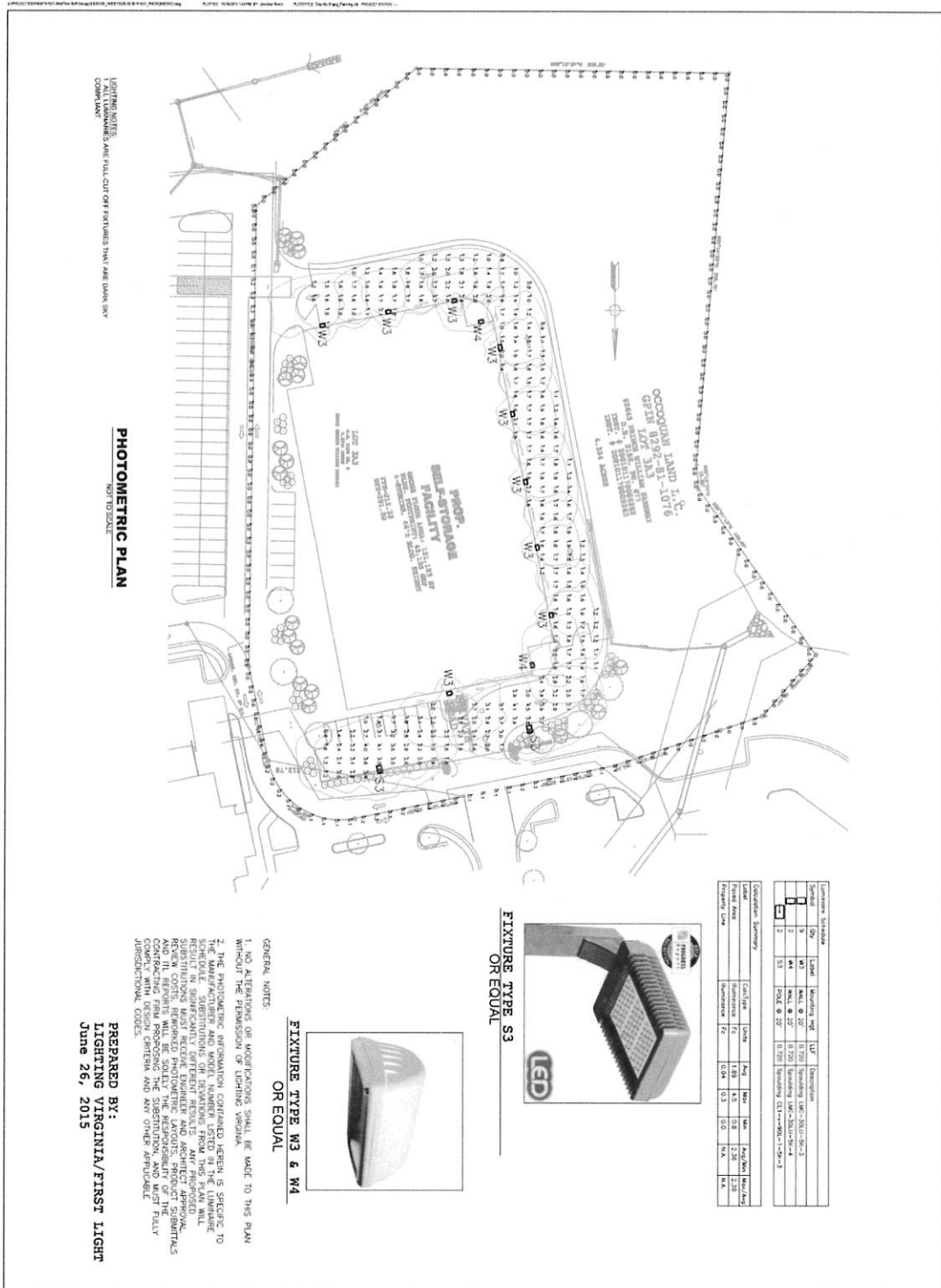
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND COVER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

DAVID E. STRICKER
Lic. No. 609
STATE OF VIRGINIA
PROFESSIONAL ARCHITECT

Pennoni

PENNONI ASSOCIATES INC.
14557 Lee Road
Chantilly, VA 20151
T: 703.441.1111 F: 703.584.6713

Attachment E Photometric Plan- Dated March 30, 2015, Last Revised September 23, 2015



LIGHTING NOTES:
1. ALL LIGHTING FIXTURES SHALL BE INSTALLED AT THE LOCATIONS SHOWN.
2. THE MANUFACTURER AND MODEL NUMBER LISTED IN THE LUMINAIRE SCHEDULE SHALL BE USED UNLESS OTHERWISE NOTED.
3. ALL SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MUST FULLY VERIFY WITH OWNER BEFORE ANY OTHER APPLICABLE JUDICIAL ORAL ORDER.

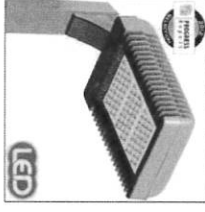
PHOTO-METRIC PLAN
NO. 10-2023

GENERAL NOTES:
1. NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF LIGHTING VIRGINIA.
2. THE PHOTO-METRIC INFORMATION CONTAINED HEREIN IS SPECIFIC TO THE MANUFACTURER AND MODEL NUMBER LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OF EQUIPMENT FROM THIS PLAN WILL BE AT THE CONTRACTOR'S RISK AND WITHOUT THE ENGINEER'S RESPONSIBILITY.
3. ALL SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MUST FULLY VERIFY WITH OWNER BEFORE ANY OTHER APPLICABLE JUDICIAL ORAL ORDER.

**FIGURE TYPE W3 & W4
OR EQUAL**



**FIGURE TYPE S3
OR EQUAL**

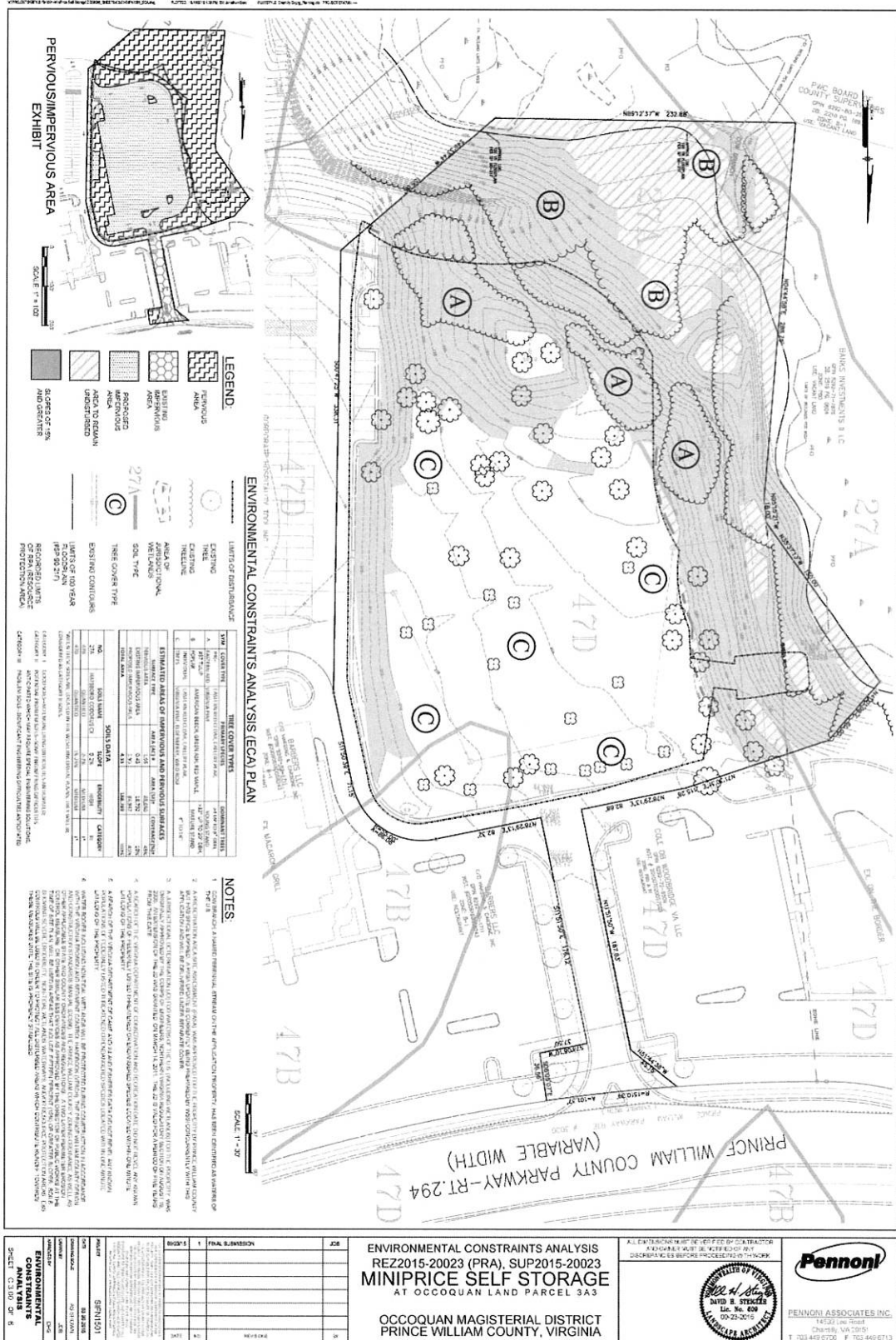


Symbol	Qty	Label	Mounting Hgt.	LUF	Description
W1	1	W1	20'	0.720	Standard LUM-200-100-10-3
W2	1	W2	20'	0.720	Standard LUM-200-100-10-3
W3	5	W3	20'	0.720	Standard LUM-200-100-10-3
W4	5	W4	20'	0.720	Standard LUM-200-100-10-3
W5	5	W5	20'	0.720	Standard LUM-200-100-10-3
S3	1	S3	10'	0.360	Standard LUM-100-50-5-3

Calculation Summary	Quantity	Mounting Hgt.	Beam Angle	Beam Diameter	Beam Area	Foot Candles	Foot Candles/Ft. Sq.
W1	1	20'	100°	33.3'	1100 sq. ft.	0.65 fc	0.65 fc
W2	1	20'	100°	33.3'	1100 sq. ft.	0.65 fc	0.65 fc
W3	5	20'	100°	33.3'	1100 sq. ft.	0.65 fc	0.65 fc
W4	5	20'	100°	33.3'	1100 sq. ft.	0.65 fc	0.65 fc
W5	5	20'	100°	33.3'	1100 sq. ft.	0.65 fc	0.65 fc
S3	1	10'	60°	16.7'	280 sq. ft.	1.29 fc	1.29 fc
Total	18					0.65 fc	0.65 fc

<p>PHOTOMETRIC PLAN REZ2015-20023 (PRA), SUP2015-20023 MINIPRICE SELF STORAGE AT OCCOQUAN LAND PARCEL 3A3</p> <p>OCCOQUAN MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA</p>	<p>ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.</p> <p>Seal of the State of Virginia DAVID H. STUBBS Professional Engineer No. 09-23-2015 LANANAPLE ARCHITECT</p>	<p>Pennoni</p> <p>PENNONI ASSOCIATES INC. 18322 Lee Road Chantilly, VA 20151 T 703 449 6700 F 703 445 6711</p>
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Attachment F
ECA – Dated March 30, 2015, Last Revised September 23, 2015



ENVIRONMENTAL CONSTRAINTS ANALYSIS
REZ2015-20023 (PRA), SUP2015-20023
MINIPRICE SELF STORAGE
AT OCCOQUAN LAND PARCEL 3A3

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

Pennoni

PENNONI ASSOCIATES INC.
14025 JUNE 10004
CHASLEUR, VA 22019
TEL: 703 447 6706 FAX: 703 447 6713

DAVID B. STEINER
Lic. No. 609
09-25-2015

Attachment G
Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: VAN DERLASKE

June 9, 2015
Regular Meeting
Res. No. 15-025

SECOND: BURGESS

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2015-20021	Hoadly Road @ Prince William Parkway Professional Building – LED Sign	No further work
REZ2015-20012	Brady's Village Proffer Amendment	No further work
SUP2015-20022	Brady's Village	No further work
REZ2015-20013	Prince William Parkway Development – Proffer Amendment	No further work
SUP2015-20023	Mini Price Self Storage	No further work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Bish, MacDonald, Wright, Yankey

MOTION CARRIED

CERTIFIED COPY


Secretary to the Commission

Attachment H
Planning Commission Resolutions

PLANNING COMMISSION RESOLUTION

MOTION: HOSEN **November 4, 2015**
SECOND: FRY **Regular Meeting**
RE: PROFFER AMENDMENT #REZ2015-20013, PRINCE WILLIAM **Res. No. 15-093**
PARKWAY DEVELOPMENT, OCCOQUAN MAGISTERIAL DISTRICT
ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to amend the proffers for REZ1988-0013 & REZ1998-0010, to remove a previously prohibited use to allow a self-storage facility to be developed on the B-1, General Business, zoned portion of the site; and

WHEREAS, the site is located at 2645 Prince William Parkway, approximately 330 feet southwest of the intersection of Prince William Parkway and Telegraph Road. The site is identified on County maps as GPIN 8292-81-1076; and

WHEREAS, the site is designated RCC, Regional Commercial Center, and ER, Environmental Resource, in the Comprehensive Plan. The site is zoned B-1, General Business, while a small portion of the site is zoned PBD, Planned Business District. A portion of the site is located within the Prince William Parkway Highway Corridor Overlay District (HCOB); and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 4, 2015, at which time public testimony was received and the merits of the above-referenced request were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby recommend approval of Proffer Amendment #REZ2015-20013, Prince William Parkway Development, subject to the proffers dated October 8, 2015.

Votes:

Ayes: Bryant, Fry, Haynes, Holley, Hosen, McKay, Vanegas

Nays: None

Absent from Vote: None

Absent from Meeting: Arnold

MOTION CARRIED

Attest: _____


Antoinette G. Brzyski
Acting Clerk to the Planning Commission

Attachment H
Planning Commission Resolutions

PLANNING COMMISSION RESOLUTION

MOTION: HOSEN **November 4, 2015**
SECOND: FRY **Regular Meeting**
Res. No. 15-094
RE: **SPECIAL USE PERMIT #SUP2015-20023, MINI PRICE SELF STORAGE, OCCOQUAN MAGISTERIAL DISTRICT**
ACTION: **RECOMMEND APPROVAL**

WHEREAS, this is a request to allow a self-storage facility with an increased floor area ratio (FAR) to be developed on the B-1, General Business, zoned portion of the site; and

WHEREAS, the site is located at 2645 Prince William Parkway, approximately 330 feet southwest of the intersection of Prince William Parkway and Telegraph Road. The site is identified on County maps as GPIN 8292-81-1076; and

WHEREAS, the site is designated RCC, Regional Commercial Center, and ER, Environmental Resource, in the Comprehensive Plan. The site is zoned B-1, General Business, while a small portion of the site is zoned PBD, Planned Business District. A portion of the site is located within the Prince William Parkway Highway Corridor Overlay District (HCOD); and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 4, 2015, at which time public testimony was received and the merits of the above-referenced request were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby recommend approval of Special Use Permit #SUP2015-20023, Mini Price Self Storage, subject to the conditions dated October 8, 2015.

Votes:

Ayes: Bryant, Fry, Haynes, Holley, Hosen, McKay, Vanegas


Nays: None

Absent from Vote: None


Absent from Meeting: Arnold

MOTION CARRIED

Attest:


Antoinette G. Brzyski
Acting Clerk to the Planning Commission

Prince William County Government
Board of County Supervisors



**Proffer Amendment #REZ2015-20013,
Prince William Parkway Development**

**Special Use Permit #SUP2015-20023,
Mini Price Self Storage**

Occoquan Magisterial District

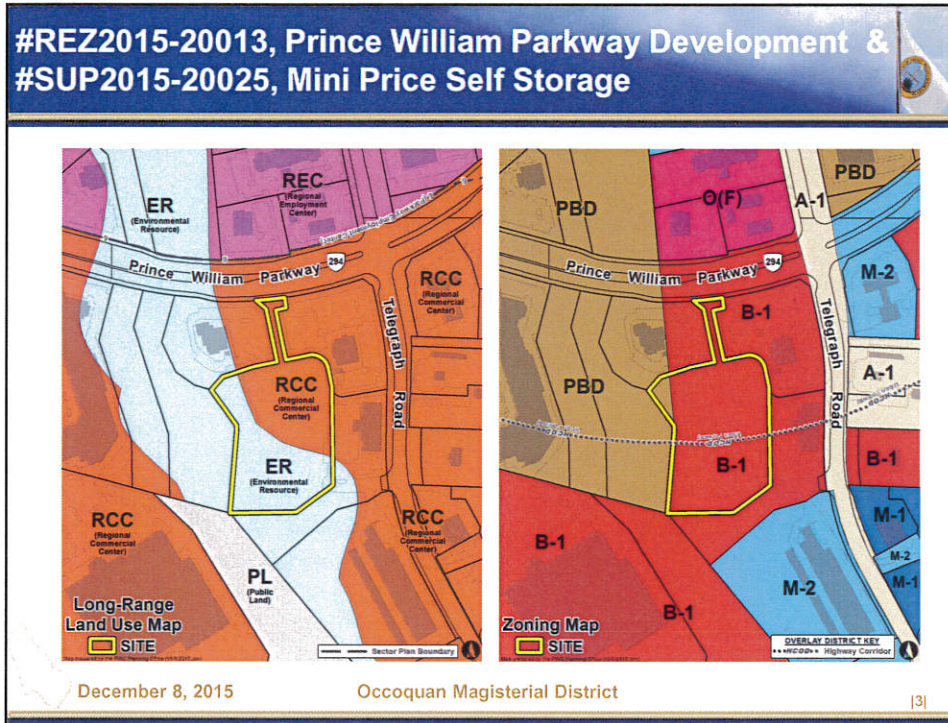
*Jennifer Warren
Planning Office*

**#REZ2015-20013, Prince William Parkway Development &
#SUP2015-20025, Mini Price Self Storage**

- **Proposal** – To amend the proffers for #REZ1988-0013 and #REZ1998-0010, to allow a self-storage facility, with an increased floor area ratio (FAR) of 0.83, to be developed on the B-1, General Business, zoned portion of the site.
- **Location** – Located at 2645 Prince William Parkway, approximately 330 feet southwest of the intersection of Prince William Parkway and Telegraph Road.
- **Recommendation – Approval**



December 8, 2015 Occoquan Magisterial District |21



#REZ2015-20013, Prince William Parkway Development & #SUP2015-20025, Mini Price Self Storage

December 8, 2015 Occoquan Magisterial District [5]

#REZ2015-20013, Prince William Parkway Development & #SUP2015-20025, Mini Price Self Storage

SUP/PRA request: Self-Storage Facility & Increased FAR (for B-1 Zoned Portion of Site)	Required / Allowed	Provided / Proposed with Development
SUP/PRA area	N/A	± 4.33 acres
FAR	0.40 maximum	0.83 proposed
Height	75 feet permitted through the #REZ1998-0010 proffers; 45 feet permitted in the B-1 Zoning District	Maximum building height: 46 feet (as conditioned)
Lot Coverage	±3.68 acres (maximum 85% impervious area for entire site)	±2.38 acres (maximum proposed impervious surface area with SUP = 55%)
Buffers	Prince William County Parkway HCOD Buffer: 25 feet; 10-foot landscape strip (perimeter)	HCOD Buffer has not been provided due to the unusual shape of the lot, thus only limited landscaping has been provided along Prince William Parkway; 10-foot landscape strip (perimeter) with additional/enhanced landscaping areas around the perimeters of the parking lot.
Average Daily Trips	N/A	1,200 VPD at Prince William Parkway access point; 1,300 VPD at Telegraph Road access point

December 8, 2015 Occoquan Magisterial District [6]

#REZ2015-20013, Prince William Parkway Development & #SUP2015-20025, Mini Price Self Storage

December 8, 2015 Occoquan Magisterial District [7]

#REZ2015-20013, Prince William Parkway Development & #SUP2015-20025, Mini Price Self Storage

December 8, 2015 Occoquan Magisterial District [8]

#REZ2015-20013, Prince William Parkway Development & #SUP2015-20025, Mini Price Self Storage

SOUTH VIEW

TYPICAL FACADE SIGN

TYPICAL DECORATIVE FENCE

NORTH VIEW SHOWING WEST ELEVATION

FREE-STANDING SIGN

NORTH VIEW SHOWING EAST ELEVATION

GENERAL SIGN NOTES:

- 1. ALL SIGNAGE SHALL BE APPROVED BY THE DISTRICT.
- 2. ALL SIGNAGE SHALL BE MAINTAINED IN GOOD REPAIR AT ALL TIMES.
- 3. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON NOTICE BY THE DISTRICT.
- 4. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.
- 5. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE RECEIPT OF A STOP WORK ORDER FROM THE DISTRICT.
- 6. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE RECEIPT OF A STOP WORK ORDER FROM THE DISTRICT.
- 7. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE RECEIPT OF A STOP WORK ORDER FROM THE DISTRICT.
- 8. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE RECEIPT OF A STOP WORK ORDER FROM THE DISTRICT.
- 9. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE RECEIPT OF A STOP WORK ORDER FROM THE DISTRICT.
- 10. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE RECEIPT OF A STOP WORK ORDER FROM THE DISTRICT.

FOR ILLUSTRATIVE PURPOSES ONLY.

December 8, 2015 Occoquan Magisterial District 19

#REZ2015-20013, Prince William Parkway Development & #SUP2015-20025, Mini Price Self Storage

PHOTOMETRIC PLAN

FIXTURE TYPE 03 OR EQUAL

FIXTURE TYPE N3 & M4 OR EQUAL

PREPARED BY:
LIGHTING CONSULTANTS/PIRST LIGHT
June 24, 2015

December 8, 2015 Occoquan Magisterial District 101

#REZ2015-20013, Prince William Parkway Development & #SUP2015-20025, Mini Price Self Storage

RECOMMENDATION: Planning Commission recommends approval of Proffer Amendment #REZ2015-20013, Prince William Parkway Development, and Special Use Permit #SUP2015-20023, Mini Price Self Storage, subject to the proffers and conditions dated October 8, 2015. Staff concurs for the following reasons:

- ◆ The site is designated RCC, Regional Commercial Center, and is mostly zoned B-1, General Business. This proposed self-storage facility use is not consistent with the intent of the RCC designation. However, self-storage facility uses are permissible uses in the B-1 Zoning District with an approved special use permit, and if the proffer amendment is approved, this special use permit can be supported, as conditioned.
- ◆ Most of the surrounding area contains commercial, industrial, and retail uses, thus this proposed self-storage facility use will have a minimal impact on the surrounding area.

December 8, 2015

Occoquan Magisterial District

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