

MOTION: CANDLAND

**November 17, 2015
Regular Meeting
Ord. No. 15-60**

SECOND: CADDIGAN

**RE: SPECIAL USE PERMIT #PLN2015-00168, ST. KATHARINE DREXEL
PARISH AND SCHOOL – GAINESVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, this is a request to allow a religious institution with related facilities. Specifically, the request will allow for the construction of a 1,000-seat sanctuary, 550-seat parish center / fellowship hall, religious teaching classrooms, private school, pre-school, summer day camp, administrative and office areas, facilities for community groups and a rectory. The request will permit an additional freestanding monument style sign with an increased sign area. The sign shall utilize building materials consistent with the proposed structures on-site in accordance with the sign elevations; and

WHEREAS, the site is located on the northwest corner of the intersection of James Madison Highway/Route 15 and Waterfall Rd.; and is identified on County maps as GPIN 7200-81-4275 (pt); and

WHEREAS, the site is designated AE, Agricultural or Estate, and CR, Convenience Retail, in the Comprehensive Plan. The site is zoned A-1, Agricultural, and is located within the James Madison Highway Corridor Overlay District (HCOD), which was approved prior to February 20, 1996; and

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

WHEREAS, the Planning Commission, at its public hearing on September 16, 2015, recommended approval, as stated in Planning Commission Resolution Number 15-075; and

WHEREAS, prior to opening the public hearing, the Board of County Supervisors, at its public hearing on October 13, 2015, deferred Special Use Permit #PLN2015-00168, St. Katharine Drexel Parish and School, to a date certain of November 17, 2015, at the request of the applicant; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks was held on November 17, 2015, and interested citizens were heard; and

WHEREAS, the Prince William Board of County Supervisors believes that public general welfare, as well as, good zoning practices are served by the approval of this request;

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Page Two

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve Special Use Permit #PLN2015-00168, St. Katharine Drexel Parish and School, subject to the conditions dated October 7, 2015;

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

ATTACHMENT: Conditions dated October 7, 2015

DISCLOSURE PRIOR TO VOTE: Martin E. Nohe

Votes:

Ayes: Caddigan, Candland, Jenkins, May, Nohe, Principi, Stewart

Nays: Lawson

Absent from Vote: None


Absent from Meeting: None

For Information:

Planning Director

Roger G. Bowers
FutureLaw, LLC
1802 Bayberry Court, Suite 403
Richmond, VA 23226

ATTEST: _____


Clerk to the Board

PROPOSED CONDITIONS

Owner/Applicant: The Catholic Diocese of Arlington
Special Use Permit: SUP #PLN2015-00168
Prince William County GPIN 7200-81-4275 (the "Property")
Special Use Permit Area: +/-28.07 acres
Zoning: A-1, Agricultural
Magisterial District: Gainesville
Date: October 7, 2015

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 "SUP 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.

The applicant shall file a site plan within three (3) years after approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of the initial final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development - The property shall be developed in substantial conformance with the conditions herein and the Special Use Permit Plan, entitled "St. Katharine Drexel Parish and School Catholic Diocese of Arlington Special Use Permit Plan," prepared by Ross, France & Ratliff, Ltd., dated August 18, 2014, as revised August 5, 2015. If needed, changes to the layout to accommodate an on-site septic system may be necessary.
2. Phasing & Commencement of Use – The development of the site shall be completed in two phases:
 - a. Phase I - The first site plan approved for the property shall include a minimum of 20,000 square feet of the permanent building development. In addition, as part of the Phase I construction of the site, the applicant shall provide right-of-way dedication and construction of pedestrian facilities along Waterfall Rd. and James Madison Highway/Route 15, construction of the right and left turn lanes along Waterfall Rd., and provide the landscaping as shown on the Landscape Plan. An occupancy permit shall vest the applicant's right to thereafter construct the remaining structures/uses. The use of the site for those uses as approved with this special use permit shall commence no sooner than the time of occupancy permit issuance for the first permanent structure on the site.
 - b. Phase II – If not provided in the development of Phase I, the second phase of development shall include the transportation improvements to James Madison Highway/Route 15 as provided in condition 8.a and as shown on the SUP Plan.

3. Use Parameters

- a. Special Use Permit Area – The Special Use Permit shall apply to the Property, which is that portion of GPIN# 7200-81-4275 shown on the Plan containing approximately 28.07 acres.
- b. Permitted Uses – The following uses shall be permitted on the Property: a religious institution and private school with related facilities, including a 1,000-seat sanctuary, parish center / fellowship hall, classrooms, pre-school, summer day camp, administrative and office areas and facilities for community groups; a private school (pre-k through eighth grade single track school); and a rectory.
- c. Maximum Building Area – The maximum gross square footage of total new building area on-site shall not exceed 97,625 square feet. The parish center / fellowship hall, sanctuary church, and school building shall each not exceed the respective maximum square footage as shown on the SUP plan.
- d. Maximum Seating – The maximum seating capacity for the sanctuary church shall be 1,000 seats. The maximum seating capacity for the parish center / fellowship hall shall be 550 seats.
- e. Private School – The private school use shall have a maximum number of 260 students. The private school use shall be for pre-Kindergarten through eighth grade.
- f. Rectory and Pavilion – The rectory and pavilion shall be in the general locations and sizes as shown on the SUP plan. The final location, size and design of the rectory and pavilion shall be determined during the review of the applicable site plan.

4. Community Design

- a. Architecture - Compliance with the following conditions shall be demonstrated by submission of architectural plans to the Land Development Division for review and approval at least two weeks prior to the request for a building permit release letter for the applicable phase:
 - i. Design & Building Height - The parish center / fellowship hall, sanctuary and school shall be designed in a manner that achieves an integrated architectural identity for the Project. The maximum height of all buildings shall not exceed fifty (50) feet. A non-inhabited steeple-style element may be incorporated into the design of the sanctuary church at a height not to exceed seventy-five (70) feet.
 - ii. Materials - The buildings shall be constructed with the primary materials being brick, masonry, natural stone, cut stone or similar, or a combination

thereof. Building design may incorporate architectural elements such as windows utilizing clear, obscure or stained glass. Clerestory windows may be incorporated to bring in natural light at upper levels.

- iii. Connecting Covered Walkways - Although not shown on the Plan, covered and/or enclosed walkways shall be allowed between the parish center, sanctuary church and school buildings to connect the individual buildings. These covered and/or enclosed walkways shall not be included in the calculations of the maximum square footages shown on the Plan for the parish center, the sanctuary or the school. Walkways shall be of a compatible design with the buildings on the site. Compliance with this condition shall be demonstrated by the applicable site plan.
- b. Refuse Storage Area - The refuse storage areas shall not be located within any setback area, buffer or landscape strip and will be screened with a solid masonry enclosure, which is compatible with the building and gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition will be evidenced with the final site plan approval.
- c. Landscaping - Landscaping, as evidenced on the site plan, shall be provided by the applicant as shown on the Special Use Permit Landscape Plan, prepared by Ross, France & Ratliff, Ltd., dated August 18, 2014, as revised August 5, 2015. In additions, landscaping shall meet minimum requirements of the DCSM and the following standards at the time of planting:
 - i. HCOD Buffer – As shown on the Landscape Plan, the applicant shall provide a 50-ft. wide Highway Corridor Overlay buffer, planted at a rate of 320 plant units per 100 linear feet, along the property frontage with James Madison Highway/Route 15. The HCOD buffer shall incorporate, where feasible and not to conflict with the DCSM, plantings that are consistent with the Journey Through Hallowed Ground - The Living Legacy Project Master Plan. Compliance with this condition shall be demonstrated on the approved site plan. The applicant shall not be precluded from constructing utility or access crossings through such buffer.
 - ii. Modified Buffer – The buffer shown along the southwest property line near the entrance to the site from Waterfall Rd. shall have a minimum width of 15 ft. and planted as provided on the Landscape Plan. Also as shown on the Landscape plan, the buffer shall widen to provide an average buffer width of 35 ft., planted with a minimum of 210 plant units per 100 linear feet, along the portion of the southern boundary of the SUP area as shown on the SUP plan and Landscape Plan. Compliance with this condition shall be demonstrated by showing the buffer and an average

width calculation note on the approved site plan. The applicant shall not be precluded from constructing utility or access crossings through such buffer.

- iii. Ten Foot Landscape Strip Along Waterfall Road – The Applicant shall provide a 10 foot landscaped strip along Waterfall Road except where prohibited for sight distance purposes. Compliance with this condition shall be demonstrated by showing the specific detailed planting design for the strip on the approved site plan. The applicant shall not be precluded from constructing utility or access crossings through such buffer.
 - iv. All plantings shall be drought-resistant and indigenous, or other species approved with the final site plan.
- d. Lighting
- i. Building Lighting - Building mounted security lighting, which is full cut-off directed toward the building and in compliance with the Zoning Ordinance, shall be permitted. Compliance with this condition shall be demonstrated with a note on an approved site plan.
 - ii. Parking Lot Lighting - The height of freestanding lighting fixtures shall not exceed sixteen (16) feet. Compliance with this condition shall be demonstrated with a note on an approved site plan.
- e. Signs - All signage shall comply with the standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM). In addition, the following shall apply to signage and advertising on the site:
- i. Monument Signs – One freestanding monument style sign with a maximum height of eight ft. and compatible with the proposed building design and materials in compliance with the Zoning Ordinance shall be allowed at each entrance (at the Waterfall Road entrance and the Route 15 entrance). These two signs may be internally lit, lit downward, or illuminated from the ground directly in front of the sign, but in no case shall lighting on the sign spill measurably beyond the sign face itself onto adjoining properties or onto adjoining roadways. The level of brightness shall be sufficient to illuminate only signage itself. The use of any exposed neon tubing shall be strictly prohibited.
 - ii. Project Sign – In addition to the two monument signs, one freestanding monument style sign with a maximum height of 10 ft. and compatible with the proposed building design and materials in substantial conformity with the attached “Project Sign” schematic drawing, revised June 23, 2015, shall be permitted in the vicinity of the intersection of Waterfall Road and Route 15 outside of the Highway Overlay Corridor District area as

schematically shown on the Plan. The Project Sign may be internally lit, lit downward, or illuminated from the ground directly in front of the sign, but in no case shall lighting on the sign spill measurably beyond the sign face itself onto adjoining properties or onto adjoining roadways. The level of brightness shall be sufficient to illuminate only signage itself. Applicant shall provide additional landscaping, including ground cover and dwarf shrubs, around this Project Sign to integrate it into the site and coordinate with the buffer landscaping along Route 15, the 10 foot landscaped strip along Waterfall Road and other site landscaping.

- iii. Banners, pennants, streamers, balloons, figures and other attention getting devices not permitted by the zoning ordinance shall be strictly prohibited.

5. Maintenance of Property

- a. Site Maintenance - The owner/applicant shall maintain the site and shall pick up trash, litter and debris on a daily basis.
- b. Graffiti Removal - The applicant agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32- 250.20 *et. seq.* of the zoning ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. The applicant shall prevent scaling of walls by keeping dumpsters away from walls, and covering or enclosing drainpipes, amongst other measures.

6. Environment

- a. Low Impact Design – The Applicant shall utilize low impact development (LID), as permitted by the DCSM and to the extent feasible due to existing soil types on the Property, a minimum of two (2) LID techniques to treat parking lot runoff. Said techniques may include, but shall not be limited to, bioretention areas, filter strips and/or other practices that can be integrated into landscaping areas and parking islands as shown on the SUP Plan. Techniques shall comply with the standards contained within the DCSM and compliance with this condition shall be demonstrated on the final approved site plan.
- b. Minimize Clearing and Grading – The Applicant shall develop in substantial conformance with the limits of clearing and grading shown on the Plan. These limits do not preclude the removal of diseased, noxious and/or invasive vegetation outside of these limits.
- c. Specimen Trees - The existing 33" White Oak, 36" White Oak, and 36" White Oak shown on the SUP plan shall, to the extent practicable, be retained and shall be protected during construction in accordance with the provisions of the DCSM and consultation with the Watershed Management Branch of the Public Works

Department. Compliance with this condition shall be demonstrated on the site plan.

- d. Water Quality - The applicant shall contribute \$75.00 per acre at the time of final site plan review for the County to conduct water quality monitoring, stream restoration projects and/or drainage improvements.
- e. Stormwater Management – The SWM/BMP facilities shall each individually not exceed the respective footprint as shown on the Plan. The SWM/BMP facility located in the northeast corner of the property shall be designed as a wet pond. If the SWM/BMP facility cannot be designed as a wet pond, the applicant may utilize a dry pond design with a four (4) foot tall black vinyl chain link fence. If a dry pond design is utilized, the applicant shall provide, where feasible, additional landscaping for screening purposes between the SWM facility and James Madison Highway/Route 15.

7. Fire and Rescue

- a. Monetary Contribution - The applicant shall make a \$0.61 per square foot of building area ($\pm 97,652$ SF) monetary contribution for fire and rescue services to the Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval.
- b. Fire Suppression – The parish center, sanctuary church and school buildings shall have fire suppression systems (sprinklers or equivalent) installed by Applicant in compliance with applicable National Fire Protection Association (NFPA) or equivalent standards.

8. Transportation – The site shall have two access points: right-in / right-out on James Madison Highway / Route 15 and a full access on Waterfall Rd. The first site plan approved for the site shall include the Waterfall Road access and associated right turn lane and left turn lane. The Waterfall Rd. access and turn lanes shall be constructed prior to commencement of the use.

a. Route 15

- i. Right in/Right out – The entrance to the Property from James Madison Highway (Route 15) shall be restricted to a right-in/right-out only access.
- ii. Additional Turn Lane – The Applicant shall provide a right turn lane on southbound Route 15 at the right in/right out access in accordance with DCSM standards as approved by VDOT and Prince William County as shown on an approved site plan.
- iii. PA-2 Standard – At the time of construction of the Route 15 access to the Property, the Applicant shall construct an additional through lane on

Route 15 along its frontage to meet the PA-2 standard as approved by VDOT and Prince William County as shown on the approved site plan.

- b. Waterfall Road Deceleration Lanes
 - i. Right Turn Lane - A westbound right turn deceleration lane at the Property's access on Waterfall Road as approved by VDOT and Prince William County as shown on an approved site plan.
 - ii. Left Turn Lane - An eastbound left turn deceleration lane at the Property's access on Waterfall Road according to DCSM standards as approved by VDOT and Prince William County as shown on an approved site plan.
 - c. Sundays and Large Special Events – Applicant will provide a uniformed police officer for traffic control at the Waterfall Road entrance during Sunday services and other large special events, as needed to be determined by the Prince William County Police.
 - d. No Obstruction of Travel Ways – The Applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network, landscaped areas, parking spaces, or Route 15. The Applicant will submit a traffic management plan addressing student drop-off and pickup queuing for the school use for review and approval by the Transportation Department with the first site plan including the school.
 - e. Off-Site Parking - No vehicles associated with this use shall be parked off-site on either Waterfall Road or Route 15.
 - f. Sidewalks – The Applicant will construct a continuous sidewalk with applicable crosswalks and ramps along Route 15 and Waterfall Road as shown on the Plan. The Applicant will provide an internal sidewalk to connect the parish center, sanctuary church and school with the pavilion and rectory. Compliance with this condition shall be demonstrated on an approved site plan.
9. Water - The final design of the well(s) needed to serve the use shall be determined for each site plan approved for the site. The final design shall be approved by the Health Department prior to site plan approval.
10. Septic – The overall development intensity and building footprint, including the building size, maximum seating capacity, and building floor area shall be proportionately reduced if the septic requirements, generated by the number of fixtures and flow rates for the proposed building development, cannot be accommodated on-site.

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