

MOTION:

**May 15, 2018
Regular Meeting
Ord. No. 18-**

SECOND:

**RE: SPECIAL USE PERMIT #SUP2017-00018 – JOHN MARSHALL
COMMONS – VILLAGE DISTRICT MODIFICATIONS –
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a special use permit request to allow for multiple modifications to the V, Village District, development standards; and

WHEREAS, the site is located on north side of John Marshall Highway/Route 55 and south of Interstate 66, between the Town of Haymarket to the west and Tyler Elementary School to the east; and

WHEREAS, the site is currently zoned A-1, Agricultural, and M-2, Light Industrial and is located within the I-66 / Route 29 Sector Plan special planning area; and

WHEREAS, the site is the subject of a companion rezoning request (REZ #PLN2013-00115, John Marshall Commons) to rezone to V, Village District, to construct 144 residential units (94 townhouses & 50 age-restricted townhouse units) and allow for nonresidential uses; and

WHEREAS, a Comprehensive Plan Amendment (#CPA2016-00002, John Marshall Commons) request is being concurrently processed, which is to amend the Long-Range Land Use designation in the Comprehensive Plan of the subject site and additional acreage (+/-55 acres) from CEC, Community Employment Center to VMU, Village Mixed Use; and

WHEREAS, the Planning Commission, at its public hearing on April 19, 2017, recommended denial, as stated in Planning Commission Resolution Number 17-044; and

WHEREAS, the Planning Office recommends approval of this request; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on May 15, 2018, and interested citizens were heard; and

WHEREAS, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request;

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NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby approve Special Use Permit #SUP2017-00018, John Marshall Commons – Village District Modifications, subject to conditions dated April 27, 2018;

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

ATTACHMENT: Conditions dated April 27, 2018.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Ms. Denise Harrover
Van Metre Companies
9900 Main Street, Suite 500
Fairfax, VA 22031

ATTEST: _____
Clerk to the Board

PROPOSED CONDITIONS

Owner/Applicant: Van Metre Communities

Special Use Permit: #SUP2017-00018, John Marshall Commons – Village District

Modifications

Prince William County GPINs 7397-19-4508, 7397-19-6212, 7397-19-8528, 7397-18-7487, 7397-18-4395, 7397-28-3272, 7397-28-5063, 7397-28-8550 and 7397-28-9574

Special Use Permit Area: +/-27.7 acres

Zoning: V, Village

Magisterial District: Gainesville

Date: May 8, 2018

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan (the "Plan") are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

There shall be no timing associated with this special use permit. The approval of this special use permit shall allow for development approved with the companion rezoning, REZ #PLN2013-00115, John Marshall Commons, and subsequent proffer amendments. In the event the Board of County Supervisors does not approve REZ #PLN2013-00115, this special use permit shall be null and void.

1. Site Development –

- a. The development standard modifications proposed are depicted within the SUP plan, entitled "John Marshall Commons Special Use Permit Plan", prepared by Urban., dated May 7, 2018.
- b. Design Guidelines ("DG") - John Marshall Commons (pages 1-30) prepared by Urban, dated March 30, 2015, revised January 5, 2018.

2. Modifications / Waivers: The following are the requested modifications of the V, Village District development standards (ZO Sec. 32-351). Specifically, the modifications are:

- a. Sec. 32-351.05 (1)- To allow townhouse as a unit type on lots greater than one acre in the V, Village, zoning district.
- b. Sec. 32-351.08(1) - To allow nonresidential lot sizes to exceed one acre.
- c. Sec. 32-351.08(2) - To exceed maximum lot frontage for nonresidential lots.
- d. Sec. 32-351.08(6) – To allow individual nonresidential uses to exceed a maximum building area of 8,000 SF.
- e. Sec. 32-351.08(8.a) – To exceed maximum building setbacks for nonresidential development.

3. Community Design

a. Architecture – All development on the site shall be provided in general conformance with the Design Guidelines, except as specified below:

i) Residential – All residential buildings constructed shall be of a style and consist of materials substantially in conformance with the building elevations in the Design Guidelines. Deviation from any of the materials and/or elevation design shown in the Design guidelines shall be permitted upon approval by the County Planning Director, based on a determination of comparable quality and substantial conformance. Final architectural elevations shall be submitted to the County Planning Director at least two weeks prior to a request for issuance of any building permit release letter(s) for such building.

ii) Nonresidential – Any new commercial building or buildings shall be constructed primarily of brick, stone, concrete and/or other accent materials. Additionally, all exterior material, colors, architectural treatments, etc. will be compatible and complementary. Side and rear building elevations which have the majority of their surface area parallel to, or approximately parallel to, public road frontage, will have their facades covered generally with the same material and architectural style as is used for the front of the buildings. All building facades, particularly in front of buildings, will be articulated with a change in elevations or by providing entrances features so that buildings are visually interesting and entrances are clearly identified. Final architectural elevations and materials and color palettes for any building shown on a site plan will be submitted to the County Planning Director at least two weeks prior to a request of issuance of a building permit release letter for such building.



COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT

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May 8, 2018

TO: Board of County Supervisors

FROM: Rebecca Horner, AICP, CZA *RH*
Director of Planning

RE: Rezoning #PLN2013-00115, John Marshall Commons & Special Use Permit #SUP2017-00018, John Marshall Commons – Village District Modifications
Gainesville Magisterial District

I. Background is as follows:

A. Request:

1. To rezone +/-27.7 acres from A-1, Agricultural and M-2, Light Industrial, to V, Village, to construct 144 townhouse units and allow for nonresidential uses permitted in the Village zoning district. The residential units will consist of 94 townhouse units and 50 age-restricted townhouse units.
2. To allow a special use permit for modifications to the V, Village District, development standards. Specifically, the modifications are:
 - a) To allow townhouse as a unit type on lots greater than one acre in the V, Village, zoning district.
 - b) To allow nonresidential lot sizes to exceed one acre.
 - c) To exceed maximum lot frontage for nonresidential lots
 - d) To allow individual nonresidential uses to exceed a maximum building area of 8,000 SF.
 - e) To exceed maximum building setbacks for nonresidential development.

Uses / Development Features	Existing / Permitted Development	Proposed Development (requires rezoning)
Zoning	A-1, Agricultural & M-2 Light Industrial	V, Village
Use	Agricultural / Residential / Office & Commercial	Residential, Commercial/Retail & Office/Employment
Residential Density	One single family detached dwelling per 10 acres	+/-6.2 dwelling units per acre (residential landbays = +/-23.2 acres)
Residential Units	Up to seven SFD (Seven parcels zoned A-1)	Up to 144 dwelling units (94 townhouses & 50 age-restricted townhouses)
Nonresidential	+/-5.4 acres of M-2, Light Industrial (already developed with 20,500 SF of gross floor area of office/commercial	(Existing 20,500 SF) + (Future development of Landbay A +/-1.87 acres) commercial/retail & office/employment

- B. Site Location – The site is located on north side of John Marshall Highway/Route 55 and south of Interstate 66, between the Town of Haymarket to the west and Tyler Elementary School to the east (see maps in Attachment A). The site is identified on County maps as GPINs 7397-19-4508, 7397-19-6212, 7397-19-8528, 7397-18-7487, 7397-18-4395, 7397-28-3272, 7397-28-5063, 7397-28-8550 and 7397-28-9574.
- C. Comprehensive Plan – The site is designated CEC, Community Employment Center and is located within the I-66/Route 29 Sector Plan. A companion Comprehensive Plan Amendment (CPA#2016-00002, John Marshall Commons) is proposed to re-designate the site from CEC, to VMU, Village Mixed Use, long range land use designation.
- D. Zoning – The site is zoned A-1, Agricultural and M-2, Light Industrial.
- E. Surrounding Land Uses – The site is located on the north side of John Marshall Highway and is bordered by Interstate 66 to the north. The Town of Haymarket borders the site to the west and Tyler Elementary School abuts the property to the east. The property is split by an area consisting of existing office, retail, and childcare uses. On the south side of John Marshall Highway, there is another childcare facility and more office and retail development. Further to the south is the Greenhill Crossing residential community consisting of single family attached and detached dwellings.

- F. Background & Context – The rezoning request was accepted for review in November of 2012. The original request was to rezone the site from A-1, Agricultural and M-2, Light Industrial, to PMR, Planned Mixed Residential, to construct 205 residential units (85 townhouses & 120 multifamily units) and allow for uses permitted in the B-2, Neighborhood Business zoning district. Staff was unable to support the application because of the significant inconsistencies of the request with the underlying CEC, Community Employment Center, land use designation. At that time, staff recommended denial of the request.

The Planning Commission heard the request on June 17, 2015. After hearing from the public, and discussion by the Planning Commission regarding the need for a Comprehensive Plan amendment, the Commission deferred the request to a date uncertain. The applicant subsequently initiated a comprehensive plan amendment for a VMU, Village Mixed Use designation and revised the rezoning application to request the V, Village, zoning district.

II. Current Situation is as follows:

- A. Planning Commission Recommendation – At the April 19, 2017, public hearing, the Planning Commission recommended denial of REZ #PLN2013-00115, John Marshall Commons and #SUP2017-00018, John Marshall Commons – Village District Modifications for the following reasons (see Attachment H for resolutions):
1. Concerns related to density
 2. Traffic problems
 3. Impacts to schools
 4. Comparison of the project's residential and nonresidential tax revenue

Applicant Response – In response to the feedback provided at the hearing and the recommendations contained within the Planning Commission's motion, the applicant made revisions to the project including; reduction in the proposed unit total from 215 to 144, change in unit type and mix, layout changes, and increase open space and amenities. In response to the tax revenue concern, the applicant's narrative referenced the mixed-use development potential for both the existing CEC, Community Employment Center land use designation, and the proposed VMU, Village Mixed Use district. Additionally, the applicant restated the compatibility of the VMU, Village Mixed Use District and V, Village zoning district with surrounding development. A comparison of the previous submission and the proposed changes is provided in the following table:

Uses / Development Features	Project as presented the Planning Commission on April 19, 2017	Current Proposed Project
Zoning	V, Village	V, Village
Use	Residential, Commercial/Retail & Office/Employment	Residential, Commercial/Retail & Office/Employment
Residential Density	9.26 dwelling units per acre (residential landbays = +/-23.2 acres)	+/-6.2 dwelling units per acre (residential landbays = +/-23.2 acres)
Residential Units	Up to 215 dwelling units – 99 townhouses (mix of rear & front-loaded units) & 116 multifamily units (rear-loaded)	Up to 144 dwelling units – 94 townhouses (mix of rear & front-loaded units) & 50 age-restricted townhouses (villa style / front-loaded)
Nonresidential	Existing 20,500 SF) + (Future development of Landbay A +/-1.87 acres) commercial/retail & office/employment	(Existing 20,500 SF) + (Future development of Landbay A +/-1.87 acres) commercial/retail & office/employment
Schools Impact	Overall: 99 students generated	Overall: 59 students generated
Vehicle Trips per Day (VPD) from residential	Estimated: 1,604	Estimated: 988
Amenities	<ul style="list-style-type: none"> - Pool & bathhouse facility - 2 pocket parks - 2 tot lots 	<ul style="list-style-type: none"> - Central green feature – including clubhouse, pavilion & pickle ball court - Pool & bathhouse facility - 2 pocket parks - Tot lot

B. Planning Office Recommendation – The Planning Office recommends approval of the REZ #PLN2013-00115, John Marshall Commons and #SUP2017-00018, John Marshall Commons – Village District Modifications, for the following reasons:

- Long Range Land Use – If the companion comprehensive plan amendment for VMU, Village Mixed Use, is approved, the proposed rezoning and special use permit requests could generally be found to be in conformance with long range land use plan.
- Community Design – The VMU classification provides for mixed use development where residential and neighborhood commercial uses are intermingled on small lots laid out in a traditional street grid. Given the limitations of the split nature of the project (east and west portions separated by nonresidential development), interconnectivity and quality design features have been achieved at acceptable levels.

- Village Zoning District – The Village District is intended to encourage development of residential and neighborhood commercial uses. The project area includes an existing 20,500 SF of office/employment development with an additional +/-1.87 acres of nonresidential development potential.

C. Board of County Supervisors Public Hearing – A public hearing before the Board of County Supervisors has been advertised for May 15, 2018.

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 VMU designation?
2. Level of Service (LOS) – How does the proposal address the impacts on the existing levels of service?

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 REZ #PLN2013-00115, John Marshall Commons, subject to the proffers dated May 7, 2018, and #SUP2017-00018, John Marshall Commons – Village District Modifications, subject to conditions dated May 8, 2018, found in Attachment C.

1. Comprehensive Plan:

- a) Long-Range Land Use – If the site is classified VMU, Village Mixed Use, the proposed REZ and SUP request could be found in general conformance with the long range land use plan. A mix of uses are proposed and exist including residential, retail, and some office. The VMU classification encourages this type of mixed use development in addition to interconnectivity throughout the site and with the surrounding development.
- b) Level of Service (LOS) – This rezoning proposal is not subject to proffer legislation per Virginia Code Section 15.2-2303.4 / SB 549, since it was submitted prior to July 1, 2016. The level of service

impacts related to the request would be mitigated by the proffered monetary contributions as follows:

LOS Category for Monetary Contributions	Proffered LOS: 144 residential units 94 townhouses 50 age-restricted townhouses	Total \$
Fire and Rescue	\$974 x 144 = \$96,426 \$0.61/sq. ft. per new nonresidential SF (undetermined)	\$140,256
Libraries	\$805 x 144	\$115,920
Housing	\$250.00 per unit	\$36,000
Parks and Recreation	\$5,144 x 144	\$740,736
Schools	\$17,489 x 94 \$45,000	\$1,688,966
Transportation	\$15,425 x 144	\$2,221,200
Water Quality	\$75 per acre	\$2,100
TOTAL		\$4,945,178

2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. A public hearing was held on April 19, 2017, before the Planning Commission, and public testimony was provided. At the public hearing, four citizens spoke in opposition to the request. Their concerns were related to traffic and site circulation, schools impacts, and strategic plan impacts. Prior to the public hearing, staff had received one email of opposition from the community. The concerns expressed in the email related to traffic, green space, and development type.
3. Other Jurisdictional Comments – The project abuts the Town of Haymarket, and the Town has been involved in the review of this application. In the fall of 2014, the applicant attended a Town Council meeting to discuss the project. The comments from the Town and the applicant’s response to the comments are provided in Attachment G.
4. Legal Uses of the Property – The site would be developed in conformance with the proffers, plans and exhibits attached, allowing nonresidential and residential development, including up to 144 residential units. The modifications to the Village Development standards would be granted with the approval of the SUP. 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 to take action on a rezoning request. The one-year time frame ended on November 7, 2013. As stated above in the Background & Context section above, the project has undergone multiple revisions to the project scope, requested land use designation & zoning, layout, unit type & total, etc. In addition, the project has had multiple prolonged periods of inactivity with the project status being on-hold. A revised request was provided to the Planning Office on January 30, 2018. In accordance with Sec. 32-400.43 of the Zoning Ordinance, whenever an applicant shall make a change in his application, the one year time period shall run from the date of the change received by the Planning Director. Therefore, the time frame for consideration by the Board of County Supervisors is extended to January 30, 2019.

B. Deny REZ #PLN2013-00115, John Marshall Commons, and #SUP2017-00018, John Marshall Commons – Village Unit Type.

1. Comprehensive Plan:

- a) Long-Range Land Use – If the companion CPA application is not approved, the land use designation of the site would remain CEC, Community Employment Center. If the rezoning is denied, the zoning classification would remain A-1, Agricultural and M-2, Light Industrial. The SUP would not be supported with the denial of the rezoning.
- b) Level of Service – Denial would not have any impact on the existing level of service.

2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. A public hearing was held on April 19, 2017, before the Planning Commission, and public testimony was provided. At the public hearing, four citizens spoke in opposition to the request. Their concerns were related to traffic and site circulation, schools impacts, and strategic plan impacts. Prior to the public hearing, staff had received one email of opposition from the community. The concerns expressed in the email related to traffic, green space, and development type.
3. Other Jurisdictional Comments – The project abuts the Town of Haymarket, and the Town has been involved in the review of this application. In the fall of 2014, the applicant attended a Town Council meeting to discuss the project. The comments from the Town and the applicant's response to the comments are provided in Attachment G.

4. Legal Uses of the Property – The property could develop in accordance with the A-1, Agricultural zoning district. The property that is zoned M-2 would allow uses permitted by-right in the M-2, Light Industrial zoning district. 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 to take action on a rezoning request. The one-year time frame ended on November 7, 2013. As stated above in the Background & Context section above, the project has undergone multiple revisions to the project scope, requested land use designation & zoning, layout, unit type & total, etc. In addition, the project has had multiple prolonged periods of inactivity with the project status being on-hold. A revised request was provided to the Planning Office on January 30, 2018. In accordance with Sec. 32-400.43 of the Zoning Ordinance, whenever an applicant shall make a change in his application, the one year time period shall run from the date of the change received by the Planning Director. Therefore, the time frame for consideration by the Board of County Supervisors is extended to January 30, 2019.
- C. Remand REZ #PLN2013-00115, John Marshall Commons, and #SUP2017-00018, John Marshall Commons – Village District Modifications to the Planning Commission to review and provide recommendation based on the proposed revisions to the application. In accordance with Sec. 32-700.43 of the Zoning Ordinance, the Board of County Supervisors may determine whether the change to the request is substantial and should be referred back to the Planning Commission for consideration.
1. Comprehensive Plan:
 - a) Long-Range Land Use – Further consideration by the Planning Commission would have no effect on the long-range land use.
 - b) Level of Service – No impact on the existing level of service with further consideration by the Planning Commission.
 2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. A public hearing was held on April 19, 2017, before the Planning Commission, and public testimony was provided. At the public hearing, four citizens spoke in opposition to the request. Their concerns were related to traffic and site circulation, schools impacts, and strategic plan impacts. Prior to the public hearing, staff had received one email of opposition from the community. The concerns expressed in the email related to traffic, green space, and development type. Remanding the cases to the Planning Commission would allow additional time to receive community input on the changes made to the overall project since the April 19, 2017, Planning Commission public hearing.

3. Other Jurisdictional Comments – The project abuts the Town of Haymarket, and the Town has been involved in the review of this application. In the fall of 2014, the applicant attended a Town Council meeting to discuss the project. The comments from the Town and the applicant’s response to the comments are provided in Attachment G. To remand the case to the Planning Commission could allow additional time to for the applicant to attend and present the case before the Town of Haymarket Planning Commission or Town Council. The applicant has presented previous versions of the request to Town, but has not brought forward their current proposal. The current proposal is the least impactful version of the project submitted to date.
4. Legal Uses of the Property – The property could develop in accordance with the A-1, Agricultural zoning district. The property that is zoned M-2 would allow uses permitted by-right in the M-2, Light Industrial zoning district. 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 to take action on a rezoning request. The one-year time frame ended on November 7, 2013. As stated above in the Background & Context section above, the project has undergone multiple revisions to the project scope, requested land use designation & zoning, layout, unit type & total, etc. In addition, the project has had multiple prolonged periods of inactivity with the project status being on-hold. A revised request was provided to the Planning Office on January 30, 2018. In accordance with Sec. 32-400.43 of the Zoning Ordinance, whenever an applicant shall make a change in his application, the one year time period shall run from the date of the change received by the Planning Director. Therefore, the time frame for consideration by the Board of County Supervisors is extended to January 30, 2019.

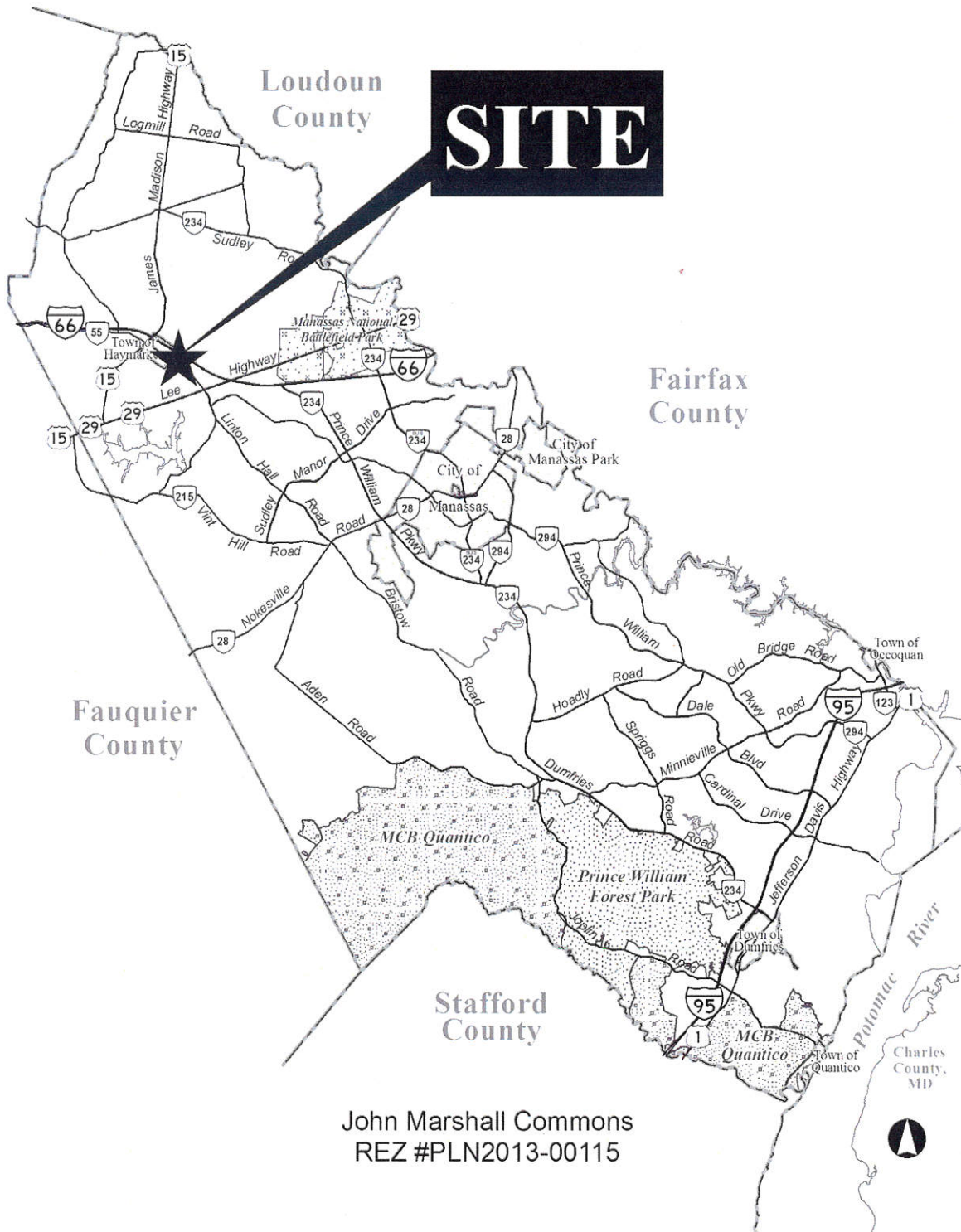
V. Recommendation is that the Board of County Supervisors accepts Alternative A and approves the attached Ordinances.

Staff: Stephen L. Donohoe, Current Planning Manager X5282

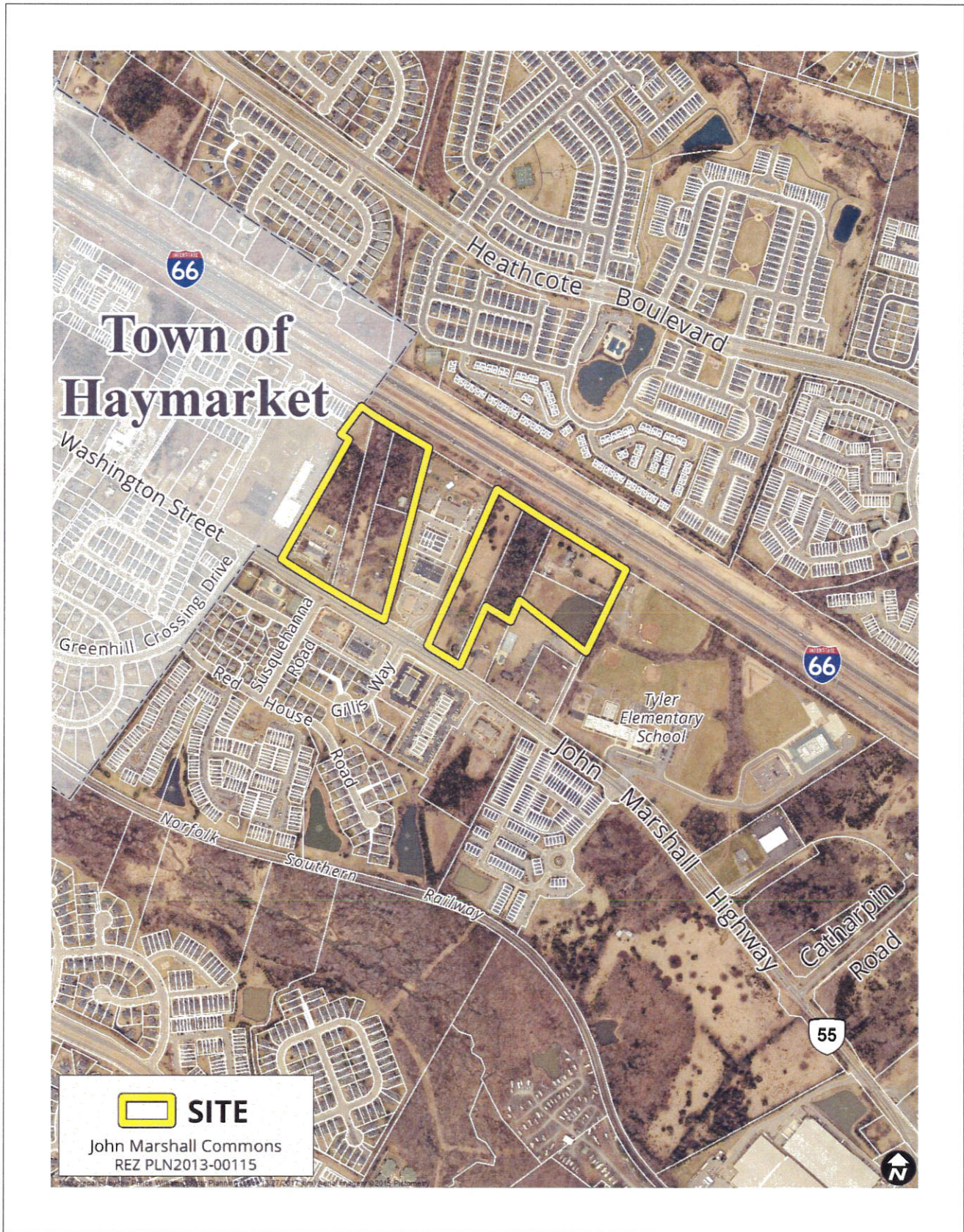
Attachments

- A. Area Maps
- B. Staff Analysis
- C. Master Zoning Plan, and SUP Plan
- D. Design Guidelines
- E. Environmental Constraints Analysis
- F. Historical Commission Resolution
- G. Town of Haymarket comment letter & Applicant Response
- H. Schools - Development Impact Statement
- I. Planning Commission Resolutions

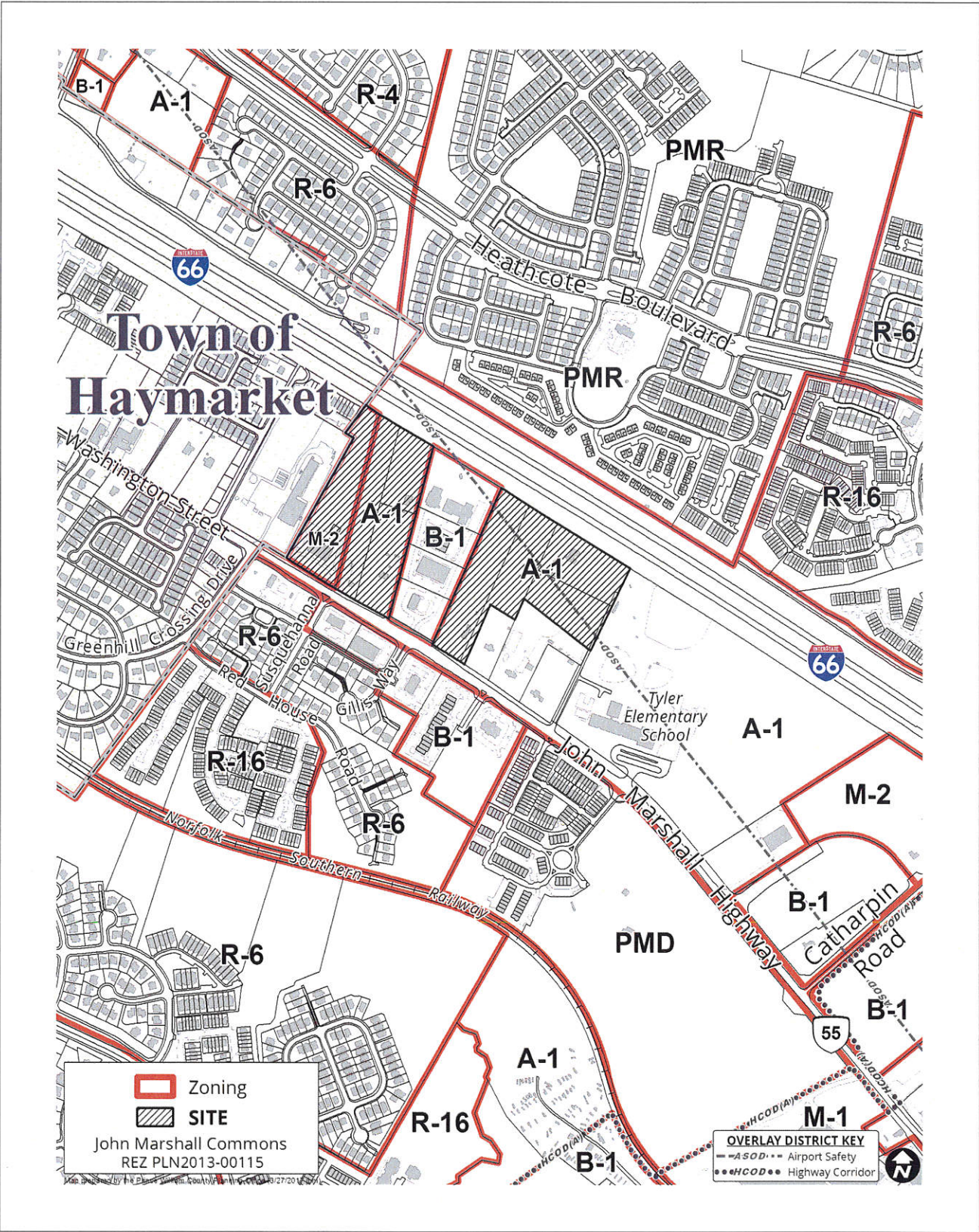
Attachment A – Maps
VICINITY MAP



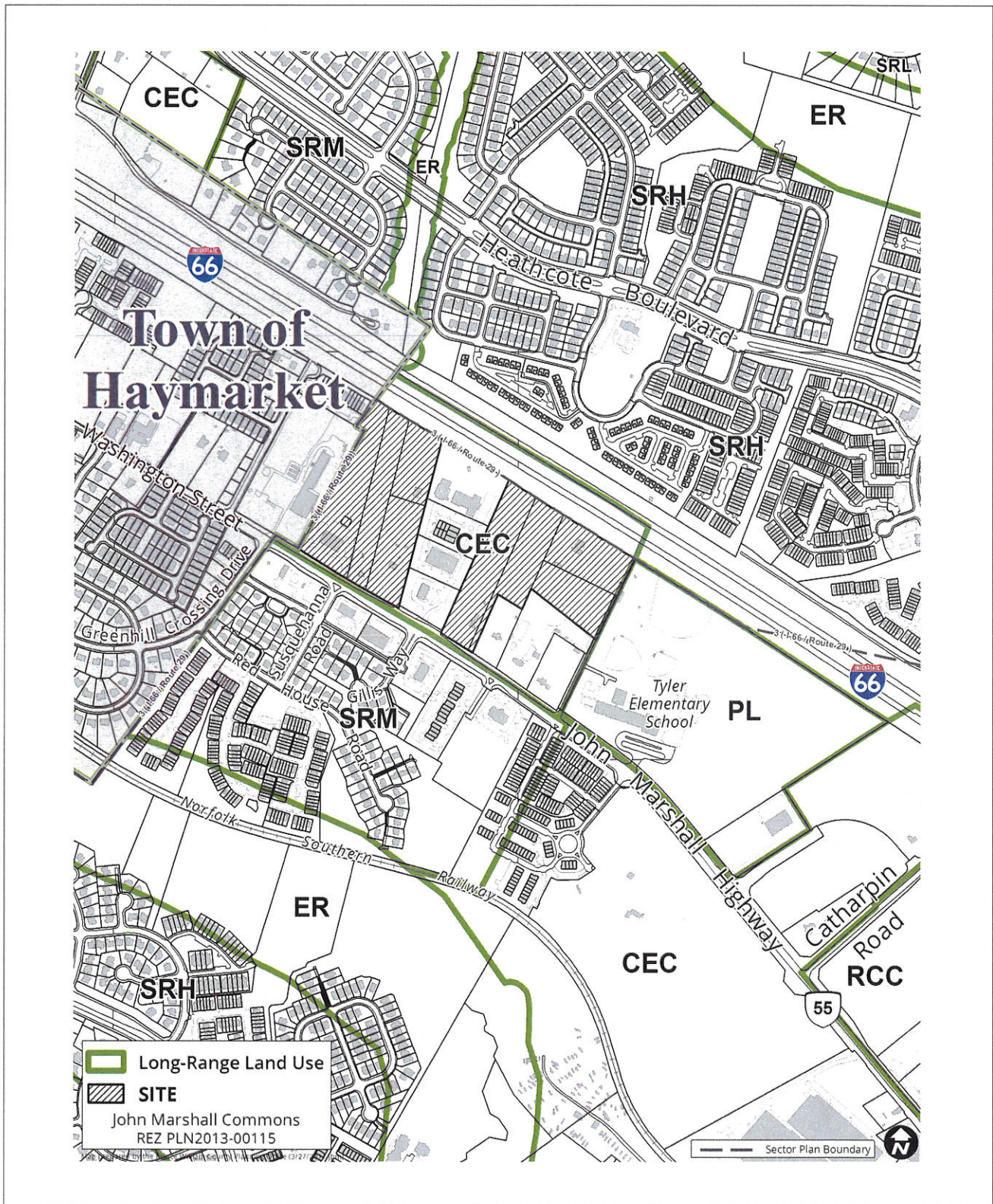
John Marshall Commons
REZ #PLN2013-00115



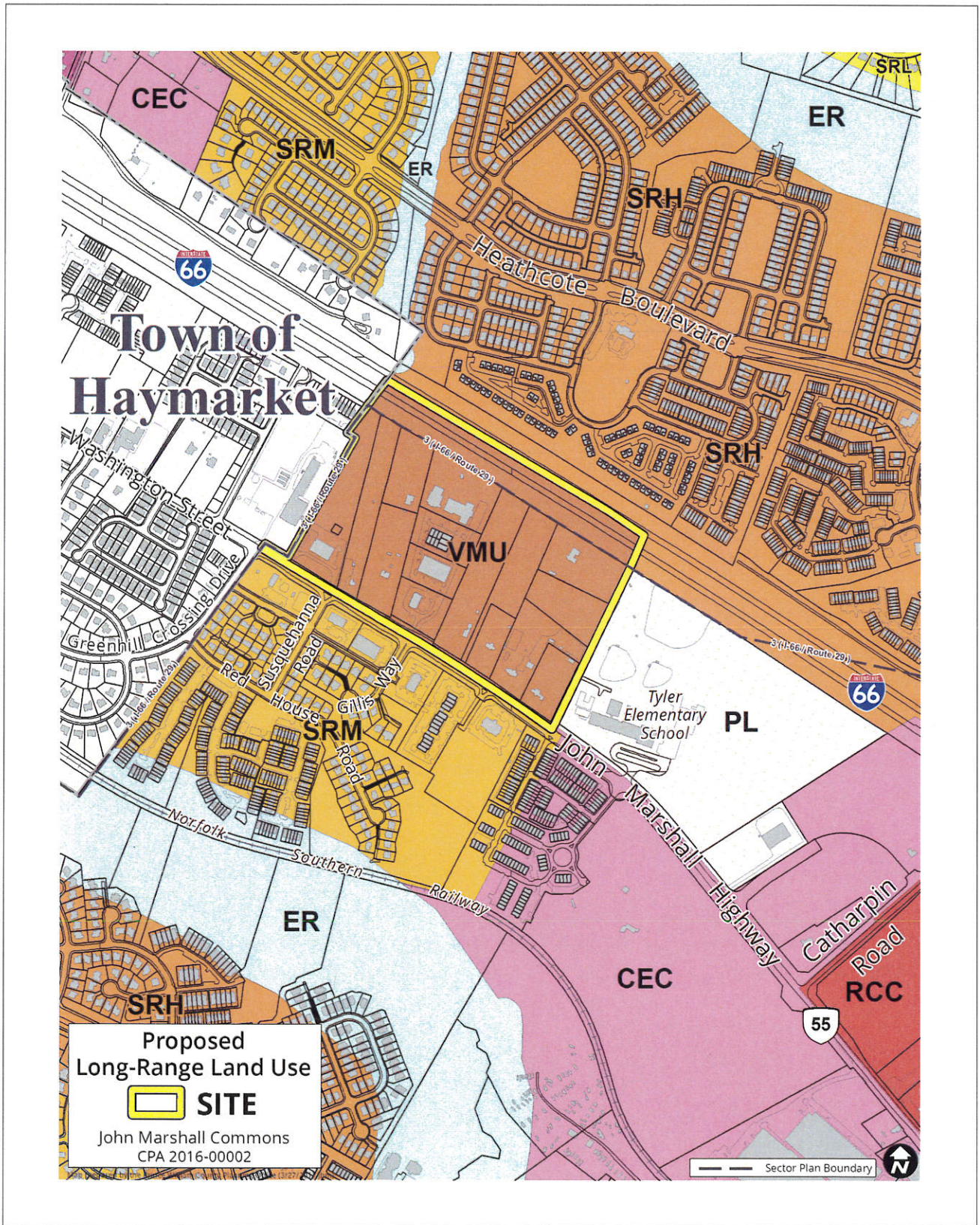
Attachment A – Maps
EXISTING ZONING MAP



Attachment A – Maps
 EXISTING LONG-RANGE LAND USE MAP



Attachment A – Maps
PROPOSED LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval (If the companion CPA is approved)

The 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	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Housing	Yes
Libraries	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	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	I-66 & VDOT right-of-way North of I-66: residential including Single family detached, townhouses & multifamily units	CEC North of I-66: SRH	A-1 North of I-66: PMR
South	Childcare facility, Office, Retail, Greenhill Crossing residential SFD & townhouses	SRM	B-1, R-6 & R-16
East	Tyler Elementary School	PL	A-1
West	Town of Haymarket: Office	Town of Haymarket	Town of Haymarket (B-1 & R-2)

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 site is located within the development area of the County and is current classified CEC, Community Employment Center. If approved, a concurrently reviewed Comprehensive Plan Amendment will amend the Long Range Land Use Map to VMU, Village Mixed Use. The following table summarizes the uses and densities intended within the CEC & VMU designations:

Long-Range Land Use Plan Classification	Land Uses Intended
<p>Community Employment Center (CEC) <i>Existing</i></p>	<p>The purpose of the Community Employment Center classification is to provide for areas of low- to mid-rise offices (including government offices, particularly those for Prince William County agencies), research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. CEC projects shall be located at or near the intersection of principal arterials and major collector roads, or at commuter rail stations. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total CEC gross floor area of the project. Drive-in/drive-through uses are discouraged. Single-family attached or multifamily housing including elderly housing is permitted, at a density of 6-12 units per gross acre, less the ER, Environmental Resource-designated portion of a property. Development in CEC 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 and lodging uses are always the primary uses within the area rezoned. Office development in CEC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i>, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.</p>
<p>Village Mixed Use (VMU) <i>(Proposed per CPA#2016-00002)</i></p>	<p>Village Mixed Use provides for mixed use development where residential and neighborhood commercial uses are intermingled on small lots laid out in a traditional street grid. Implementation of VMU will be through a Village Zoning District that provides density, design standards, setbacks, and use limitations to ensure compatibility between the residential and commercial uses. This designation is intended to be planned for Potomac Communities, and may be planned within centers of commerce and centers of community given the designation contributes to the overall vision of the Center Overlay as defined in this chapter.</p>

The total project area is roughly 27.7 acres that is currently A-1, Agricultural and M-2, Light Industrial. The request will allow the construction of up to 144 residential units (94 townhouses & 50 age-restricted townhouse units) and allow for nonresidential uses permitted in the Village zoning

district. The proposed residential density within the residential landbays is +/-6.2 dwelling units per acre.

The Village District is intended to encourage residential and neighborhood commercial uses, intermingled in a neighborhood of small lots, laid out in a traditional street grid. Other considerations should include the scale and arrangement of buildings, with specific attention to street-level facades, and a mix of uses that contribute to vibrant community.

The second part of the request is a Special Use Permit request modify the following standards provided within the V, Village zoning:

To allow a special use permit for modifications to the V, Village District, development standards. Specifically, the modifications are:

- a) To allow townhouse as a unit type on lots greater than one acre in the V, Village, zoning district. *The property has not yet been subdivided. This modification is necessary to allow the site to develop in conformance to the MZP.*
- b) To allow nonresidential lot sizes to exceed one acre. *Landbay B is larger than one acre and already has an existing office building. Landbay B requires this modification. Landbay A is also larger than one acre, however, could be subdivided at a later time.*
- c) To exceed maximum lot frontage for nonresidential lots. *The existing building within Landbay B has frontage that exceeds the Village District standards.*
- d) To allow individual nonresidential uses to exceed a maximum building area of 8,000 SF. *The existing building within Landbay B is 20,500 SF.*
- e) To exceed maximum building setbacks for nonresidential development. *The existing building within Landbay B exceeds the Village District standards.*

Proposal's Strengths

- Long Range Land Use – If the companion Comprehensive Plan amendment for VMU, Village Mixed Use, is approved, the proposed rezoning and special use permit requests could generally be found to be in conformance with long range land use plan.
- Village Zoning District – The Village District is intended to encourage development of residential and neighborhood commercial uses. Approval of this rezoning would retain the potential for office/employment and other nonresidential development to occur on the site. The project area includes an existing 20,500 SF of office/employment development with an additional +/-1.87 acres of nonresidential development potential.
- VMU Unit Type and Density – Unlike the current land use classification of CEC, the VMU does not require office, employment, and lodging uses as the primary uses within the project

area. The VMU promotes successful integration of moderately scaled residential and nonresidential uses. This project area includes existing nonresidential (office/employment) development along with a medium suburban density of +/-6.2 du/ac. The project contains two residential unit classifications (townhouses & age-restricted townhouses) and is split by an existing retail center between landbays C & D.

- Drive-Through Restaurants – As proffered, drive-through restaurants are not permitted within the commercial landbays of the project.

Proposal's Weaknesses

- Landbay A – This landbay is not shown with any development detail on the GDP.

On balance, if the companion Comprehensive Plan amendment can be supported, this application is found to be consistent 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.

Proposal's Strengths

- Community Design – The VMU classification provides for mixed use development where residential and neighborhood commercial uses are intermingled on small lots laid out in a traditional street grid. Given the limitations of the split nature of the project (east and west portions separated by nonresidential development), interconnectivity and quality design features have been achieved at acceptable levels.
- Design Guidelines – The attached design guidelines outline the various elements of quality residential design and provide examples of quality building and design. The design guidelines recommend streetscaping elements (architecture, landscaping, signage, lighting, street furnishings, coordinated signage, and pedestrian connections) to be incorporated into project.
- General Consistency with Town – The applicant has included a number of architectural elements, landscaping detail, pedestrian connections, and streetscape elements present within the Town of Haymarket. The proffered design guidelines illustrate this effort. Although that

applicant has made improvements to better conform with the Town, comments from the Town (Attachment G) express concern in this regard.

- Building Elevations – As proffered and shown in the attached elevations in the Design Guidelines, the townhouse units include quality and consistent design throughout the project.
- Pedestrian Facilities & Amenities – In addition to providing sidewalks throughout the project, the applicant shall construct a 10 ft. wide trail across the frontage of the site along John Marshall Hwy. Off-site sidewalk construction is also proffered along the frontage of the abutting property to the east, subject to the applicant securing needed easements. Two tot lots, four pocket parks, and a community facility with a pool will be provided, as proffered.
- Open Space – The amended application includes a feature that had been missing from previous designs. The plan now includes an appropriately sized central green space area shown on the west side of the project that includes a clubhouse, pavilion and pickle ball court. This improvement is in addition to the pocket parks, tot lot, pool and bathhouse.

Proposal's Weaknesses

- Nonresidential Design (Landbay A) – The applicant has not included architectural design details within the design guidelines, nor proffered to specific building elevations. The proffers include a general outline of the allowable building materials but the nonresidential building design is undetermined.

On balance, if the companion Comprehensive Plan amendment can be supported, 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 plans 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.

Proposal's Strengths

- Archaeological Study – As proffered, the applicant shall perform a Phase I cultural resource investigation. In the event that additional studies are warranted, the applicant shall conduct further study in consultation with the Planning Office. All artifacts and records recovered during the archaeological evaluation shall be curated with expenses and costs associated being the responsibility of the applicant.

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. The property consists of gentle slopes and level areas and is located within Subwatershed #132, in the Bull Run watershed. The site is partially wooded but contains open field areas with a large farm pond located in the "East" portion of property. The farm pond is proposed to be modified and incorporated into the stormwater management facilities for the site. A water quality monitoring contribution is proffered.

Proposal's Strengths

- 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

- Lack of Preservation – The majority of the site will be cleared with the development of this site. The applicant is not proposing to preserve any existing forested areas on-site, as was requested by staff.

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 – The applicant has proffered to provide monetary contributions for the residential units and new nonresidential development.
- 4.0 Minute Response Time – The site is located within the mapped 4.0-minute response time area for fire suppression and basic life support
- 8.0 Minute Response Time – The site is within the recommended 8.0-minute response time for advanced life support.
- Gainesville Fire & Rescue Station #4 Workload – The responding fire and rescue station is currently operating at a level within the recommended standard for capacity.

Proposal's Weaknesses

- None identified.

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

Housing Plan Analysis

Prince William County is committed to clean, safe and attractive neighborhoods for all its residents, and the elimination of neighborhood blight and substandard housing. The Housing Plan sets out policies and action strategies that further the County's goal of identifying locations and criteria for the provision of diverse housing opportunities for all segments of our population and to promote economic development. The Plan includes recommendations relating to neighborhood preservation and improvement, affordable housing, special needs housing, and public/private partnerships to address housing needs.

As recommended in the Comprehensive Plan, to assist in the need for affordable housing in Prince William County, the applicant has proffered a monetary contribution of \$250 per residential unit to the Housing Preservation and Development Fund. The fund assists in developing housing options for those in the County who cannot afford to reside in the community.

Proposal's Strengths

- Monetary Contribution – The applicant has proffered to provide a \$250 per unit contribution to the Housing Preservation and Development Fund.

Proposal's Weaknesses

- None identified.

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

Library Plan Analysis

Access to a variety of information is a valuable service provided by the County. The Library Plan sets out policies and action strategies that further the County's goal of providing adequate library facilities and information resources to our residents. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility.

The two libraries nearest the proposed project are Bull Run Regional Library and Gainesville Neighborhood Library. It is estimated that the proposed development will generate a need for additional library space and volumes of books and periodicals

Proposal's Strengths

- Level of Service – The applicant has proffered to provide monetary contributions for the residential units.

Proposal’s Weaknesses

- None identified.

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

Parks and Open Space Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County’s goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

The proposed residential development is near the following area parks and trails:

Type	Name
Neighborhood	Elizabeth Nickens
Community	Catharpin Regional Park, Rollins Ford Park
Regional	James S. Long Regional Park, Silver Lake Regional Park
Linear and Resource-Based	None
Trails	Trail at James S. Long Regional Park and Silver Lake Regional Park

Proposal’s Strengths

- Level of Service – The applicant has proffered to provide monetary contributions for the residential units.
- Amenities – The applicant intends to provide pocket parks, tot lots, pavilion, clubhouse, pickleball court, and a community recreation facility with a bathhouse and pool. As proffered, the Land Bay C clubhouse and outdoor pavilion/shelter will be constructed prior to the issuance

of the 26th occupancy permit in Land Bay C. The Land Bay D bathhouse and pool will be constructed prior to the issuance of the 48th certificate of occupancy in Land Bay D.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Parks, Open Space and Trails 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 plan 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 plan 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 plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

Proposal’s Strengths

- Safety and Security Measures – The Police Department has recommended the safety and security measures that should be incorporated into the design of the site. No significant impact to police services is anticipated.

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.

The property is within the Prince William County Service Authority service area. Public water is available to the property. For John Marshall Commons “West”, public water is located at Alexandra’s Keep as a 12-inch main and at Piedmont Center Plaza’s interparcel connection, as a 12-inch main. For John Marshall Commons “East”, public water located at Piedmont Center Plaza’s interparcel connection, as a 12-inch main.

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 proffers 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 and stormwater 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 area. Public sewer is available the property. Public sewer is located along John Marshall Highway and at the interparcel connection with Piedmont Center Plaza. Off-site easements may be required.

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 proffers 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.

Schools Plan Analysis

A high-quality education system serves not only the students and their families, but the entire community by attracting employers who value educational opportunities for their employees. The Schools Plan sets out policies and action strategies that further the County’s goal of providing quality public education to our school-aged population. The Plan includes recommendations relating to facility size and location, siting criteria, compatible uses, and community use of school facilities.

The Schools Plan establishes level of service (LOS) standards for schools Countywide, based on available or project program capabilities. The Schools Plan recommends that proposed developments offset impacts on County schools by providing land for future schools and/or monetary contributions for construction of schools.

The following comments were received from the School Board in a letter received April 19, 2018.

The applicant has reduced plans from 215 townhouse units to 144 townhouse units, of which 50 are age-restricted. Based on annually updated county-wide student generation factors, the proposed change for the dwelling units, shown on the plan, is projected to generate the following numbers of students. School-by-school student generation rates can vary by plus or minus 50% in a specific development:

	<u>Total</u>
Elementary School, grades K-5	28
Middle School, grades 6-8	14
High School, grades 9-12	<u>17</u>
<u>TOTAL:</u>	59

In view of the residential development currently taking place within the county and the resulting overcrowding of a number of schools, school assignments and boundaries are subject to change. However, under the School Division’s 2017-18 districting, students living in this general area will attend the following schools:

Attachment B - Staff Analysis

School	Available Space		2017-18			2022-23			2027-28		
	Capacity	Portable Classrooms	Students	+/-	Util. (%)	Students	+/-	Util. (%)	Students	+/-	Util. (%)
Tyler ES	558		502	56	90.0%	508	50	91.1%	542	16	97.1%
Bull Run MS	1,233		1,166	67	94.6%	1,183	50	96.0%	1,381	-148	112.0%
Battlefield HS	2,053	16	2,941	-888	143.3%	3,131	-1,078	152.5%	3,289	-1,236	160.2%

Other schools potentially affected by this development:

School	Available Space		2017-18			2022-23			2027-28		
	Capacity	Portable Classrooms	Students	+/-	Util. (%)	Students	+/-	Util. (%)	Students	+/-	Util. (%)
Alvey ES	857		688	169	80.3%	702	155	81.9%	730	127	85.2%
Buckland Mills ES	938		651	287	69.4%	706	232	75.3%	843	95	89.9%
Gravelly ES	955		779	176	81.6%	854	101	89.4%	895	60	93.7%
Haymarket ES	946		825	121	87.2%	904	42	95.6%	1,005	-59	106.2%
Mountain View ES	722		584	138	80.9%	555	167	76.9%	625	97	86.6%

School Staff Comments:

- The applicant has reduced the number of townhouse units from 215 to 144 townhouse units, of which 50 are age-restricted.
- Tyler Elementary School’s current and projected enrollment has sufficient capacity to accommodate the projected 28 elementary students.
- Bull Run Middle School’s current and five-year projected enrollment has sufficient capacity to accommodate the projected 14 middle school students.
- Battlefield High School does not currently have sufficient capacity to accommodate the projected 17 high school students.
- Per the following School Facility Capacity Metrics chart, the Approved CIP 2019-2028 identifies a solution within ten years for Bull Run Middle School and within five years for Battlefield High School.
- The School Board is not in support of any rezoning that increases student capacity at schools already at or in excess of 100% capacity or a rezoning that causes student capacity at any school to exceed 100% capacity, unless proffers sufficient to mitigate the impact to the School Division are received.
- *The improvements set forth in the Analysis above, as well as proposed proffers, provide the minimum acceptable level of mitigation with respect to School Division concerns.*

Project	REZ2013-00115, John Marshall Commons
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	Affected School (Capacity)	Current Space Available	Projected Space - 5 Years	Projected Space - 10 Years	CIP Solution within 5 Years	CIP Solution within 10 Years	CIP Solution Comments
Elementary	Tyler ES (558)	56	50	16			
Middle	Bull Run MS (1,233)	67	50	-148	No	Yes	MS West Linton Hall Area (2024)
High	Battlefield HS (2,053)	-888	-1,078	-1,236	Yes		13th HS (2021)

It is anticipated that the 2021 construction of the 13th high school, as noted in the Schools approved Capital Improvements Program, will likely provide some measure of overcrowding relief to Battlefield High School. However, the amount of overcrowding relief provided to any particular school will depend upon future School Board action regarding attendance area boundaries.

Proposal’s Strengths

- Level of Service – The applicant has proffered to provide monetary contributions for the residential units. In addition, the applicant has proffered to make a monetary contribution to Prince William County Schools in the amount of \$45,000 prior to the first certificate of occupancy in Land Bay D.

Proposal’s Weaknesses

- Current Schools Capacity – Battlefield High School is currently operating over capacity. The 13th high school is scheduled to open September 2021 in the western area of the County.

On balance, this application is found to be consistent with the relevant components of the Schools 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, 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 bisected by the existing commercial/retail center, Piedmont Center Plaza. Therefore, the project is organized into two noncontiguous projects referred to as John Marshall Commons “West” for the portion west of Piedmont Plaza, and “East” for the portion east of Piedmont Plaza. The site will have three access points from John Marshall Highway. These include a partial access (right-in, right-out, left-in with left-out prohibited) to Landbay D. In addition, one full access point and one right-in/right-out access will serve Landbays A, B & C, west of Piedmont Center Plaza. In addition, the Applicant proposes to tie into two approved interparcel

access connections at the Piedmont Center Plaza retail site (Piedmont Center Drive) which bisect the application’s land bays. The Piedmont Center Plaza has direct access to John Marshall Highway (Route 55). A Traffic Impact Analysis (TIA) was required for this application submission as the proposed use would generate enough trips (per the DCSM) to require a TIA. The following table provides information concerning the daily volumes and levels of services of roadways important to this development:

Roadway Name	Number of Lanes	Current VDOT Count	Existing Daily LOS
John Marshall Hwy. (Rt. 55)	2	6,500	B
James Madison Hwy. (Rt. 15) south of Rt. 55	2	16,000	E
James Madison Hwy. (Rt. 15) north of Rt. 55	4	31,000	B

Proposal’s Strengths

- Level of Service – The applicant has proffered to provide monetary contributions for the residential units.
- Trail – As shown on the MZP, the applicant shall construct a 10 ft. wide trail across the frontage of the site. Additionally, in order to create a pedestrian connection to Tyler Elementary to the east, the applicant intends to construct a portion of a 10’ wide trail along the frontage of three off-site properties upon securing necessary easements.
- Intersection Improvement – The TIA recommends a roundabout at the intersection of the Piedmont Center Plaza access/Gillis Road/John Marshall Hwy. As proffered, the applicant shall design, bond, and complete the intersection roundabout construction and turn lane improvements as shown on the MZP.
- Bus Shelter – The applicant shall construct a bus shelter pad in the general location as shown on the MZP. In addition, the applicant shall provide a one-time monetary contribution of \$10,000 to be used towards the construction of the remainder of the bus shelter.

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:

- Land Bay A – As proffered, commercial Landbay A shall be maintained and landscaped for active and passive recreational uses for use by the residential community until the property is sold or a permit is issued for development of the parcel.
- SUP Timing - The development details are proffered as part of the rezoning request. The special use permit is to allow specific modifications to the Village Zoning district development standards. If the SUP is approved, in addition to allowing the modifications, the architecture and materials are conditioned. There shall be no timing associated with the SUP.

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.

Requested Waivers / Modifications:

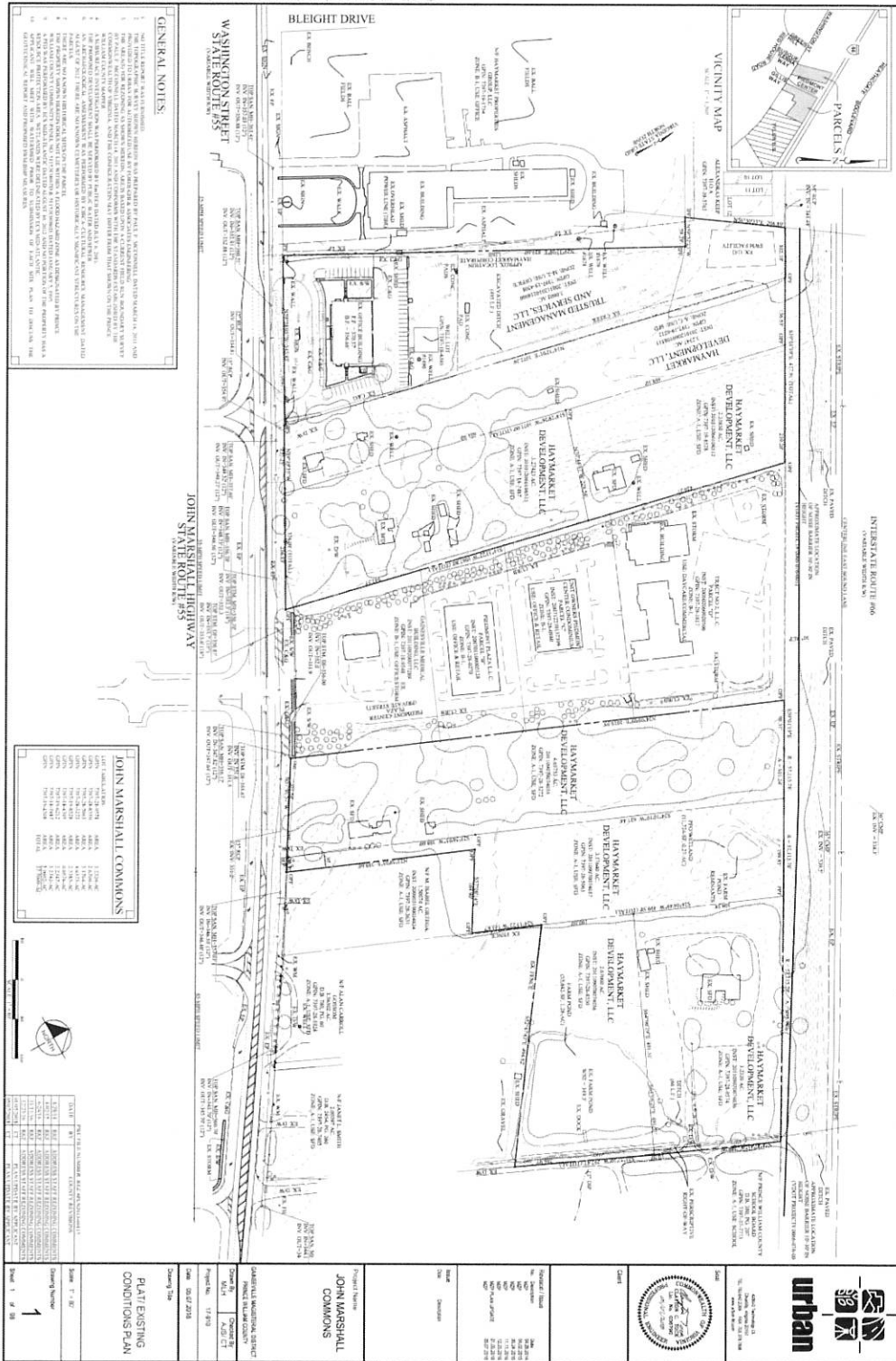
- Waiver and modification of Section 110.02.02 of the DCSM and sections 25-41 through 25-45, inclusive, of the PWC Zoning Ordinance to waive the requirements for the submission of a preliminary residential site plan. The MZP meets the necessary requirements for a preliminary residential site plan and therefore a separate submission shall not be required.
- Section 600 Waivers will be subject to DCSM waiver submission and review:
Modification of Detail 650.05 of the Design and Construction Standards Manual to waive the requirement for super elevation for the RM-2 road.
- Section 600 Waivers will be subject to DCSM waiver submission and review:
Modification of Detail 650.06 (TS-1) of the Design and Construction Standards Manuals to modify travel way standards as shown on sheet #7 of LP.

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
Housing and Community Development
Library
Parks Authority
Planning Office, Case Manager and Zoning Administration
Police Department
PWC Historical Commission
PWC Service Authority
PWC Transportation
Schools
VDOT

Attachment C – Master Zoning Plan & SUP Plan



Attachment C – Master Zoning Plan & SUP Plan



JOHN MARSHALL COMMONS
 PROJECT DEVELOPER: [unreadable]

THE CITY OF SEASIDE, CALIFORNIA, HAS REVIEWED THE SITE PLAN AND FINDS THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT. THE CITY ENGINEER HAS REVIEWED THE SITE PLAN AND FINDS THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT. THE CITY ENGINEER HAS REVIEWED THE SITE PLAN AND FINDS THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT.

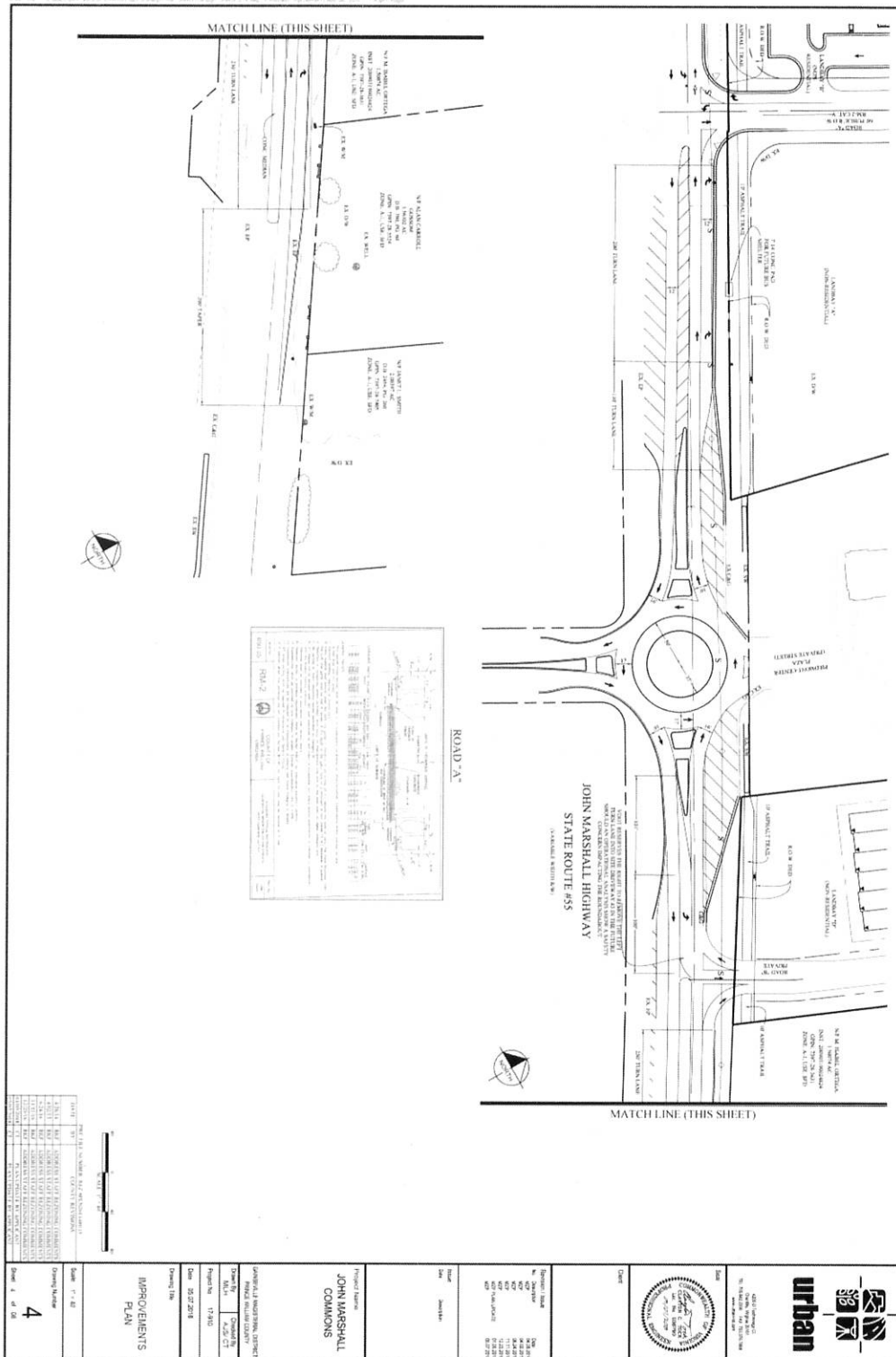
NO.	DATE	DESCRIPTION
1	11/15/17	PRELIMINARY SITE PLAN
2	01/10/18	FINAL SITE PLAN
3	03/22/18	FINAL SITE PLAN

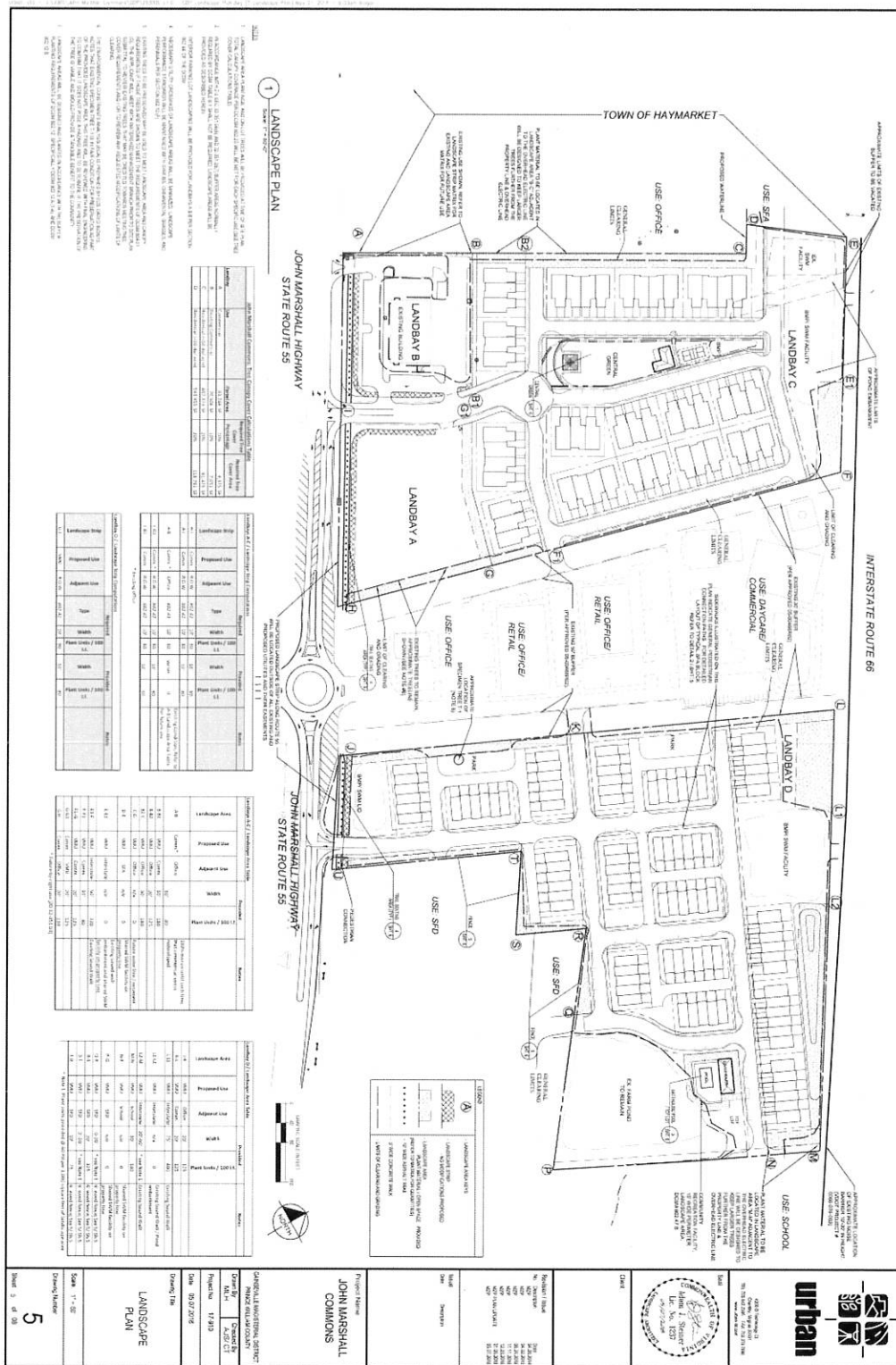
City of Seaside
 Planning Department
 1000 1st Street, Seaside, CA 94138
 Phone: (530) 738-1234
 Fax: (530) 738-1234
 www.seasideca.gov

Scale: 1" = 40'

Sheet 3 of 8

Attachment C – Master Zoning Plan & SUP Plan





1 LANDSCAPE PLAN

Code	Description	Min. Lot Area	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Height	Min. Floor Area	Min. Parking
Office	Office	20,000	25'	10'	10'	35'	20,000	10
Retail	Retail	10,000	25'	10'	10'	35'	10,000	10
School	School	20,000	25'	10'	10'	35'	20,000	10

Code	Description	Min. Lot Area	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Height	Min. Floor Area	Min. Parking
Office	Office	20,000	25'	10'	10'	35'	20,000	10
Retail	Retail	10,000	25'	10'	10'	35'	10,000	10
School	School	20,000	25'	10'	10'	35'	20,000	10

Code	Description	Min. Lot Area	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Height	Min. Floor Area	Min. Parking
Office	Office	20,000	25'	10'	10'	35'	20,000	10
Retail	Retail	10,000	25'	10'	10'	35'	10,000	10
School	School	20,000	25'	10'	10'	35'	20,000	10

Code	Description	Min. Lot Area	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Height	Min. Floor Area	Min. Parking
Office	Office	20,000	25'	10'	10'	35'	20,000	10
Retail	Retail	10,000	25'	10'	10'	35'	10,000	10
School	School	20,000	25'	10'	10'	35'	20,000	10

urban

Project Name: JOHN MARSHALL COMMONS

Project No.: 17-005

Date: 05/07/16

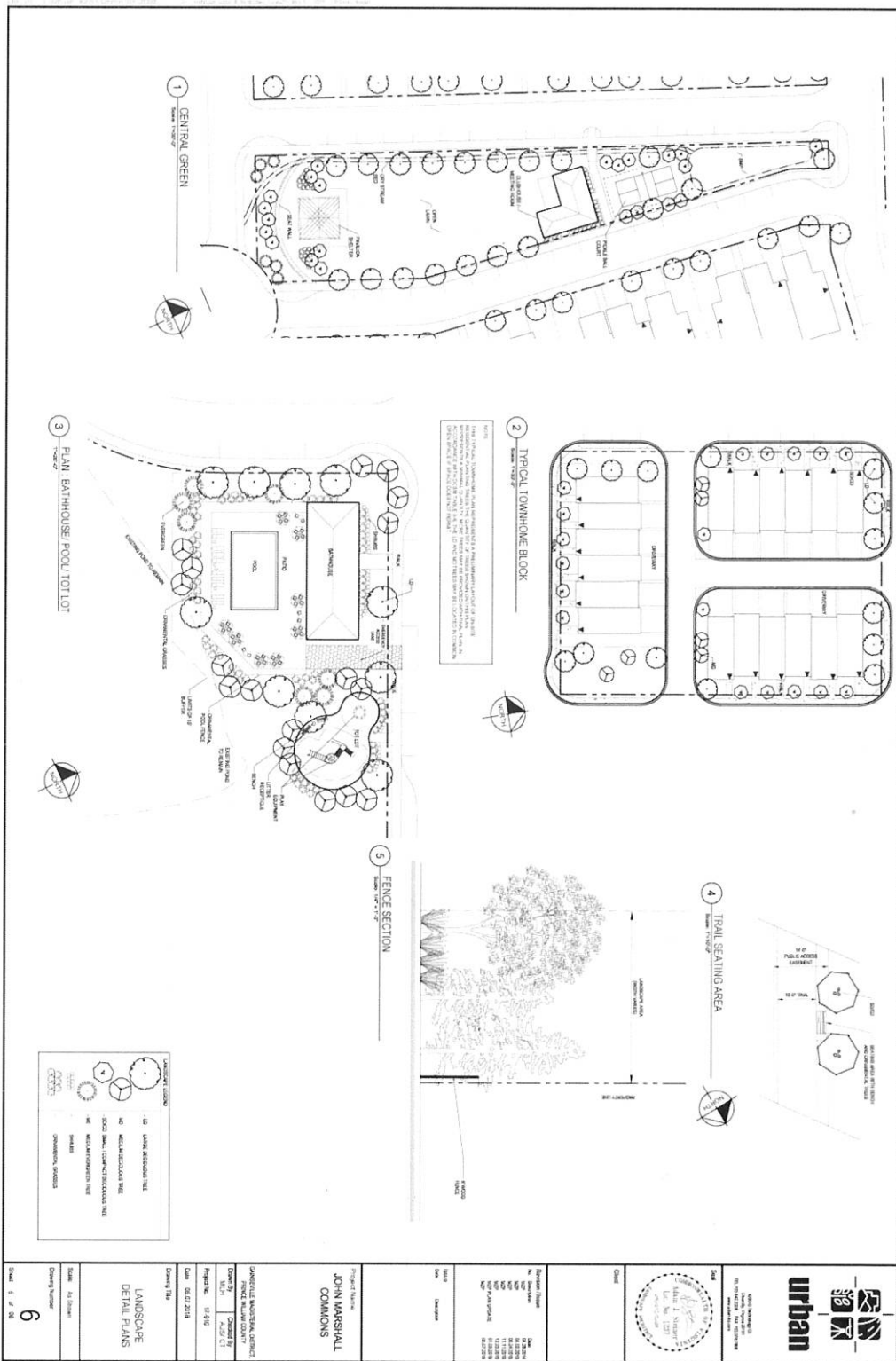
Scale: 1" = 50'

Sheet: 5 of 50

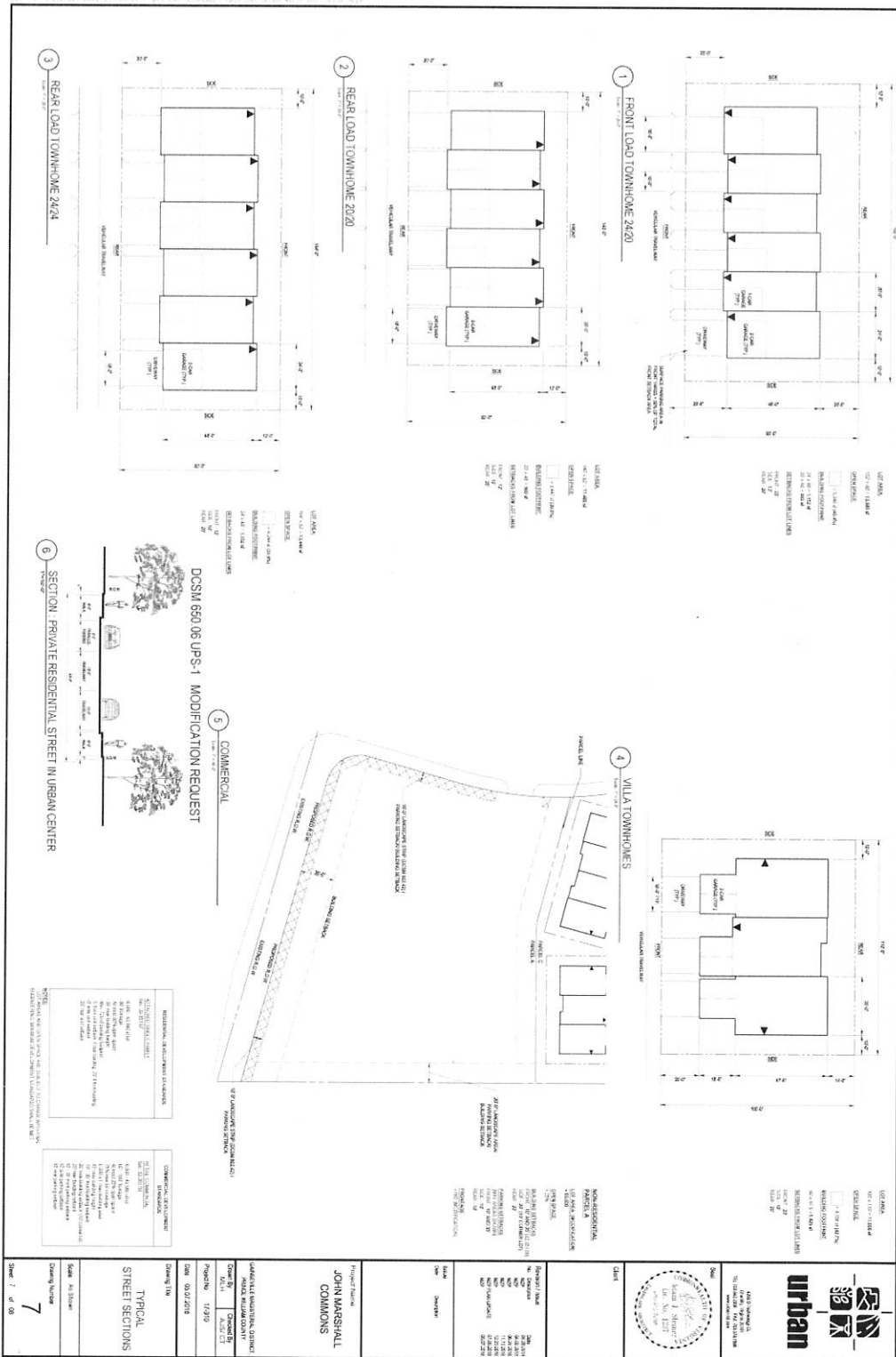
City of Haymarket

John Marshall Commons

Attachment C – Master Zoning Plan & SUP Plan



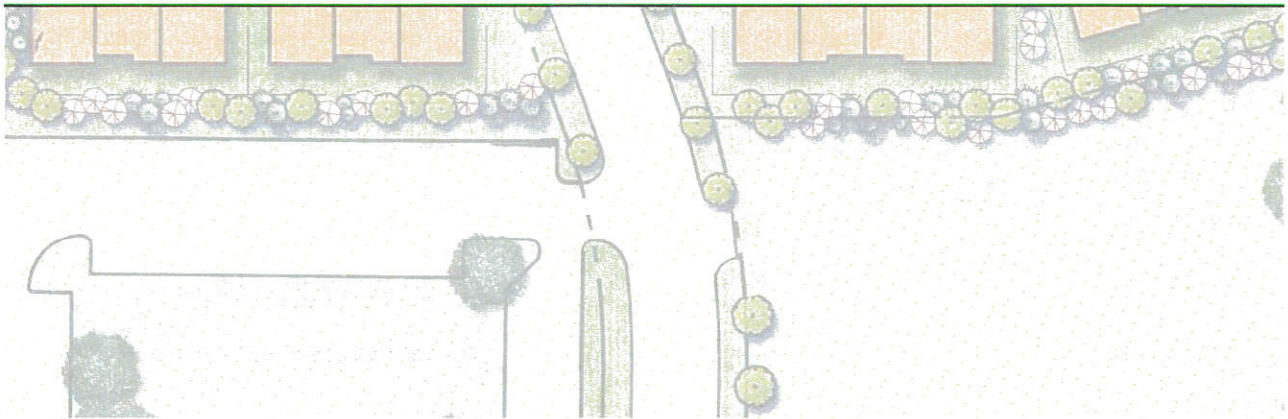
Attachment C – Master Zoning Plan & SUP Plan





J O H N M A R S H A L L C O M M O N S

DESIGN GUIDELINES



John Marshall Commons

Design Guidelines January 05, 2018

J O H N
M A R S H A L L
C O M M O N S
DESIGN GUIDELINES

January 05, 2018

Prepared for:

VanMetre

9900 Main Street | Suite 500 | Fairfax, VA 22031

Prepared by:



4200 D Technology Ct. | Chantilly, VA 20151

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John Marshall Commons

Design Guidelines January 05, 2018





1. INTRODUCTION

DESIGN GUIDELINES INTRODUCTION

The John Marshall Commons Design Guidelines are intended to be a framework for development to be used by developers, stakeholders, and municipalities, during the design process. They should be utilized as guiding principles for the vision of the community and to aid in the implementation of that design.

1.1 DESIGN GOALS

- A development that creates a sense of enhanced community and neighborhood for its residents, through a plan that is pedestrian friendly and provides usable amenity spaces
- Ensure community longevity through the design of neighborhoods that will endure over time
- Creating visual interest throughout the development, by thoughtful architectural design, plantings, and public spaces

John Marshall Commons

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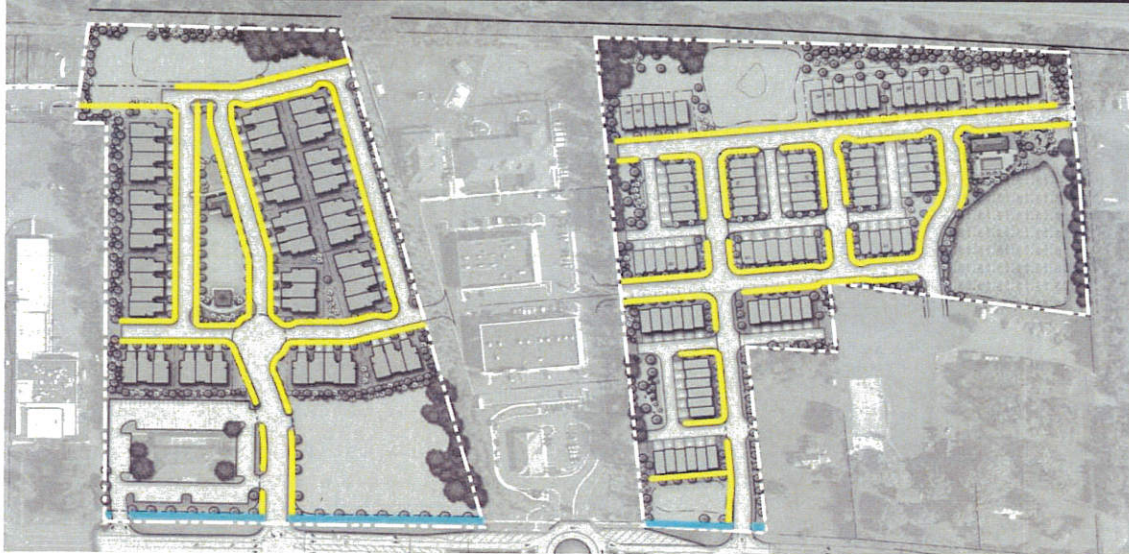


LOCATION

John Marshall Commons is located in Prince William County along John Marshall Highway (Route 55), bordered by the limits of the Town of Haymarket to the west. This site has been designed to be a mixed-use village community with commercial, townhomes and Villa Townhomes. In addition to housing, the site has been designed to provide amenity areas, such as a clubhouse with swimming pool, tot lots, and a park.





1.3 PEDESTRIAN CONNECTIVITY



LEGEND

PATH TYPES

-  10' WIDE ASPHALT TRAIL
-  5' WIDE CONCRETE WALK

PEDESTRIAN CONNECTIVITY

The development should strive to create a community with a safe and comfortable walking environment. On the interior of the site, sidewalks should connect residents to amenity areas such as the clubhouse, pool and the tot lot, as well as providing access between parking and homes. The interior sidewalks should connect to a trail that runs along John Marshall Highway. This asphalt trail should be 10 feet in width and provide small seating areas with benches along it. This trail will provide connections to the larger community outside the development, namely the Town of Haymarket. Accessible routes should be implemented throughout the community to provide access for people of variable abilities. All paths should provide adequate lighting to create a safe pedestrian experience.

John Marshall Commons

Design Guidelines January 05, 2018

2.1. OPEN SPACE OVERVIEW

2.1.1 CLUBHOUSE/ CENTRAL GREEN

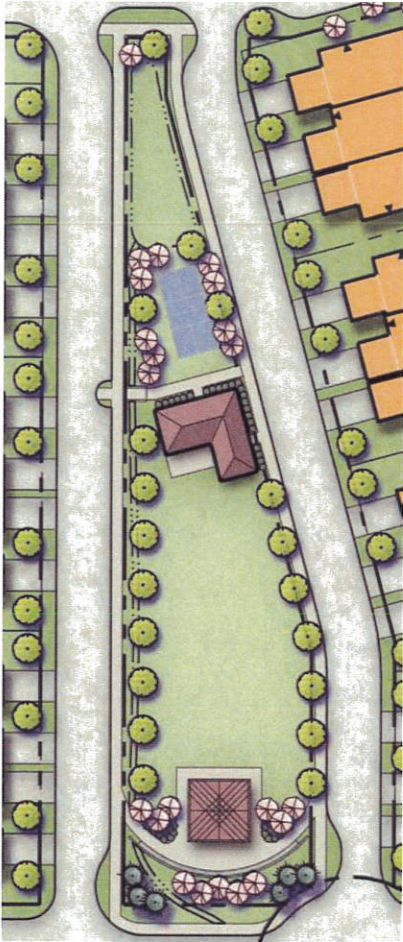


CLUBHOUSE/ CENTRAL GREEN

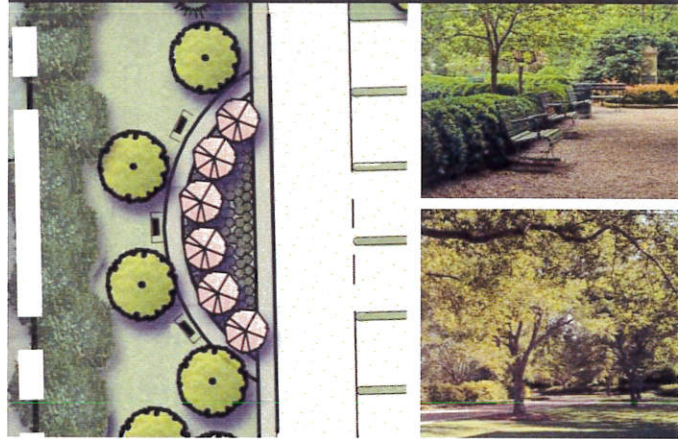
The Clubhouse and Central Green provides a place where members of the community can interact. Within the clubhouse building are a series of multi-purpose spaces that accommodate activities catered to the community's interest and needs. Adjacent to the clubhouse, the pickleball court provides an active outdoor sport for the community.

Along the edge of the central green, a dry stream bed conveys runoff to the BMP facility. This functional element also provides an enhanced landscape treatment adjacent to the central green

The central green is a large open space for the community that can be utilized for picnics, volleyball and frisbee. The adjacent pavilion and seat wall provides a space for residents to gather and socialize.



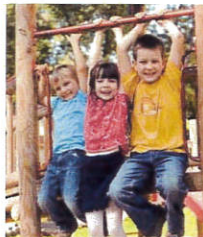
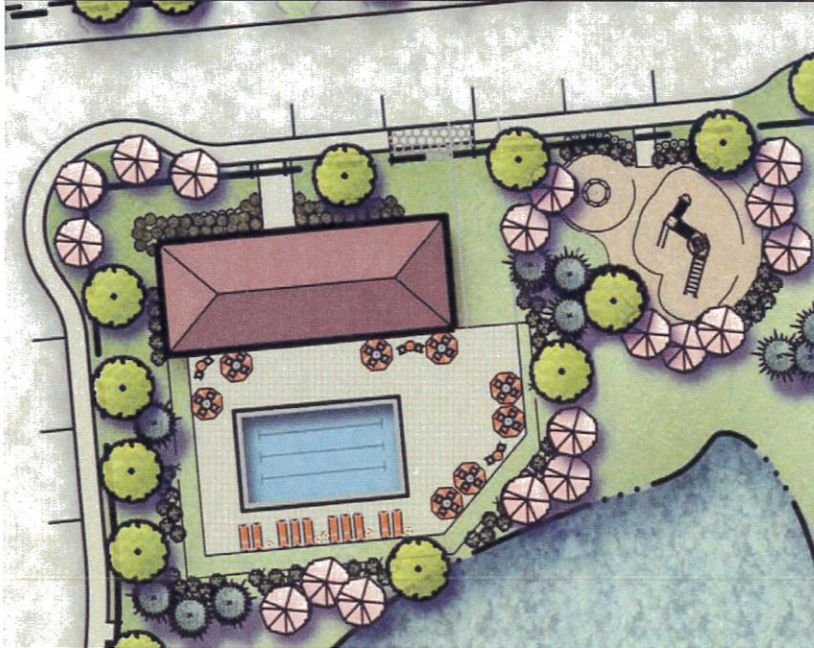
2.1.2 PARK



PARK

The parks serve as small sitting and gathering areas and are located in key areas throughout the community. The locations were selected so community members, and visitors can sit in a communal outdoor environment. Seating, trash receptacles, and lighting are located in the space which allow the community to have a safe area that can be used through the day/night. The vegetation consists of ornamental trees with an understory composed of shrubs and perennials that provide year-round interest.

2.1.3 BATHHOUSE/ POOL/ TOT LOT



BATHHOUSE/ POOL/ TOT LOT

The bathhouse, pool, and tot lot create an area for social interaction as well as exercise. The bathhouse building provides an entry location for the pool and patio area that will feature changing rooms and restrooms. The pool provides an area for social interaction, as well as exercise. Outdoor furnishings, perimeter fence, and landscaping create a comfortable and safe environment for users. A tot lot provides a convenient, safe play environment for families living within the community. These are located conveniently to provide walkable access to the play equipment from anywhere in the development. Surrounding the bathhouse, pool, and tot lot with vegetation establishes a natural barrier between the streetscape and adjacent pond to create an added layer of safety. Ultimately, these amenities will create a safe and comfortable area for the surrounding members of the community for social interaction.

John Marshall Commons

Design Guidelines January 05, 2018

2.2 LANDSCAPE



2.2.1 OVERVIEW OF LANDSCAPE GUIDELINES

Landscaping in John Marshall Commons should assist in the definition of space and community identity, soften the vertical space, and provide a comfortable pedestrian experience. Benefits of a well-designed landscape include helping to manage stormwater, reduce heat island effects, provide shade and protection of non-vehicular travelers, buffer parking areas from traffic, and dramatically approve the aesthetics of the space.

Large canopy trees and understory trees should be located along parking areas and in and buffers. Buffers are areas that are planted in a naturalized manner, and provide an edge to the community. These areas can include a variety of plantings to create a dense, layered effect. On the other hand, street plantings are laid out in an organized manner.

Multiple species of trees should be planted in groups or an alternating pattern along streets to help improve the long-term health and stability of the tree canopy. Obstructive plant materials may not be placed within the pedestrian zone.

Landscape strips and parking lot plantings must be provided in accordance with Prince William County standards and the County Design Standards Manual (DCSM). Plantings supplemental to the minimum required plantings are recommended, particularly around building foundations and in amenity areas. Measures should be taken to utilize landscaping to provide sufficient visual and noise buffers from roadways, service areas, service drives, and any mechanical equipment needed to assist in building function (such as air conditioning units).

2.2.2 MINIMUM SIZE REQUIREMENTS & PLANTING STANDARDS

The following are recommended for placement of street trees (large and medium shade trees) in the parking and open space areas.

Lateral Spacing: Trees should be spaced regularly throughout the available planting area or within defined groupings. Street trees should be spaced at the County recommended spacing, or, where County standards do not apply, trees should be spaced at a minimum of 25 feet and maximum of 40 feet on center.

Quantities required for buffer plantings and parking lot plantings/planting areas shall be provided as per County requirements and these design guidelines. Plant material and plant types should utilize plantings listed in the County approved plant list as shown in the DCSM.

PLANT SIZE AND SIGHT TRIANGLES

Plant size is an important consideration in creating a safe and secure street environment. When considering the location and size of plant materials, vehicular and non-vehicular sight triangles should be maintained according to appropriate engineering standards. At crosswalks, the maximum height of shrub plant material should be no more than 30 inches from the top of the adjacent roadway. Similarly, plants more than 30 inches in height should not be located within the site triangle of drive aisles as measured from the adjacent roadway.

MAINTENANCE

No landscape will be successful without adequate maintenance, and certain plants require more attention than others. For understory plantings, plants that are both hardy to urban conditions and native to the area should be used. Amenity areas will require a higher level of maintenance as the plantings selected will create a more manicured appearance. The landscape areas should maintain a naturalized appearance as they are intended to create a dense barrier that screens views. Street trees and shrub plantings need to be trimmed to maintain the appropriate sight distance.

ADDITIONAL PLANTINGS

In addition to trees within planting areas, the installation of shrubs and groundcover should be considered and are recommended plantings. The placements of these materials contribute to the quality of the streetscape by helping create a cohesive design. Caution should be taken when placing understory plant material so as to not negatively affect vehicular sight lines, pedestrian and bicycle clearances, and safety and security. Shrubs and groundcover should be of sufficient hardiness to withstand conditions within the planted environment.



John Marshall Commons

Design Guidelines January 05, 2018

2.2.3 PLANT PALETTE

Table I: Large Shade Trees







	Scientific Name	Common Name	Size at Planting	Type	Preferred Locations
	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Common Thornless Honeylocust	Min. 2" cal., B&B	Large Shade Tree	Landscape Areas Parks/Amenities Parking/Streetscape
	<i>Platanus acerifolia</i> 'Bloodgood'	London Planetree	Min. 2" cal., B&B.	Large Shade Tree	Landscape Areas Parks/Amenities Parking/Streetscape
	<i>Quercus alba</i>	White Oak	Min. 2" cal., B&B.	Large Shade Tree	Landscape Areas
	<i>Quercus coccinea</i>	Scarlet Oak	Min. 2" cal., B&B.	Large Shade Tree	Landscape Areas
	<i>Quercus phellos</i>	Willow Oak	Min. 2" cal., B&B.	Large Shade Tree	Landscape Areas Parks/Amenities Parking/Streetscape
	<i>Ulmus americana</i> 'Princeton'	Princeton Elm	Min. 2" cal., B&B.	Large Shade Tree	Landscape Areas Parks/Amenities Parking/Streetscape

Table II: Medium Shade Trees

Scientific Name	Common Name	Size at Planting	Type	Preferred Locations
<i>Acer campestre</i>	Hedge Maple	Min. 2" cal., B&B	Medium Shade Tree	Landscape Areas Parks/Amenities Parking/Streetscape
<i>Carpinus betulus</i>	American Hornbeam	Min. 2" cal., B&B.	Medium Shade Tree	Landscape Areas Parks/Amenities
<i>Cercidiphyllum japonica</i>	Katsuratree	Min. 2" cal., B&B	Medium Shade Tree	Parks/Amenities
<i>Cladrastis kentukea</i>	American Yellowwood	Min. 2" cal., B&B.	Medium Shade Tree	Landscape Areas Parks/Amenities
<i>Ginkgo</i> (Male)	Maidenhair Tree	Min. 2" cal., B&B.	Medium Shade Tree	Parks/Amenities Parking/Streetscape
<i>Nyssa sylvatica</i>	Black Tupelo (Black Gum)	Min. 2" cal., B&B.	Medium Shade Tree	Landscape Areas



John Marshall Commons

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2.2.3 PLANT PALETTE

Table III: Small/Flowering Trees







Scientific Name	Common Name	Size at Planting	Type	Preferred Locations
 <i>Cornus kousa</i>	Kousa Dogwood	Multi-stem, B&B., 10' min. height	Small/ Flowering Tree	Landscape Areas Parks/Amenities
 <i>Cornus mas</i> 'Spring Glow'	Cornelian-cherry Dogwood	Multi-stem, B&B., 10' min. height	Small/ Flowering Tree	Landscape Areas Parks/Amenities
 <i>Lagerstroemia indica</i>	Crape Myrtle	Multi-stem, B&B., 10' min. height; Single stem, Min. 2" cal., B&B.	Small/ Flowering Tree	Parks/Amenities Parking/Streetscape
 <i>Magnolia stellata</i>	Star Magnolia	Min. 2" cal., B&B.	Small/ Flowering Tree	Parks/Amenities
 <i>Styrax japonica</i>	Japanese Snowbell	Min. 2" cal., B&B.	Small/ Flowering Tree	Parks/Amenities Parking/Streetscape
 <i>Acer griseum</i>	Paperbark Maple	Min. 2" cal., B&B.	Small/ Flowering Tree	Parks/Amenities

Table IV: Evergreen Trees

Scientific Name	Common Name	Size at Planting	Type	Preferred Locations
<i>Picea glauca</i>	White Spruce	8-10" Height	Small Evergreen Tree	Landscape Areas Parks/Amenity Areas
<i>Tsuga carolinia</i>	Carolina Hemlock	8-10" Height	Small Evergreen Tree	Landscape Areas
<i>Picea abies</i>	Norway Spruce	8-10" Height	Medium Evergreen Tree	Landscape Areas Parks/Amenity Areas
<i>Pinus bungeana</i>	Lace-Bark Pine	8-10" Height	Medium Evergreen Tree	Landscape Areas Parks/Amenity Areas
<i>Magnolia grandiflora</i>	Southern Magnolia	8-10" Height	Large Evergreen Tree	Landscape Areas
<i>Pinus sylvestris</i>	Scotch Pine	8-10" Height	Large Evergreen Tree	Landscape Areas





John Marshall Commons

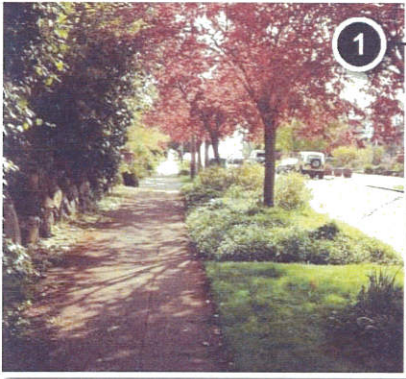
Design Guidelines January 05, 2018

2.2.3 PLANT PALETTE

Table V: Shrubs

	Scientific Name	Common Name	Size at Planting	Type	Preferred Locations
	<i>Cornus sericea</i>	Redosier Dogwood	36" height	Deciduous Shrub	Landscape Areas Parks/Amenities
	<i>Fothergilla major</i>	Fothergilla	36" height	Deciduous Shrub	Landscape Areas Parks/Amenities
	<i>Leucothoe fontanesia</i>	Drooping Leucothoe	36" height	Deciduous Shrub	Landscape Areas Parks/Amenities
	<i>Ilex verticillata</i>	Winterberry Holly	36" height	Evergreen Shrub	Landscape Areas Parks/Amenities
	<i>Ilex glabra</i>	Inkberry Holly	36" height	Evergreen Shrub	Landscape Areas Parks/Amenities
	<i>Rhododendron</i> spp.	Azalea	36" height	Evergreen Shrub	Landscape Areas Parks/Amenities

2.2.4 LANDSCAPE AREAS



PARKING/STREETSCAPE

A consistent tree canopy throughout the streetscape will create the appearance of the street corridor. Streetscape plantings primarily consist of large canopy trees that are limbed up as required by county standard to provide a safe environment. Street trees buffer homes and businesses from traffic, which creates a comfortable experience for both motorists and pedestrians. Additionally, they create an identity for the community and have an aesthetically pleasing effect.

Surface parking lot areas should have sufficient interior (to the lot) and perimeter (between the lot and adjacent property or public right-of-way) landscaping to visually break up their appearance and reduce their visual impact. All surface parking areas should meet the minimum requirements of the DCSM for interior landscaping.



LANDSCAPE AREAS

Landscape areas are land set aside as a place to provide vegetation (and possibly include a man-made barrier) that will create a visual screen between two differing land uses. Composed of a variety of trees and shrubs, these buffers create a dense barrier that screens views, provides visual interest, and creates a habitat for wildlife. The width of the landscape area is variable to provide the appropriate amount of screening required between the adjoining uses.



PARKS/AMENITY AREAS

Throughout the development will be amenity areas such as Parks and tot lots which will reinforce the feeling of community and the development's identity. These spaces will be located in areas that are well-utilized and convenient to access. Plantings should include ornamental trees, shrubs, and accent perennials designed to create an aesthetically pleasing and comfortable environment for the community.

John Marshall Commons

Design Guidelines January 05, 2018

2.3 STREETSCAPE ELEMENTS



2.3.1 HARDSCAPE

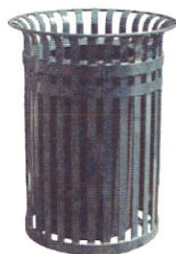
Street furniture supports pedestrian life along streets and elevates the quality of the streetscape by providing places for people to sit or gather, deposit trash, and store bicycles. Street furniture of similar style and quality will unify the streetscape and amenity areas within the development. The following images show general characteristics and examples of the family of street furniture for the John Marshall Commons development.

FURNISHINGS

SEATING



TRASH RECEPTACLES



BICYCLE PARKING



LIGHTING



2.3.2 LIGHTING

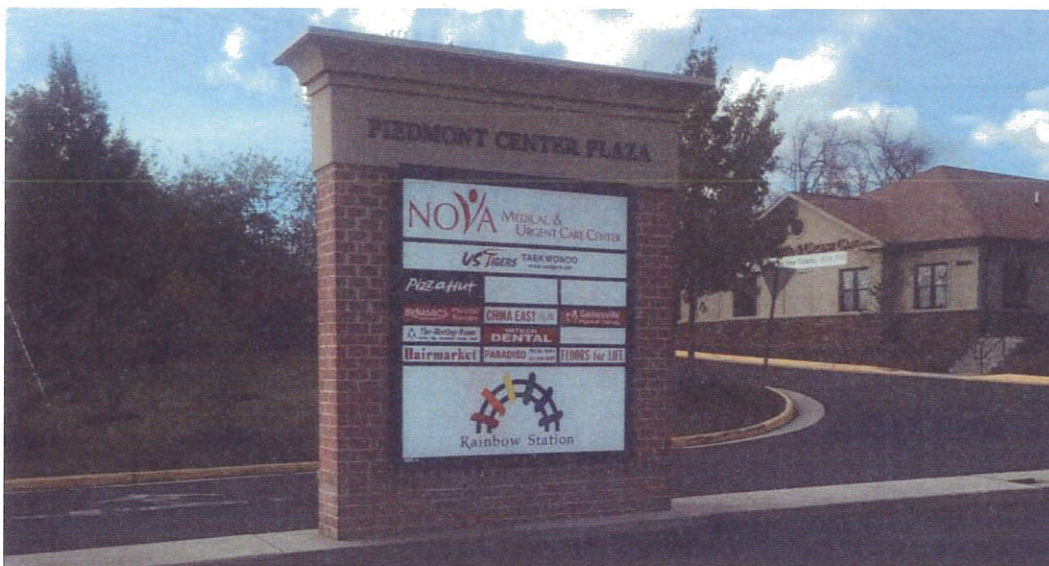
All lighting should conform to the national lighting minimum standards. Pedestrian level lighting, building mounted lighting, and sign lighting may be used to complement roadway and streetscape lighting and to emphasize areas of importance (such as a Park or gathering area). Light poles also offer the opportunity to mount banners or flags for special events, announcements, or community identity. All fixtures should be full cut-off luminaries to minimize light trespass, meet dark sky requirements, and will conform to standards put forth in the DCSM.

The illustrations above show the style of street lights to be used within John Marshall Commons.

John Marshall Commons

Design Guidelines January 05, 2018

SIGNAGE



2.3.3 SIGNAGE

One way of creating an identity for the development and community development is through signage and way-finding. Signage will maintain a consistent design throughout the development and support the overall character of John Marshall Commons. Materials utilized in signage will be used on building facades and vice versa. Signage size should be relative in scale to the audience that the sign is intended for. Signage to direct pedestrians should be of a smaller pedestrian scale; signage to direct vehicles should

be of a larger, vehicular scale. Consideration will be made for colors that provide reflectivity and are visible at all hours of the day/night.

Above are some examples of community signage and way-finding that are appropriate in scale and character for John Marshall Commons. Any signage to be installed on site would be required to apply for and receive the appropriate permits

2.4 ARCHITECTURE PATTERN BOOK

2.4.1 GENERAL GUIDELINES

In order to have a cohesive overall character for the development, a consistent design concept should be implemented in the building architecture, through a like palette of materials, colors, and architectural styles. To create visually engaging buildings, slight variations within the buildings should be worked into the design. These can include, but are not limited

to, variation in wall planes, roof lines, detailing, and addition of architectural elements such as balconies, canopies, gables, dormers, and awnings. Building materials should include, but are not limited to vinyl siding and trim, brick, and stone. All paint colors used must be complementary to one another and to the other building materials.



2.4.2 BUILDING DESIGN

Building design should consider the pedestrian experience, and provide a proportional relationship between the buildings, landscape, and street to create a pleasant user experience. Buildings should also provide interest at pedestrian eye-level, such as accent brick, decorative trim, and overhangs. All units should have an individual entrance to provide identity to the unit.

Townhouses

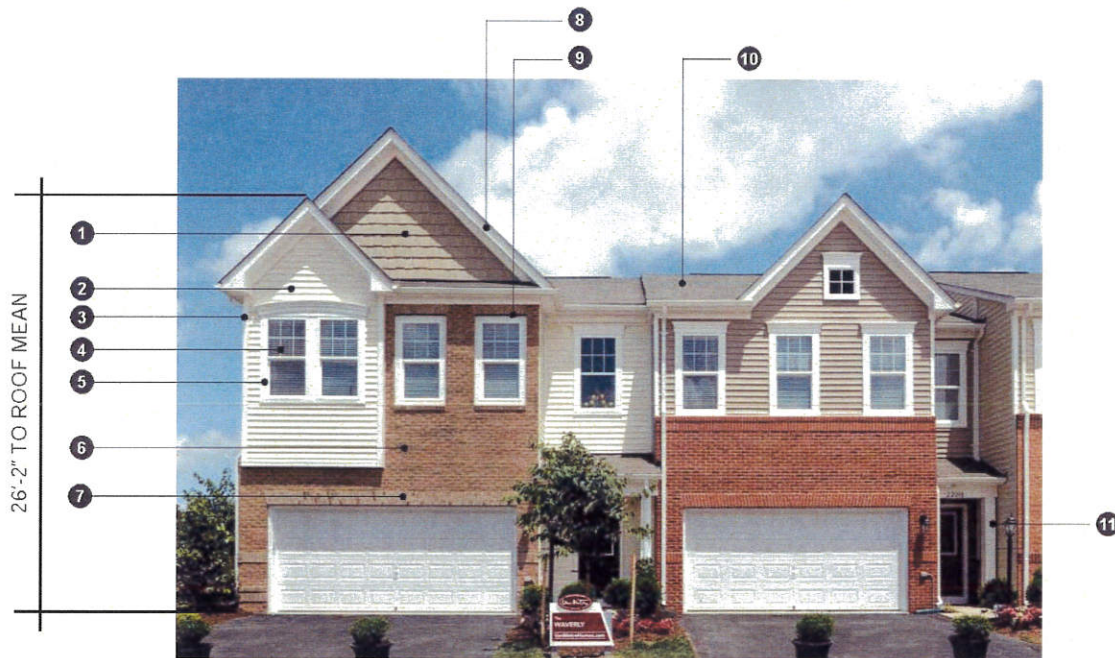
John Marshall Commons

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2.4.3 UNIT TYPES

Two types of housing will be located within the residential neighborhood: townhomes (SFA), and Villa townhomes. The townhomes (SFA) will be grouped in sticks of five to six attached structures, and have either front-loaded or rear-loaded garages. The Villa Townhomes will be grouped in sticks of three to four attached structures with front loaded garages.

2.4.4 VILLA TOWNHOME



VILLA TOWNHOME BUILDING ELEVATION

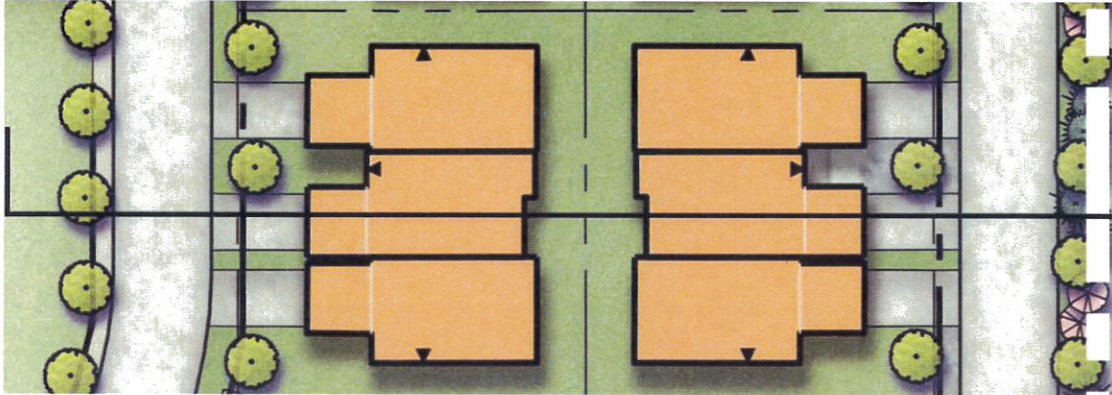
LEGEND			
1	WIDE LAP VINYL SIDING	7	BRICK DECORATIVE TRIM
2	NARROW LAP VINYL SIDING	8	FASCIA
3	VINYL TRIM	9	HEAD FEATURE
4	VINYL WINDOW SYSTEM	10	ASPHALT SHINGLE ROOF SYSTEM
5	DECORATIVE TRIM	11	DECORATIVE COLUMN
6	BRICK		

Attachment D – Design Guidelines

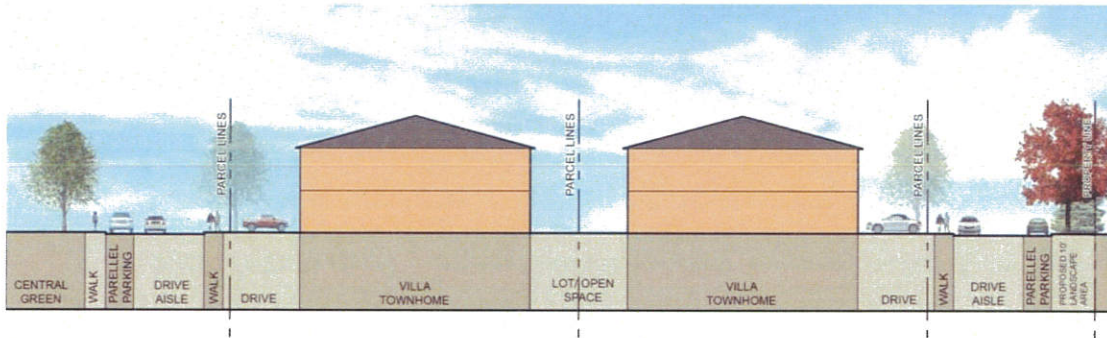
John Marshall Commons

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PLAN VIEW (VILLA TOWNHOMES)



SECTION VIEW



John Marshall Commons

Design Guidelines January 05, 2018

2.4.5 TOWNHOME (SFA) DESIGN



SINGLE FAMILY ATTACHED BUILDING ELEVATION

LEGEND			
1	WIDE LAP VINYL SIDING	7	FASCIA
2	NARROW LAP VINYL SIDING	8	ETB FRIEZE
3	ASPHALT SHINGLE ROOF SYSTEM	9	DECORATIVE TRIM
4	HEAD FEATURE	10	FACE STONE/ BRICK MATERIAL
5	VINYL TRIM	11	FACE STONE/ BRICK ACCENT
6	VINYL WINDOW SYSTEM		





2.4.6 SPECIAL END AND REAR CONDITIONS

The residential buildings closest to John Marshall Highway - Route 55 and most visible from internal streets should incorporate special end or rear conditions that will provide an enhanced facade for the portion of the building that will be more exposed. This can include additional brick features, siding, and decorative trim. These elements should provide an aesthetic appearance to vehicles traveling along the highway, as well as those entering the community.

John Marshall Commons

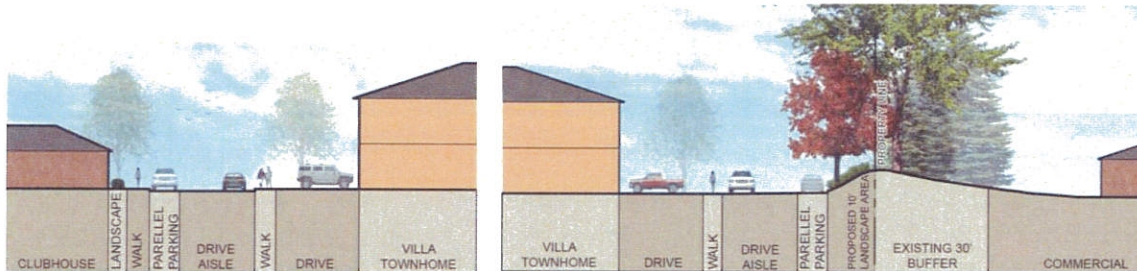
Design Guidelines January 05, 2018

2.5 SITE RELATIONSHIPS

2.5.1 KEY MAP



2.5.2 SECTION ELEVATIONS



SECTION 1

SECTION 2



SECTION 3

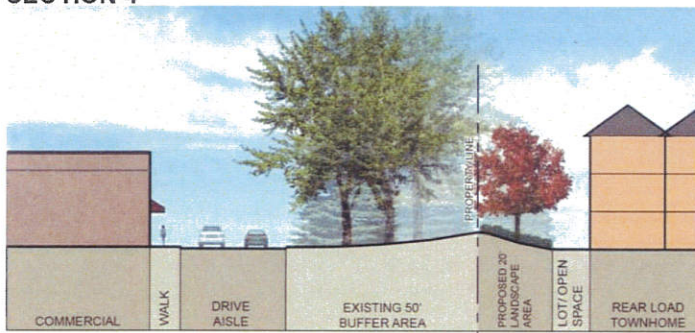
Attachment D –Design Guidelines

John Marshall Commons

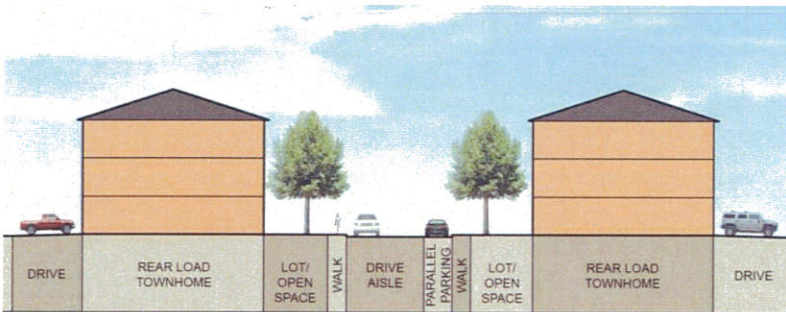
Design Guidelines January 05, 2018



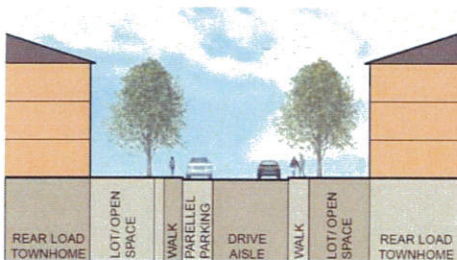
SECTION 4



SECTION 5



SECTION 6



SECTION 7

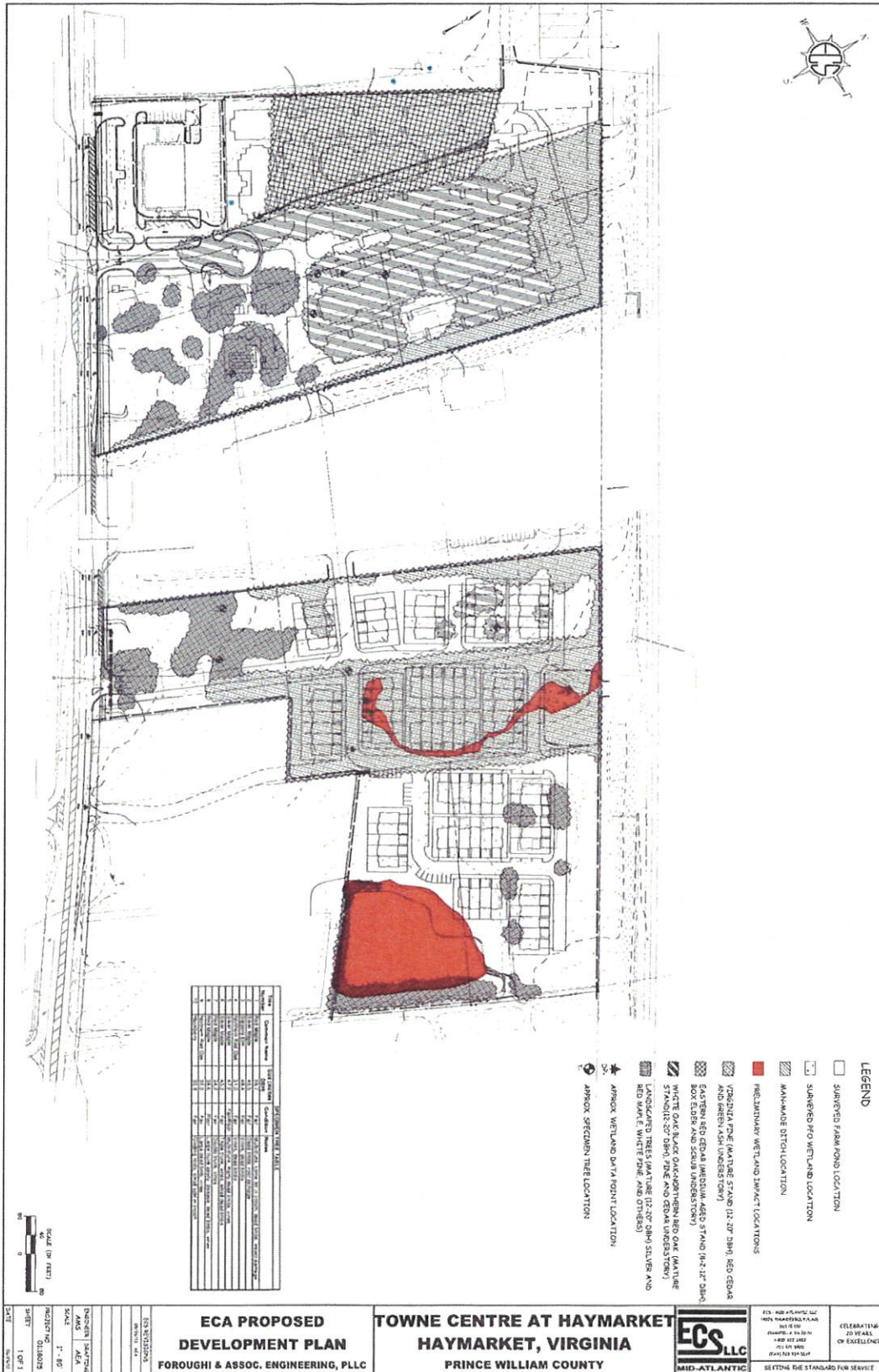
3.0 CONCLUSION

These Design Guidelines for John Marshall Commons are intended to establish guidelines to ensure that a high quality, attractive neighborhood is created at John Marshall Commons. The Design Guidelines are, as the name states, guidelines. They are meant to be flexible to accommodate new ideas that may arise during the many years that this project will be under development.



John Marshall Commons
Design Guidelines January 05, 2018

Attachment E – Environmental Constraints Analysis



Attachment F – Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: CUNARD

January 8, 2013
Regular Meeting
Res. No. 13-002

SECOND: SMITH

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>
REZ PLN2013-00115	John Marshall Commons	No Further Work
PFR PLN2013-00169	Liberty Substation	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Johnson, MacDonald, Turner, Yankey

MOTION CARRIED



CERTIFIED COPY

Secretary to the Commission

Attachment G – Town of Haymarket Comment Letter & Applicant Response



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Memorandum

** Via email **

TO: Prince William County Planning Staff – Stephen Donahue (sdonohoe@pwcgov.org)
Jennifer Warren (JWarren@pwcgov.org)

DATE: 28 December 2016

REF: John Marshall Commons Revised Submittal dated 11/17/2016
PLN2013-00115, Rezoning – Residential VMU (Village Mixed Use)
SUP2017-00018, Special Use Permit for Village Unit Type

Comments from the Town of Haymarket

Comments from the Town Planner on behalf of Planning Commission:

The Planning Commission of the Town of Haymarket received a presentation on the revised layout and design for the John Marshall Commons development by Roy Barnett, Ed Wilburn, and Denise Harrover of Van Metre Developers, at their regular meeting on December 7, 2016.

Questions and comments from the Commissioners included:

1. The size and location of a buffer between the proposed development and the adjacent property that lies within the Town limits, known as the QBE/Pace development (GPIN: 7397-19-1734)? This property is in the beginning phases of development and is currently used as a school.
2. The overall number of units that would be built, their price ranges, and design?
3. Would the children be able to walk to Tyler school? Would new sidewalks be built?
4. The prices, square footage, and design of the proposed units?

Attachment G – Town of Haymarket Comment Letter & Applicant Response

Town of Haymarket

5. Will the roads be private or maintained by VDOT?
6. Were the traffic studies updated to reflect any changes with this revision? The Planning Commission has requested a copy of any traffic studies, and the TIA. This was provided via email by the developer over the Christmas holiday weekend.
7. How is the design of the roundabout affecting traffic calming with respect to the entrance to the Town from the east? What will be in the center of the roundabout?

The Commissioners expressed some lingering concerns for the effect of the development on the eastern portal into Town, specifically in reference to traffic entering Hwy 55/John Marshall Hwy from the westernmost side of the development. The developer's engineer expressed an opinion that the bulk of the traffic from the development would not enter the Town for shopping, dining, etc., but would use the Gainesville shopping centers, restaurants, and grocery stores. The Town Planner and the Planning Commission asked to see the traffic study (TIA) and this was finally provided via email while the office was closed during the weekend of the Christmas holiday (December 26). Therefore, the Town will likely have further comments about the TIA and traffic studies after we have had the opportunity to review these documents.

Previously, the Planning Commission Chair had expressed the following concerns:

"It is unclear how the proposed roundabout will function as a component of that stretch of the John Marshall Highway as it currently exists between its intersections with Route 29 and Route 15. Further, the Planning Commission questions the reduction of the through traffic growth rate to .25% and asserts that the 2% growth rate reflected in the original TIA is more realistic based on historic numbers.

Similarly, it is unclear how the proposed roundabout and road improvements will tie in and/or complement the road improvements initiated by the Town of Haymarket or the Prince William County Comprehensive Plan, Capital Improvements Program, Thoroughfare Plan or Six Year Secondary Road Plan. Although the Thoroughfare Plan contemplates a 4-6 lane section from the Town of Haymarket to the intersection at Route 29, there is no mention of funding said project in either the FY2014 Budget or the 2014-2019 Capital Improvements Program.

At best the proposed improvements constitute a limited upgrade to the present road system, limited to that portion of immediately adjacent the Applicant's parcels. Said improvements will do nothing to relieve the existing traffic volumes much less the thousands of vehicle trips per day created by the project on the surrounding collector roads and arterials.

Lastly, the Planning Commission questions the adequacy of travelways within the Piedmont Center Plaza to handle the additional traffic contemplated by the Applicant. The travelways through the Piedmont Center Plaza were designed to circulate traffic through the Plaza and are not designed as roadways. As such they are narrow and not designed to handle the additional volume anticipated if residents of the proposed John Marshall Commons use them as alternate means of accessing John Marshall Highway.

For the reasons set forth above, the Planning Commission has determined that the project as presented does adequately address local transportation concerns and will merely exacerbate the existing conditions."

These concerns are still a factor for the Town of Haymarket as they do not appear to be addressed with the current revision.

Attachment G – Town of Haymarket Comment Letter & Applicant Response

Town of Haymarket

Summary of Comments from Town Staff, Town Council, and the Architectural Review Board:

The major concerns of the Town in general are reflected in three key elements: 1, the volume and type of traffic generated by the development and its effect on current patterns of demand, especially at the Town's stoplight at Jefferson and Washington Streets; 2, the residential design and its reflection on the eastern portal into the Town, and 3, voluntary proffers that are related to Parks and Recreation.

TRAFFIC

Having an uncontrolled full intersection at Rte 55/Rte Road A (western most entrance) causes us great concern. Our concern is that there will be significantly more traffic turning right or westbound from this entrance and going through Town towards the Wal-Mart/Khols shopping center or making a U-Turn at Bleight Drive than the applicant estimates. While the applicant has stated they do not believe that the buyers will be Wal-Mart customers, we do not see how this assertion can be made. In addition, because there is a roundabout instead of a signal, there will never be a condition where westbound traffic will be stopped, allowing people at Road A to perform a left turn onto eastbound Rte 55.

Applicant has stated to the Town they believe the people in the Landbay C residential units will use the access road to Piedmont Plaza and enter the roundabout at this location if they want to turn left to go eastbound towards Gainesville. Town Staff is not convinced this will hold true due to the narrow aisle widths at Piedmont Plaza. In addition, it is our understanding that since Piedmont Plaza is private property that nothing prevents them from blocking access through their parking lots to enable this maneuver from the John Marshall Commons residential units.

Having a right out exit onto Rte 55 at Landbay "B" right next to the one-way exit for the adjacent property (QBE) also causes us concerns. These two exits are too close together and someone exiting Landbay "B" might not look to see if someone is exiting the QBE property. While it is an existing condition and the Town has been told the two property owners do not get along and would not cooperate in a joint entrance, we believe that the applicant needs to at least demonstrate efforts undertaken to see if the parties can agree upon a joint exit.

DESIGN

The Town of Haymarket Architectural Review Board has adopted a palette of historic colors, in reference to the more traditional and historic roots of the Town's history that was lost during the Civil War. In many of the town's residential developments, the use of traditional and natural materials – brick, stone, wood - is especially prevalent as is reflected in the palette in primary elements such as building facades, porches, pediments, roofs, siding, sidewalks, and streetscaping. At a regular meeting held Wednesday, December 28, 2016, the Town's Architectural Review Board was able to view the proposed buildings as

Comments: John Marshall Commons

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Attachment G – Town of Haymarket Comment Letter & Applicant Response

Town of Haymarket

reflected in the current John Marshall Commons Design Guidelines and the general consensus of the members is that as proposed, the designs do not reflect Town development nor current ARB standards for structures in the Town, but appear more like more modern, higher-density residential development that surrounds the Town and is generally seen all over the country. If the intent is to make the proposal more fitting within the style of the Town of Haymarket, then the members of the ARB recommended incorporating some of the architectural standards in ARTICLE XIV. *OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY* of the Town's zoning ordinance, and the Town's adopted color palette. The Town recognizes the need for more residential options in the area, and while the higher density of the proposal is challenged to be more "Town-like," some attention to design elements that would be approvable under the ARB standards could improve the overall high-density look and feel of what is proposed, and make it more compatible with the character of the Town. As development progresses, the road into Town from the east will become more of a "gateway" into the Town itself, and a proposal that incorporates these desired traditional, well-articulated design elements, and especially in the use of red brick in buildings that are viewable along its frontage on Hwy 55, would work more like a true Gateway, and would be an improvement over more of the same light-colored, heavily articulated edifices that are found in many residential developments near, but not within, the Town's borders.

PROFFERS: PARKS AND RECREATION

The Town would like to point out that the new Haymarket Community Park is planned for the Harrover property at 14710 Washington Street (GPINs #7397-09-4941 and 7397-09-6833), which is less than a five minute walk from the proposed development at John Marshall Commons. Proffers #29 and #30 provide for monetary contributions "to be used for parks and recreation purposes." The Town would like the County to consider allocating these funds, if accepted, toward improvements at the Haymarket Community Park, as this facility will be the closest park in the area to the residents of John Marshall Commons, and it is assured by virtue of the Park's location, facilities, amenities, and convenience that the residents will benefit from the development of the new Haymarket Community Park.

Attachment G – Town of Haymarket Comment Letter & Applicant Response



BUILDING TRUST FOR GENERATIONS • SINCE 1955

VIA EMAIL

February 22, 2017

Stephen Donohoe
Planning Manager
Planning Office
Prince William County Government
5 County Complex Court
Prince William, VA 22192

AND:

Town of Haymarket
Susannah B. Smith, CFM, ASLA
Town Planner/Zoning Administrator
15000 Washington Street #100
Haymarket, Virginia 20169

RE: Prince William County PLN#2013-00115 John Marshall Commons

Dear Mr. Donohoe and Ms. Smith;

We have received and reviewed the comments from the Town Planner on behalf of the Planning Commission, as well as the comments from Town Staff, Town Council, and the Architectural Review Board. This letter as well as the attached memorandum from Mr. Douglas R. Kennedy, P.E. shall address the comments.

1. The size and location of a buffer between the proposed development and the adjacent property that lies within the Town limits, known as the QBE/Pace development (GPIN: 7397-19-1734)? This property is in the beginning phases of development and is currently used as a school.

RESPONSE: There is a 30' buffer along the western edge of our property adjacent QBE/Pace development (See Sheet 5, Landbays A-C Landscape Area Table). Due to the overhead line, we will have to landscape the area adjacent to the overhead line and keep the larger trees away from the overhead lines. We have requested a copy of the adjacent property owner's plans or a meeting to discuss what they are currently proposing in that area so we can coordinate efforts.

VAN METRE COMPANIES

9900 MAIN STREET, SUITE 500 FAIRFAX, VIRGINIA 22031
PHONE 703.425.2600 FAX 703.239.0395

HOMEBUILDING • INVESTMENT PROPERTIES • PLANNED COMMUNITIES • REAL ESTATE SERVICES

Attachment G – Town of Haymarket Comment Letter & Applicant Response

2. The overall number of units that would be built, their price ranges, and design?
The prices, square footage, and design of the proposed units?

If the intent is to make the proposal more fitting within the style of the Town of Haymarket, then the members of the ARB recommended incorporating some of the architectural standards in ARTICLE XIV. *OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY* of the Town's zoning ordinance, and the Town's adopted color palette.

RESPONSE: There will be 116 back to back units and 99 townhomes. The back to back product starts in the mid \$300,000 range and are available from 1,900 square feet to 2,200 square feet. The townhouse product starts in the mid \$400,000 range and will start at approximately 2,000 square feet.

The exterior design of the units includes a mix of brick, stone and siding. These materials are currently found in the single family homes located directly west of the site on Dogwood Park Lane, Walnut Park Lane and Sycamore Park Drive, as well as in the townhomes located along Alexandra's Keep Lane.

The new units will be have the same traditional look and feel as the current architecture located in the Town of Haymarket immediately to the west of our site. The size, massing and colors of our units will complement these existing structures. Details such as the pitched gable, with the vented window, the keystone details in the window arches and colored shutters are already incorporated in our back to back and townhome product.

We have attached a Comparison Exhibit ("Exhibit") to show how our product type compares to the existing single family and townhomes referenced above. As the Exhibit demonstrates, we are incorporating the same type materials, sizes and architectural elements and details as is currently constructed.

Pursuant to the Town of Haymarket Architectural Review Board Design Guidelines for New Construction:

- A. Our building architecture is designed to complement rather than detract from adjacent buildings (Alexandra's Keep), in terms of mass, scale and materials.
- B. Colors - we would be able to match the the America's Heritage Exterior Historic Colors by Sherwin Williams with our American Tradition and American Herald selections by Napco.
- C. Exterior Elements – Foundation exteriors will be brick, stone or concrete.
Siding – Siding will be either wood look vinyl siding, hardboard siding, stone or brick.
Dentil Moldings – will be of size and variety found in neighboring project.
- D. Chimneys – there are none.
- E. Roofing – Roof design, material, colors and textures will be in keeping with the adjacent buildings.
Roof material will be metal, composition shingle or wood.
- F. Lighting – Fixtures shall utilize an incandescent lighting source.
No utilitarian fixtures or bare bulbs shall be used.
- G. Windows and Doors – only full view storm doors and windows will be used.
- H. Decks – Decks will be constructed with either pressure treated lumber, manufactured wood, composite material such as Trex, or Wood.
Deck colors will match the primary or trim color of the structure.
Decks may be stained in a clear coat.
- I. Handicapped Ramps – All handicap ramps will meet the American Disability Act requirements.
- J. Awnings – There are no awnings on our buildings.

Attachment G – Town of Haymarket Comment Letter & Applicant Response

3. Would the children be able to walk to Tyler school? Would new sidewalks be built?

RESPONSE: The applicant has committed to providing sidewalk to the eastern edge of the northern portion of the project putting the sidewalk within distance of the school site itself. However, the property along Route 55 between the school site and this application is not under ownership or control of the applicant. Nor is the current road located between the school site and the eastern boundary of the application site.

4. Will the roads be private or maintained by VDOT?

RESPONSE: A portion of Road A is public. The balance of the roads are private.

Ms. Smith, we stand ready to meet with the Town and any members of Planning Commission or Town Council to further discuss these issues.

Please feel free to contact me at धारover@vanmetreco.com or at 703-425-2610 at your earliest convenience to set up a time to meet.

Sincerely,



Denise M. Harrover
Vice-President
Planning & Entitlement

Attachment H – School Board Impact Statement



Development Impact Statement

April 19, 2018

REZ PLN 2013-00115, JOHN MARSHALL COMMONS (8th Submission)
Gainesville Magisterial District

The applicant is requesting the rezoning of 27.7 acres from A-1, Agricultural and M-2, Light Industrial, to V, Village. The applicant has reduced plans from 215 townhouse units to 144 townhouse units, of which 50 are age-restricted.

Based on annually updated county-wide student generation factors, the proposed change for the 94 townhouse dwelling units, shown on the plan, is projected to generate the following numbers of students. School-by-school student generation rates can vary by plus or minus 50% in a specific development:

Housing Units Proposed		Students Generated	
Age-Restricted	50	Elementary	28
Townhouse	94	Middle	14
Multifamily	0	High	17
Total	144	Total	59

Under the School Division's 2017-18 districting, students living in this general area will attend the following schools:

School	Available Space		2017-18			2022-23			2027-28		
	Capacity	Portable Classrooms	Students	+/-	Util. (%)	Students	+/-	Util. (%)	Students	+/-	Util. (%)
Tyler ES	558		502	56	90.0%	508	50	91.1%	542	16	97.1%
Bull Run MS	1,233		1,166	67	94.6%	1,183	50	96.0%	1,381	-148	112.0%
Battlefield HS	2,053	16	2,941	-888	143.3%	3,131	-1,078	152.5%	3,289	-1,236	160.2%

Other schools potentially affected by this development:

School	Available Space		2017-18			2022-23			2027-28		
	Capacity	Portable Classrooms	Students	+/-	Util. (%)	Students	+/-	Util. (%)	Students	+/-	Util. (%)
Alvey ES	857		688	169	80.3%	702	155	81.9%	730	127	85.2%
Buckland Mills ES	938		651	287	69.4%	706	232	75.3%	843	95	89.9%
Gravelly ES	955		779	176	81.6%	854	101	89.4%	895	60	93.7%
Haymarket ES	946		825	121	87.2%	904	42	95.6%	1,005	-59	106.2%
Mountain View ES	722		584	138	80.9%	555	167	76.9%	625	97	86.6%

Maureen Hannan
Supervisor of Land Acquisition and CIP Planning

P.O. BOX 389, MANASSAS, VA 20108 • WWW.PWCS.EDU 703.791.7312, FAX 703.791.8018

Attachment H – School Board Impact Statement

Analysis

- The applicant has reduced the number of townhouse units from 215 to 144 townhouse units, of which 50 are age-restricted.
- Tyler Elementary School’s current and projected enrollment has sufficient capacity to accommodate the projected 28 elementary students.
- Bull Run Middle School’s current and five-year projected enrollment has sufficient capacity to accommodate the projected 14 middle school students.
- Battlefield High School does not currently have sufficient capacity to accommodate the projected 17 high school students.
- Per the following School Facility Capacity Metrics chart, the Approved CIP 2019-2028 identifies a solution within ten years for Bull Run Middle School and within five years for Battlefield High School.

Project	REZ2013-00115, John Marshall Commons						
	Affected School (Capacity)	Current Space Available	Projected Space - 5 Years	Projected Space - 10 Years	CIP Solution within 5 Years	CIP Solution within 10 Years	CIP Solution Comments
Elementary	Tyler ES (558)	56	50	16			
Middle	Bull Run MS (1,233)	67	50	-148	No	Yes	MS West Linton Hall Area (2024)
High	Battlefield HS (2,053)	-888	-1,078	-1,236	Yes		13th HS (2021)

Applicant’s Proffers

- *The applicant’s Proffer Statement, revised through January 17, 2018, indicates a Level of Service contribution of \$17,489 per townhouse unit, which is in line with the School’s section of the “PWC Policy Guide for Monetary Contributions” as of June 30, 2016. This is an increase from \$11,685 per the School Division’s previous comment and will generate approximately \$1,643,966.*

School Division Comments

- The School Board is not in support of any rezoning that increases student capacity at schools already at or in excess of 100% capacity or a rezoning that causes student capacity at any school to exceed 100% capacity, unless proffers sufficient to mitigate the impact to the School Division are received.
- *The improvements set forth in the Analysis above, as well as proposed proffers, provide the minimum acceptable level of mitigation with respect to School Division concerns.*

Attachment I – Planning Commission Resolutions

PLANNING COMMISSION RESOLUTION

MOTION: BERRY April 19, 2017
Regular Meeting
SECOND: MCKAY Res. No. 17-043
RE: REZONING #PLN2013-00115, JOHN MARSHALL COMMONS
GAINESVILLE MAGISTERIAL DISTRICT
ACTION: RECOMMEND DENIAL

WHEREAS this is a request rezone +/-27.7 acres from A-1, Agricultural and M-2, Light Industrial, to V, Village, to construct 215 residential units (99 townhouses & 116 multifamily units) and allow for nonresidential uses permitted in the Village zoning district; and

WHEREAS, the site is located on north side of John Marshall Highway/Route 55 and south of Interstate 66, between the Town of Haymarket to the west and Tyler Elementary School to the east; and

WHEREAS, the site is currently zoned A-1, Agricultural, and M-2, Light Industrial and is located within the I-66 / Route 29 Sector Plan special planning area; and

WHEREAS, a Comprehensive Plan Amendment (#CPA2016-00002, John Marshall Commons) request is being concurrently processed with this rezoning proposal, which is to amend the Long-Range Land Use designation in the Comprehensive Plan of the subject rezoning site and additional acreage (+/-55 acres) from CEC, Community Employment Center to VMU, Village Mixed Use; and

WHEREAS, a Special Use Permit (#SUP2017-00018, John Marshall Commons – Village District Modifications) request is being concurrently processed with this rezoning proposal to allow for multiple modifications to the V, Village District, development standards; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 19, 2017, at which time public testimony was received and the merits of the above-referenced request was considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by recommending denial for the following reasons:

- Concerns related to density
- Traffic problems
- Impacts to schools
- Comparison of the project's residential and nonresidential tax revenue

Attachment I – Planning Commission Resolutions

NOW, THEREFORE, BE IT RESOLVED that the Prince William Planning Commission does hereby recommend denial of Rezoning #PLN2013-00115, John Marshall Commons.

Votes:

Ayes: Berry, Bryant, Fry, Holley, McKay, Milne, Taylor

Nays: None

Absent from Vote: None

Absent from Meeting: Vanegas

MOTION CARRIED

Attest: _____

Jennifer Dorcsis

Clerk to the Planning Commission

Attachment I – Planning Commission Resolutions

PLANNING COMMISSION RESOLUTION

MOTION: BERRY April 19, 2017
Regular Meeting
SECOND: MCKAY Res. No. 17-044

RE: SPECIAL USE PERMIT #SUP2017-00018, JOHN MARSHALL
COMMONS – VILLAGE DISTRICT MODIFICATIONS
GAINESVILLE MAGISTERIAL DISTRICT

ACTION: RECOMMEND DENIAL

WHEREAS this is a special use permit request to allow for multiple modifications to the V, Village District, development standards; and

WHEREAS, the site is located on north side of John Marshall Highway/Route 55 and south of Interstate 66, between the Town of Haymarket to the west and Tyler Elementary School to the east; and

WHEREAS, the site is currently zoned A-1, Agricultural, and M-2, Light Industrial and is located within the I-66 / Route 29 Sector Plan special planning area; and

WHEREAS, the site is the subject of a companion rezoning request (REZ #PLN2013-00115, John Marshall Commons) to rezone to V, Village District, to construct 215 residential units (99 townhouses & 116 multifamily units) and allow for nonresidential uses; and

WHEREAS, a Comprehensive Plan Amendment (#CPA2016-00002, John Marshall Commons) request is being concurrently processed, which is to amend the Long-Range Land Use designation in the Comprehensive Plan of the subject site and additional acreage (+/-55 acres) from CEC, Community Employment Center to VMU, Village Mixed Use; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 19, 2017, at which time public testimony was received and the merits of the above-referenced request was considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by recommending denial for the following reasons:

- Concerns related to density
- Traffic problems
- Impacts to schools
- Comparison of the project's residential and nonresidential tax revenue

NOW, THEREFORE, BE IT RESOLVED that the Prince William Planning Commission does hereby recommend denial of Special Use Permit #SUP2017-00018, John Marshall Commons – Village District Modifications.

Attachment I – Planning Commission Resolutions

Votes:

Ayes: Berry, Bryant, Fry, Holley, McKay, Milne, Taylor

Nays: None

Absent from Vote: None

Absent from Meeting: Vanegas

MOTION CARRIED

Attest:


Jennifer Dorcisi
Clerk to the Planning Commission

Prince William County Government
Board of County Supervisors



Comprehensive Plan Amendment #CPA2016-00002
Rezoning #PLN2013-00115
John Marshall Commons
& Special Use Permit #SUP2017-00018 – John Marshall Commons
– Village District Modifications
Gainesville Magisterial District

*Steve Donohoe
Planning Office*


CPA / REZ / SUP – John Marshall Commons

Proposal –

- CPA - To amend +/-55 acres from CEC, Community Employment Center, to VMU, Village Mixed Use.
- REZ – To rezone +/-27.7 acres from A-1, Agricultural and M-2, Light Industrial, to V, Village, to construct 144 residential units (94 townhouses & 50 age-restricted townhouse units).
- SUP – To allow for modifications to multiple V, Village District development standards

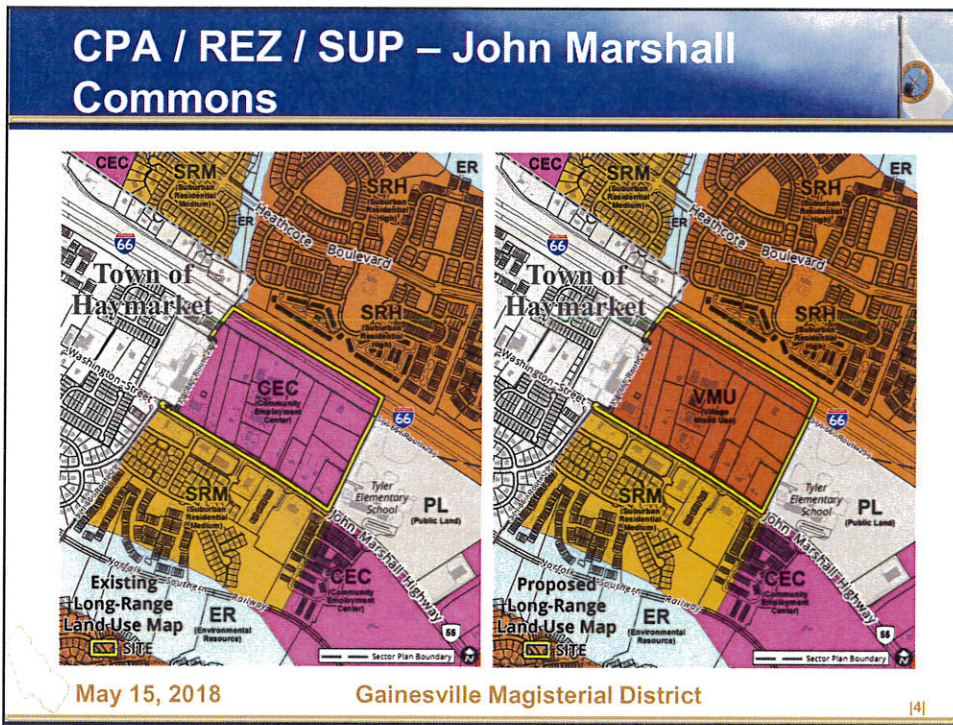
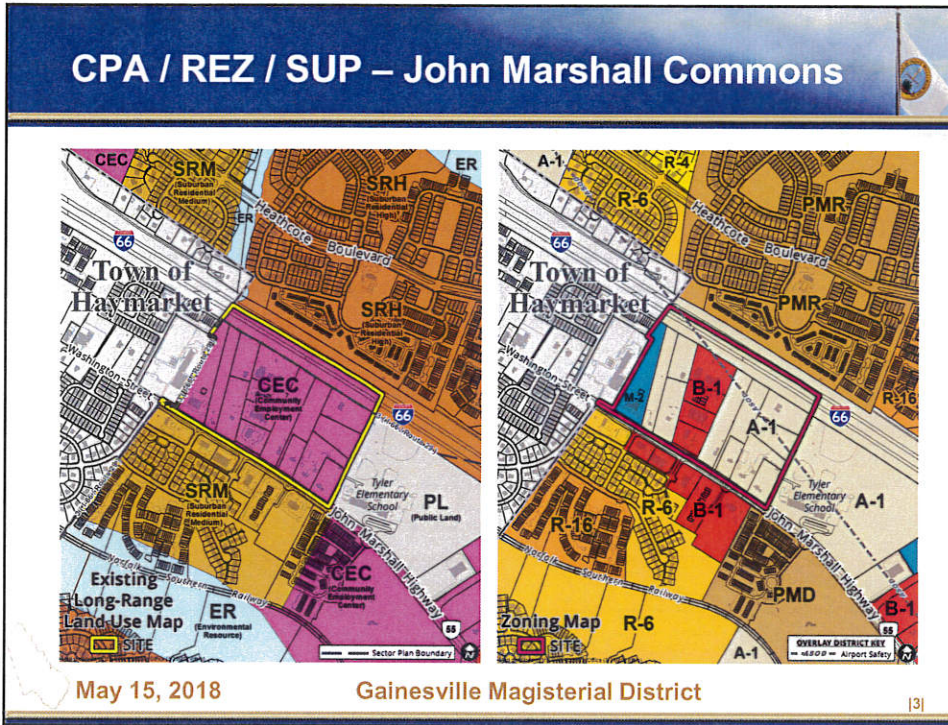
Location – On the north side of John Marshall Highway/Route 55 and south of Interstate 66, between the Town of Haymarket to the west and Tyler Elementary School to the east.

Recommendation – Approval



May 15, 2018 Gainesville Magisterial District

[2]



CPA / REZ / SUP – John Marshall Commons

Proposal Details / Background:

- ❑ Subsequent to a deferral recommendation (to a date uncertain) at the June 17, 2015 Planning Commission public hearing, the Applicant pursued a request for a Comprehensive Plan Amendment
- ❑ CPA initiated by BOCS on March 2016
- ❑ Staff supported the initiation
- ❑ Effect of CPA:

LRLU Classification	Existing (Acres) (±)	Proposed (Acres) (±)
Community Employment Center (CEC)	55	0
Village Mixed Use (VMU)	0	55
Total	55	55

May 15, 2018
Gainesville Magisterial District
[5]

CPA / REZ / SUP – John Marshall Commons

- ❑ CPA Recommendation: APPROVAL
 - CPA allows for a well designed mixed use development compatible with the existing uses in the area.
 - The VMU designation and the implementing V, Village Zoning District provides flexibility in the mix of uses while ensuring that the design and form create a pedestrian friendly, walkable environment.
 - The concurrent rezoning contains details and proffers to develop a mixed use community with connections to existing commercial development, the Town of Haymarket and nearby public uses
 - CPA retains a significant amount of existing and proposed nonresidential development

May 15, 2018
Gainesville Magisterial District
[6]

CPA / REZ / SUP – John Marshall Commons

May 15, 2018 Gainesville Magisterial District [7]

CPA / REZ / SUP – John Marshall Commons

May 15, 2018 Gainesville Magisterial District [8]

CPA / REZ / SUP – John Marshall Commons



May 15, 2018

Gainesville Magisterial District

[9]

CPA / REZ / SUP – John Marshall Commons



May 15, 2018

Gainesville Magisterial District

[10]

CPA / REZ / SUP – John Marshall Commons

John Marshall Commons
Design Guidelines January 05, 2018

2.4.2 TOWNHOME (SFA) DESIGN

SINGLE FAMILY ATTACHED BUILDING ELEVATION

LEGEND	
1 SIDE LAP JOINT BOARD	10 FACIA
2 HANDED LAP JOINT BOARD	11 CEILING
3 ASPHALT / SHINGLE ROOF SYSTEM	12 DECORATIVE TRIM
4 HEAD CASING	13 FACE STONE / SIMILAR MATERIAL
5 VINYL TRIM	14 FACE STONE / SIMILAR ACCENT
6 VINYL WINDOW SYSTEM	

VILLA TOWNHOME BUILDING ELEVATION

LEGEND	
1 VINYL WINDOW SYSTEM	10 BRICK / BRICK-LIKE FINISH
2 HANDED LAP JOINT BOARD	11 FACIA
3 ASPHALT / SHINGLE ROOF SYSTEM	12 TRIM BOARD
4 VINYL TRIM	13 ASPHALT / SHINGLE ROOF SYSTEM
5 VINYL WINDOW SYSTEM	14 DECORATIVE COLUMN
6 BRICK	

John Marshall Commons
Design Guidelines January 05, 2018

2.4.3 UNIT TYPES

Two types of housing will be located within the residential neighborhood: townhomes (CPA) and villa townhomes. The townhomes (SFA) will be grouped in blocks of five to six attached structures, and have either front or side front loading garages. The Villa Townhomes will be grouped in blocks of three to four attached structures with front loading garages.

2.4.4 VILLA TOWNHOME

May 15, 2018 **Gainesville Magisterial District** [11]

CPA / REZ / SUP – John Marshall Commons

John Marshall Commons
Design Guidelines January 05, 2018

2.4.6 SPECIAL END AND REAR CONDITIONS

LEGEND
--- SPECIAL END / REAR CONDITION PROPOSED

The residential buildings adjacent to John Marshall Highway - Route 52 and most visible from arterial corridors should incorporate special end or rear conditions that will provide an enhanced facade for the portion of the building that will be most exposed. This can include additional brick features, siding, and decorative trim. These elements should provide an aesthetic appearance to vehicles traveling along the highway, as well as those entering the community.

John Marshall Commons
Design Guidelines January 05, 2018

2.3.3 SIGNAGE

One way of creating an identity for the development and internally communicating its design identity and branding. Signage will establish a consistent design throughout the development and trigger the visual character of John Marshall Commons. Various styles of signage will be used on building facades and site work. Signage will be subject to review by the authority that this sign is intended for. Signage for these purposes should be of a standard professional grade, signage to direct vehicles should be of a large, readable scale. Consideration will be made for signs that provide visibility and are visible at all times of the day/night.

Above are some examples of community signage and landscaping that are appropriate in scale and character for John Marshall Commons. Any signage to be installed on site would be required to apply for and receive the appropriate permits.

May 15, 2018 **Gainesville Magisterial District** [12]

CPA / REZ / SUP – John Marshall Commons

John Marshall Commons
Design Guidelines January 08, 2018

2.3 STREETScape ELEMENTS






2.3.1 HARDSCAPE
Some furniture supports pedestrian life along streets and enhances the quality of the streetscape by providing places for people to sit, rest, deposit trash, and enjoy the view. Street furniture of similar style and quality will unify the landscape and promote a sense of place throughout the development. The following images show general characteristics and examples of the family of street furniture for the John Marshall Commons development.

FURNISHINGS

SEATING



TRASH RECEPTACLES



BICYCLE PARKING



LIGHTING




2.3.2 LIGHTING
All lighting should conform to the national lighting inventory standards. Professional-level lighting, building-mounted lighting, and sign lighting may be used to complement roadway and streetscape lighting and to emphasize areas of importance (such as a Park or gathering area). Light poles also offer the opportunity to mount banners or flags for special events, announcements, or community identity. All fixtures must be full cut-off luminaires to minimize light trespass, meet dark sky requirements, and will conform to standards set forth in the OASD.

The illustrations above show the style of street lights to be used within John Marshall Commons.



May 15, 2018
Gainesville Magisterial District
[13]

CPA / REZ / SUP – John Marshall Commons

John Marshall Commons
Design Guidelines January 08, 2018

2.1. OPEN SPACE OVERVIEW

2.1.1 CLUBHOUSE/ CENTRAL GREEN

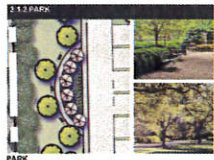



CLUBHOUSE/ CENTRAL GREEN
The Clubhouse and Central Green provides a space where members of the community can meet. Within the clubhouse building are a series of multi-purpose spaces that accommodate activities related to the community's interest and needs. Adjacent to the clubhouse, the provided lawn provides an active outdoor space for the community.

Along the edge of the central green, a set of stairs will connect to the SRP facility. This feature will also provide an enhanced landscape treatment adjacent to the central green.

The central green is a large open space for the community that can be utilized for athletic, recreational and fitness. The location, position and size will provide a space for residents to gather and receive.




2.1.2 PARK



PARK
The park area is a small indoor and gathering space and are located in key areas throughout the community. The locations were selected to encourage recreation, and visitors can sit in a comfortable outdoor environment. Seating, trash receptacles, and signage are located in the park which allow the community to have a look-out that can be used through the day. The vegetation consists of ornamental trees with an understory composed of shrubs and perennials that provide visual interest.

John Marshall Commons
Design Guidelines January 08, 2018

2.1.3 BATHHOUSE/ POOL/ TOT LOT


BATHHOUSE/ POOL/ TOT LOT
The bathhouse, pool, and tot lot is located in an area for social recreation, as well as an aquatic. The bathhouse building provides an entry location for the pool and pool area that will include changing rooms and restrooms. The pool includes an area for social recreation, as well as an exercise. Outdoor landscaping, perimeter fence, and landscaping (trees) is considered and will be implemented for users. A tot lot provides a convenient, safe play environment for families throughout the community. These amenities are intended to provide outdoor access to the play equipment from anywhere in the community. Surrounding the bathhouse, pool, and tot lot, with vegetation establishes a natural barrier between the recreational and adjacent areas to create an active "eye" of safety. Landscaping, trees, ornamentals, will provide a safe and comfortable area for the surrounding community of the community for visual attraction.

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Design Guidelines January 03, 2018

1.2 PEDESTRIAN CONNECTIVITY




LEGEND

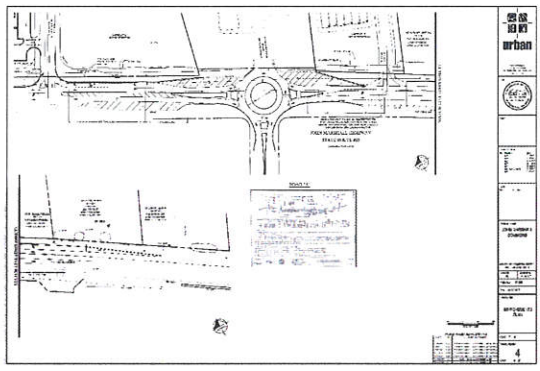
PATH TYPES

- 10' WIDE ASPHALT TRAIL
- 5' WIDE CONCRETE WALK

PEDESTRIAN CONNECTIVITY

The development should strive to create a community with a safe and comfortable walking environment. On the exterior of the site, sidewalks should connect to existing sidewalks and to the street, and the lot lines, as well as providing access between parking and homes. The major sidewalks should connect to a trail that runs along John Marshall Highway. The sidewalk should be 5 to 7.5 feet in width and provide some spacing from the building along it. This trail will provide connectivity to the larger community outside the development, namely the South of Horseshoe. Accessible routes should be implemented throughout the community to provide access for people of variable abilities. All paths should provide adequate signage to create a safe pedestrian experience.





Scale: 1" = 40'

North Arrow

Project: John Marshall Commons

Sheet: 1.2

Date: 5/8/2018

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The Village District is intended to encourage residential and neighborhood commercial uses, intermingled in a neighborhood of small lots, laid out in a traditional street grid. Other considerations should include the scale and arrangement of buildings, with specific attention to street-level facades, and a mix of uses that contribute to vibrant community.

To allow a special use permit for modifications to the V, Village District, development standards. Specifically, the modifications are:

- To allow townhouse as a unit type on lots greater than one acre in the V, Village, zoning district. *The property has not yet been subdivided. This modification is necessary to allow the site to develop in conformance to the MZP.*
- To allow nonresidential lot sizes to exceed one acre. *Landbay B is larger than one acre and already has an existing office building. Landbay B requires this modification. Landbay A is also larger than one acre, however, could be subdivided at a later time.*
- To exceed maximum lot frontage for nonresidential lots. *The existing building within Landbay B has frontage that exceeds the Village District standards.*
- To allow individual nonresidential uses to exceed a maximum building area of 8,000 SF. *The existing building within Landbay B is 20,500 SF.*
- To exceed maximum building setbacks for nonresidential development. *The existing building within Landbay B exceeds the Village District standards.*

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CPA / REZ / SUP – John Marshall Commons

Planning Commission Recommendation: Denial of #PLN2013-0115, John Marshall Commons, #SUP2017-00018, John Marshall Commons – Village District Modifications and CPA2016-00002, for the following reasons:

- Concerns related to density
- Traffic problems
- Impacts to schools
- Comparison of the project’s residential and nonresidential tax revenue

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CPA / REZ / SUP – John Marshall Commons

Uses / Development Features	Project as presented the Planning Commission on April 19, 2017	Current Proposed Project
Zoning	V, Village	V, Village
Use	Residential, Commercial/Retail & Office/Employment	Residential, Commercial/Retail & Office/Employment
Residential Density	9.26 dwelling units per acre (residential landbays = +/-23.2 acres)	+/-6.2 dwelling units per acre (residential landbays = +/-23.2 acres)
Residential Units	Up to 215 dwelling units – 99 townhouses (mix of rear & front-loaded units) & 116 multifamily units (rear-loaded)	Up to 144 dwelling units – 94 townhouses (mix of rear & front-loaded units) & 50 age-restricted townhouses (villa style / front-loaded)
Nonresidential	Existing 20,500 SF) + (Future development of Landbay A +/-1.87 acres) commercial/retail & office/employment	(Existing 20,500 SF) + (Future development of Landbay A +/-1.87 acres) commercial/retail & office/employment
Schools Impact	Overall: 99 students generated	Overall: 59 students generated
Vehicle Trips per Day (VPD) from residential	Estimated: 1,604	Estimated: 988
Amenities	<ul style="list-style-type: none"> - Pool & bathhouse facility - 2 pocket parks - 2 tot lots 	<ul style="list-style-type: none"> - Central green feature – including clubhouse, pavilion & pickle ball court - Pool & bathhouse facility - 2 pocket parks - Tot lot

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CPA / REZ / SUP – John Marshall Commons



Staff Recommendations: Staff recommends approval for the following reasons:

- Long Range Land Use – If the companion comprehensive plan amendment for VMU, Village Mixed Use, is approved, the REZ and SUP requests could generally be found in conformance with long range land use plan.
- Village Zoning District – Encourages development mix of residential and neighborhood commercial uses.
 - Rezoning retains a portion of nonresidential development. The project area includes an existing 20,500 SF of office/employment development with an additional +/-1.87 acres of nonresidential development potential.
- Community Design – The VMU classification provides for mixed use development where residential and neighborhood commercial uses are intermingled on small lots laid out in a traditional street grid. Given the limitations of the split nature of the project (east and west portions separated by nonresidential development), interconnectivity and quality design features have been achieved.
- Drive-Through Restaurants – As proffered, drive-through restaurants are prohibited

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