

# 12-B

**MOTION:**

**January 17, 2023  
Regular Meeting  
Ord. No. 23-**

**SECOND:**

**RE: REZONING #REZ2016-00021, KLINE PROPERTY – COLES MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to rezone ±55.42 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, and B-1, General Business, to permit a mix of residential, commercial, and office uses, with associated development waivers / modifications and signage modifications and commit ±45 acres to be conveyed for public use; and

**WHEREAS**, this is concurrently being processed with Special Use Permit #SUP2017-00037, Special Use Permit #SUP2022-00022, and Special Use Permit #SUP2022-00023; and

**WHEREAS**, the property is located east of the City of Manassas, southeast of the intersection of Prince William Parkway and Liberia Avenue, north of Buckhall Road, and is identified on County maps as the following GPINs: 7895-12-8843; 7895-23-2666; 7895-23-4912; 7895-32-0193; 7895-32-7841; and 7895-33-1607; and

**WHEREAS**, the site is currently designated MU-3, Neighborhood Mixed Use, RN-2, Residential Neighborhood, and POS, Parks and Open Space, in the Comprehensive Plan, and is located within the Liberia Avenue Activity Center; and

**WHEREAS**, the site is zoned A-1, Agricultural, and is partially located within the Domestic Fowl Overlay District and Prince William Parkway Highway Corridor Overlay District; and

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

**WHEREAS**, the Prince William County Planning Commission, at its public hearing on November 30, 2022, recommended approval, as stated in Resolution Number (Res. No.) 22-136; and

**WHEREAS**, a Prince William Board of County Supervisors' (Board) public hearing, duly advertised in a local newspaper for a period of two (2) weeks, was held on January 17, 2023, and interested members of the public were heard; and

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

**NOW, THEREFORE, BE IT ORDAINED** that the Prince William Board of County Supervisors hereby approves Rezoning #REZ2016-00021, Kline Property, subject to the proffers dated January 10, 2023;

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**BE IT FURTHER ORDAINED** that the Prince William 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: Proffer Statement, dated January 10, 2023

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Planning Director

Sherman Patrick, Jr., AICP  
Compton & Duling, LC  
12701 Marblestone Drive #350  
Prince William, VA 22192

J. Truett Young  
Stanley Martin Homes  
14200 Park Meadow Drive, Suite 100  
Chantilly, VA 20151

**ATTEST:** \_\_\_\_\_  
**Clerk to the Board**



## **PROFFER STATEMENT**

Kline Property: Rezoning #REZ2016-00021  
Record Owners: Kline Ventures, LLC & Leo Geo Ventures, LLC, James O. & Sylvia K. Bowman, BKR Ventures, LLC, and Wolf, Inc.  
Property: G.P.I.Ns.: 7895-23-4912, 7895-32-0193, 7895-33-1607, 7895-23-2666, 7895-12-8843 and 7895-32-7841 (the "Property")  
Acreage: ±55.42 acres (plus 45 acres to be conveyed for public use)  
Magisterial District: Coles Magisterial District  
Current Zoning: A-1, Agricultural  
Proposed Zoning: PMR, Planned Mixed Residential (47.15 acres), and B-1, General Business (8.27 acres) A-1, Agricultural (45.00 acres)  
Date: January 10, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site adjacent to the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the Master Zoning Plan (the "MZP") shall be the plan prepared by Land Design Consultants, Inc., entitled "Master Zoning Plan, Kline Property" dated March 2022 revised through December 16, 2022 and contains the following Sheets:

Sheet 1	Cover Sheet
Sheet 2	Land Use Plan
Sheet 3	Layout Plan
Sheet 4	Open Space and Buffer Plan
Sheet 4A	Buffer Details
Sheet 5	Off-site Transportation Plan
Sheet 5A	Off-Site Transportation Plan
Sheet 5B	On-Site Transportation Plan
Sheet 5C	Street Sections
Sheet 5D	Street Sections
Sheet 6	Utility Plan

## I. USES AND DEVELOPMENT

- A. The development of the subject Property shall be in substantial conformance with the PMR, Planned Mixed Residential, and the B-1, General Business zoning districts delineated on the Zoning Plat and as shown on the Land Use Plan (Sheet 2) of the MZP.
1. Nonresidential and Residential Areas shall be subject to those uses and development standards applicable to the PMR, Planned Mixed Residential, and B-1, General Business zoning districts. All Principal, Secondary Nonresidential Uses, and/or Special Uses shall be permitted subject to the following:
- a) Land Bay A
- 1) Uses in Land Bay A shall be limited to those permitted in the *B-1, General Business*, zoning district except that the following uses shall be specifically prohibited:
- a. Bus station, commercial
  - b. Commercial bus station
  - c. Helipad
  - d. Heliport
  - e. Hospital
  - f. Marina
  - g. Motorcycle sales, rental or lease, service or repair
  - h. Parking, commercial
  - i. Railroad passenger station
  - j. Recreational vehicle park/camp ground
  - k. Restaurant, drive-in/drive-up, drive through
  - l. Water transportation facility
- 2) Development intensity within the Land Bay A shall be limited to a maximum floor area ratio of 0.4 for the overall 8.3 acre Land Bay A.
- b) Land Bay B. Development and uses in Land Bay B shall be limited to neighborhood commercial and office uses as provided in Zoning Ordinance Section 32-306.11., 1., 2. and 3. Secondary commercial uses shall be permitted by right, as provided in Section 32-401.31, uses as provided by Section 32-401.32 as secondary uses, and as provided by Section 32-401.33 by Special Use Permit. Secondary office uses except data center uses shall be permitted,

by right, as provided in Section 32-402.11, as permitted by Section 32-402.12 as secondary uses, and as provided by Section 32-402.13 by Special Use Permit.

- c) Land Bay C. Development and uses in Land Bay C shall be limited to a maximum of 240 single-family attached dwellings having a maximum density in the overall land bay that shall not exceed 6 dwelling units per acre.
- d) Land Bay D. Land Bay D shall be conveyed to the County for public recreation use, public educational use, and/or institutional use. The conveyance shall include the two concrete silos. The Applicant shall provide the County with a report on the structural integrity of the concrete silos prior to dedicating the structures to the County.

B. Land Bays.

- 1. Land Bay sizes, maximum densities, and boundary locations may vary to the extent that the Land Bay area may increase or decrease by as much as 10% and the internal road alignment, building, parking and off-site or on-site stormwater management improvements and off-site road improvements may undergo alterations in accordance with final engineering considerations at the time of site/subdivision plan reviews provided that the total number of dwelling units in Land Bay C shall not exceed 240.
- 2. Permitted Special Uses. Conditions and parameters of special uses permitted within the Zoning Ordinance and not prohibited by the proffered conditions contained herein may modify building locations, height, Floor Area Ratio, orientation, site access, and/or coverage shown on the MZP and approved by the Board of County Supervisors as a specific Special Use within a particular Land Bay or portion of a Land Bay.

**II. COMMUNITY DESIGN**

- A. The Applicant shall provide a street layout substantially similar to the layout shown on the Layout Plan (Sheet 3) of the MZP, provided that internal road alignment and parking may undergo revisions in accordance with final engineering considerations at the time of final subdivision plan review. The street design shall include sidewalks, shared use paths, and street tree soil panels as shown in the Off-site Transportation Improvement Plans (Sheets 5 and 5A), the On-site Transportation Plan (Sheet 5B), and

the Street Sections (Sheet 5C, and 5D).

- B. Open space, landscape areas, and landscape buffers shall be provided throughout the residential and commercial areas as shown on the Open Space & Buffer Plan (Sheet 4) and the Buffer Details Plan (Sheet 4A) of the MZP. Buffers may include fencing, and berms, and perpendicular crossings of trails as determined at the time of final site/subdivision plan review and to the extent permitted by the Zoning Ordinance and the Design and Construction Standards Manual (DCSM).
1. Landscaping located within landscape areas and buffers shall consist of drought tolerant species appropriate for the climate and location proposed and shall consist of native species in accordance with allowances in the DCSM. Where possible, existing vegetation in landscape areas and buffers (when it is native and good quality) shall be preserved and incorporated into the design and supplemented by additional plantings, as may be required to meet minimum requirements of the DCSM.
  2. Utilities within landscape areas and landscape buffers shall be limited to the extent and in the manner permitted by the DCSM, and when utility crossings are necessary, the crossing shall be located and aligned as close to perpendicular as practical based on final engineering considerations at the time of final site/subdivision plan review.
  3. Where existing vegetation is undisturbed within required or proffered open space, landscape areas, and landscape buffers, said existing vegetation (when it is native and good quality) shall be credited against the plant unit and/or tree canopy requirements in the DCSM.
  4. To enhance and elevate the landscape areas, strips and buffers proffered herein, earth berms shall be permitted, but not required, in landscape areas as well as Buffers 5 and 6, shown on the Open Space and Buffer Plan (Sheet 4) of the MZP, and as generally depicted on the Landscape Buffer Details (Sheet 4A) of the MZP, subject to final engineering consideration and compliance with the DCSM. Intermittent berms shall be provided where appropriate and shall have a varied, undulating form to create a natural appearance rather than having a continuous straight-line, embankment appearance. Landscape plantings shall be similarly varied to fit the natural form of the berm. The final location and extent of berms shall be based upon sound engineering and landscaping practices, shall not conflict with drainage, utilities, minimum street intersection sight lines, or similar site constraints, and shall be subject to compliance with the requirements of the DCSM. Particular consideration of the use of berming to compliment landscaping shall be

given to the portion of 50-foot wide landscaping area adjacent to residential lots and Prince William Parkway.

C. Design Guidelines.

1. Development on the Property shall be in substantial conformance with the design concepts in the Kline Community Design Guidelines dated December 16, 2022 subject to minor modifications due to final engineering, road alignment and/or stormwater management at the time of final site/subdivision plan preparation and review.
2. Themed street furniture, upgraded street lighting, and lighting along the pedestrian path and in courtyards shall be provided as described in the Design Guidelines. These features shall be provided no later than at the time of bond release for the roads where the individual recreation area have frontage.
3. Pedestrian and bicycle crosswalk connections on Roads A, B, C, D, E, F, G and H, and of major crossing travelways within the commercial parking areas in Land Bay B, shall utilize designs intended to attract attention of motorists by including within the crosswalks, contrasting colors and/or pavement stamped with patterns that will heighten awareness of pedestrians and/or cyclists. Signage alerting motorists to pedestrian/bicycle crossings shall be provided where deemed appropriate along Road A. The use of nonstandard crosswalks, pavement treatment, and signage is subject to acceptance and approval by PWCDOT and/or VDOT and shall be provided in accordance with VDOT standards for High Visibility Crosswalks.
4. Variations from the Master Zoning Plan, Building Elevations, and the Signs proffered herein shall be permitted, provided the integrity of the overall site layout is not compromised and subject to a finding by the Planning Director or Zoning Administrator pursuant to Zoning Ordinance Section 32-280.13.3 that the variation will provide an equal or improved design, or, within the commercial area, is consistent with corporate branding of the architecture for the particular business(es).

- D. Commercial Area. A minimum of two (2) weeks prior to a request for issuance of the building permits for individual nonresidential buildings, or for permits for permanent signs, the Applicant shall submit the architectural elevations and/or any sign designs to the Planning Director for review and approval for consistency with the concepts herein and/or design conditions that may be imposed as result of the issuance of any special use permit for any portion of the Property.

1. The façade treatments, orientation, screening, and landscaping.

- a) The facades of the buildings on the Property shall be constructed consistent with proffered condition II. C. above, primarily of brick, stucco, metal panel, siding, stone, cementitious materials, and/or other equivalent materials having similar appearance to achieve the intended design quality as determined by the Applicant during the final construction design and based on the availability of materials.
- b) Articulated surfaces implying features similar to those on store fronts, such as window impressions, columns, and similar features, shall be provided along the first floor elevation of the sides or rears of commercial buildings having building entrances that face away from Prince William Parkway, or Roads A or C.
- c) Refuse collection areas and loading and service areas shall be oriented away from Prince William Parkway and Roads A or C, unless substantially screened from view by landscaping and/or a screening wall or fence. The orientation of refuse collection areas and loading and service areas, and the method of screening, shall be reflected on final site plan for each respective commercial use.
- d) Roof top mechanical equipment shall be shielded in accordance with the ordinances and regulations of Prince William County.

E. Pedestrian Connectivity.

- 1. The Applicant shall provide pedestrian connections between the residential and nonresidential uses on the Property, the existing trails and crosswalks along Prince William Parkway, and the open space amenity areas on the subject Property, generally as shown on the Onsite Transportation Plan (Sheet 5B) of the MZP. The on-site pedestrian network shall be shown on the final site/subdivision plans for the portion of the Property on which said pedestrian connections are located and shall be constructed concurrent with the development of such property. Thereafter, the owner(s) of the property shall be responsible for maintaining the elements of the pedestrian network located on its property.
- 2. During the review of the final site plan for Land Bay B, the Applicant shall work with the Planning Office and PWCDOT and/or VDOT to address the VDOT policy for Integrating Bicycle and Pedestrian Accommodations with street design, and the Applicant shall follow the guidelines for High Visibility Crosswalks located in the

public right-of-way subject to PWCDOT and/or VDOT approval.

3. Pedestrian Trail along Parkway. The Applicant shall provide a 10-foot wide shared use path within the public right-of-way adjacent to Land Bay B in the location represented on the Open Space and Buffer Plan (Sheet 4) of the MZP.

### III. ENVIRONMENTAL

- A. Water Quality Monitoring. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of site/subdivision plan approval with the amount to be based on the site area acreage.
- B. SWM/BMP. Stormwater Management and/or Best Management Practices shall be provided on-site and/or off-site, (pursuant to Section 32-250.73.1 of the Zoning Ordinance), and in accordance with the DCSM, unless modified or waived during final site/subdivision plan review. SWM/BMP serving the residential area shall be provided in the location shown on the Utility Plan (Sheet 6) of the MZP, subject to minor changes as may be approved by the County in connection with final site/subdivision plan review and in accordance with the DCSM. SWM/BMP serving the nonresidential area shall be determined at the time of final site plan approval consistent with the approximate limits of disturbance shown on the Open Space and Buffer Plan (Sheet 4) of the MZP.
- C. Existing Vegetation. The Applicant shall establish the limits of clearing and grading on the final site/subdivision plan in accordance with the approximate limits of disturbance shown on the MZP, final engineering considerations, subject to County review and approval, and to the extent practicable, preserve existing mature vegetation that is consistent with the locations of improvements, landscaped buffers, and open spaces shown on the MZP. The following exceptions to the limits of clearing and grading shall be allowed:
  1. The installation of plant materials, if needed for landscaping, revegetation or to supplement existing vegetation;
  2. The removal of non-native species other than mature trees in good health, noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying, or hazardous trees;

3. The installation and/or maintenance of any required or existing utilities and the location of utilities shall be in accordance with the DCSM and subject to County review and approval and if within the designative critical root zones of trees to be preserved must be addressed in the Tree Preservation Plan;
  4. Installation and maintenance of trails, benches, or other appurtenances to enhance the enjoyment of locations within the passive open space areas and provided in a manner to have minimal on the roots of trees designated for preservation; and
  5. Public recreation/institutional use final site plan.
- D. Reforestation. At the time of site development, that Applicant shall provide reforestation within the area indicated in the Open Space and Buffer Plan. The plantings shall consist of container tree seedlings at 400 seedlings per acre, or at the Applicant's discretion, container seedlings may be provided at an adjusted rate with the concurrence of the Chief of Watershed Management Branch or their designee. The location and extent of the restoration shall be determined based on engineering and soils analysis performed during the of the review of the final site/subdivision plans for the adjacent area.
- E. Tree Preservation Plan. The Applicant shall provide a Tree Preservation Plan (TPP) for Land Bay A and Land Bay C - Area D as outlined on the Open Space and Buffer Plan (Sheet 4) of the MZP. Site development, grading, and demolition of existing improvements undertaken by the Applicant shall be performed in a manner that provides for the future preservation of specimen trees identified on the Open Space and Buffer Plan (Sheet 4) of the MZP. The TPP shall be done in accordance with Plant Selection Guide, Section II of the DCSM provided at the time of final site/subdivision plan review for development of the adjoining areas.
- F. Evaluation of Existing Wells. At least sixty (60) days prior to commencement of site grading activities on the subject Property, the Applicant shall engage a qualified and independent environmental professional to perform a well yield test and a limited water quality test on any lawfully operating household water supply well for residential property located within eight hundred (800) feet from the property line of the Property requesting rezoning to PMR and B-1 and subject to the Applicant receiving a request from the owner(s) of individual property located within 800 feet. The purpose of these tests is to establish a "Baseline Condition" (i.e. residential well pre-construction yield and turbidity) compared to existing standards set forth by EPA and the state of Virginia for public water supplies. Not more than 30 days after receiving notice of the date for initiation of site grading activities, the owner of the residential property located within 800 feet from the property line of the subject



Property, shall request testing and shall schedule access to the well and agree to the procedures necessary for testing. Property owners having established Baseline Conditions as described herein, may request a re-evaluation of their well if a negative impact on the well is suspected before six months after the substantial completion of the site grading activities. If the re-evaluation substantiates an adverse impact relative to said Baseline Condition as a result of development of the subject Property, the Applicant shall repair or replace the well. Prior to final site plan approval, the Applicant shall provide evidence of provision of this information to the property owners within 800 feet of the subject Property. Notice to the property owners within 800 feet prior to commencement of grading and notice to the property owners having established Baseline Conditions, shall be provided by certified mail.

#### **IV. PUBLIC SAFETY**

Prior to the issuance of the occupancy permit issuance for each new home herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$248.31 per single family attached dwelling constructed on the Property, and within the areas designated for commercial use, \$0.61 per square foot of gross floor area of commercial building area to be used for public safety purposes.

#### **V. CULTURAL RESOURCES**

A Phase I Archaeological study shall be provided for those sites indicated in the Phase IA as requiring additional study. Phase II Archeological study if warranted shall be conducted prior to submittal of the final site/subdivision plan. A curation fee identical to the fee charged by Virginia Department of Historic Resources for artifacts gifted to the County shall be paid by the Applicant prior to approval of the first site plan/site subdivision plan, whichever occurs first. Ownership of all records submitted to the County for curation shall be transferred to the County with a letter of gift. Private individuals shall be allowed access to materials donated to the County upon reasonable notice to the appropriate authority within the County and such access may be accompanied by a County staff member.

#### **VI. AFFORDABLE HOUSING**

Prior to issuance of the occupancy permit for each new home herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2,500.00 per single-family attached dwelling unit constructed on the Property to be utilized by the County's Housing Preservation and Development Fund.

## **VII. PROPERTY OWNERS ASSOCIATION**

### **A. Planned Residential Areas.**

1. The Applicant shall establish a property owner's association ("POA"), responsible for the maintenance of private roads, sidewalks within common areas, common open space, buffers, Overall Community Entry Feature, Secondary Community Signs, playground amenity and other common area amenities within the residential areas established in the MZP.
2. The Applicant shall incorporate into the POA documents a provision which shall require plowing of snow on all private streets and alleys, as identified on the MZP.
3. The Applicant shall incorporate into the POA documents and budget, reserve funding budget items to provide for the long term viability of all POA maintained infrastructure and property. The POA documents and budget shall be provided to each purchaser in the project area.
4. The POA documents shall allow the owners association to approve the permanent or temporary use of the community amenities to be used on a fee membership basis if deemed appropriate by the executive committee of the POA.

### **B. Planned Commercial Areas.**

1. Within the areas designation for commercial use, the Applicant shall establish requirements for maintenance of private roads, sidewalks within common areas, open spaces, buffers, Retail Center Shared Pylon Sign, Secondary Retail Sign, crosswalks, and other common area amenities established in the MZP and in final site plan(s).

## **VIII. PARKS AND RECREATION**

### **A. Community recreational facilities shall, at a minimum, consist of the following:**

1. A pergola, trellis or similar architectural feature with seating in Area D as indicated on the Open Space and Buffer Plan (Sheet 4) of the MZP, determined feasible upon completion of the tree preservation plan.

2. Playgrounds designed for children 2 to 5 years of age and 5 to 12 years of age, shall be provided in accordance with the DCSM and Parks, Recreation and Tourism Department standards. The locations shall generally be in Area D as indicated on the Open Space and Buffer Plan (Sheet 4) of the MZP. The equipment shall be decided at the time of final site/subdivision plan and in accordance with Parks, Recreation, and Tourism Department standards.
3. An Entry Park, in Area 1 of Land Bay B, as indicated on the Open Space and Buffer Plan (Sheet 4) of the MZP, which shall include a pedestrian/cyclist rest station consisting of two park benches, bike rack and water station (drinking water fountain with water bottle refilling capabilities) and a Transitional Green including park bench and bike rack. These features shall be provided no later than at the time of bond release for Road A.
4. Land Bay B shall have one or more bike racks to encourage customers and employees using bicycles for transportation. Bike racks shall be located in areas that are visible to the general public and well lit.

#### **IX. PUBLIC USES ON LAND BAY D**

Within Land Bay D, the County shall have flexibility to determine the specific use under County or other ownership. Such uses may include but shall not be limited to parks and recreation, and/or public school and subject to terms of sale/purchase. A covenant shall be recorded against the property including the following requirement: Future public uses of the property shall be subject to prior review pursuant to section 15.2-2232 of the Code of Virginia and Prince William County policies and procedures for Public Facilities Review.

- A. Prior to the submission of the first residential site/subdivision development plan, and/or within 180 days of approval of the plat for the subdivision or resubdivision of the subject Property, whichever occurs earlier, 20 acres within Land Bay D shall be dedicated at no cost to the Prince William Board of County Supervisors for public use.

#### **X. TRANSPORTATION**

Prior to the issuance of the occupancy permit for each new home herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors

in the amount of \$1,686 per single family attached dwelling constructed on the Property to be used for transportation purposes.

- A. Off-site Road Improvements. In addition to the above monetary contribution, the Applicant shall provide the following off-site road improvements:
1. Intersection Prince William Parkway, Liberia Avenue/Wellington Road. Extend the westbound dual left turn lanes to provide 600 feet of storage and 200 feet of taper. Convert the northbound right turn lane to a free flow lane.
  2. Intersection Road A and Prince William Parkway. Construct a northbound right turn lane at the site entrance. Convert the existing eastbound right turn lane to a through lane and construct an eastbound right turn lane on Hastings Drive. Signal modifications to accommodate these changes.
  3. Intersection Road C and Prince William Parkway. Construct an eastbound right turn lane at the site entrance.
  4. Intersection Road F and Prince William Parkway. Construct a northbound right turn lane and southbound right turn lane at the site entrance.
- B. Minor Modifications to Road Improvements. Subject to approval by the appropriate authority, (i.e. the Director of the Department of Transportation for improvements under the jurisdiction of Prince William County (or the City Manager or their designee for improvements under the jurisdiction of the City of Manassas) minor modifications to the road improvement plan and/or the schedule for the level of completion required prior to occupancy permit shall be permitted to address unforeseen or unavoidable delays in utility relocation, weather delay, availability of right-of-way, availability of materials, permitting process for public improvements such as traffic signals, changes to design requirements or policies preventing installation or construction of improvements proffered herein, and/or similar factors outside of the Applicant's control, provided that such modification, whether permanent or temporary, provides essentially the same level of service as the design proffered herein.
- C. Public Improvement Plans. Off-site road improvements proffered herein as referenced on the Off-Site Transportation Improvement Plan (Sheet 5 and 5A) of the MZP. The public improvement plan shall comply with the applicable requirements of the jurisdiction, except as modified or waived by the approving authority, and right-of-way required to accommodate proffered improvements shall be provided consistent with the applicable minimum standards of the jurisdiction. Pedestrian signals and crosswalks

shall be provided in accordance with the requirements for the intersection improvements included in the public improvement plans.

- D. On-site Road Improvements. Roads depicted on the MZP shall be constructed concurrent with the construction of the adjoining portions of the Property gaining access from said roads as determined necessary at the time of final site/subdivision plan review and approval for each section of development. Traffic signals and signal modifications and associated improvements shall be required upon warrants being met and signal designs being approved.
- E. Private Maintenance. All private roads and sidewalks and pedestrian trails constructed with the development of the Property that is the subject of this rezoning shall be maintained by the owners association(s) of the residential properties served by such improvements or by the commercial property owners.
- F. Future Trail. After establishment of the property owners association, and if deemed appropriate by the executive committee of the owners association, or if deemed appropriate by the County after a public use improvement is developed by the County or others, a second pedestrian connection may be provided to Land Bay D or storm water management properties..
- G. Right-of-way for Public Road Improvements.
  - 1. Dedication. The Applicant shall dedicate, at no cost to the County, pursuant to proffered condition XI.A, all additional right-of-way along the frontage of the subject Property that is necessary for the proffered public road improvements.
  - 2. Acquisition. In the event the Applicant is not able to acquire the right-of-way, easement(s), or other property interest (herein “property interest”) required in order to provide the improvements identified hereinabove, the Applicant shall request the County to acquire the necessary property interests by exercise of its condemnation powers, at the Applicant’s expense. The Applicant’s request shall be in writing and shall comply in all respects with the County’s Eminent Domain Policy in place at the time of the request. The request shall be made to the appropriate County agency and shall be accompanied by the following:
    - a) The names of the record owners, the property addresses, and GPIN numbers for each landowner from whom such property interests are sought.

- b) Plats, plans and profiles showing the necessary property interest to be acquired and showing the details of the proposed transportation improvements to be located on each property.
- c) An independent appraisal of the value of the property interests to be acquired, and any and all damages to the residue of the involved property, performed by an appraiser licensed in Virginia and approved by the County.
- d) A 60 year title search of each involved property.
- e) Documentation demonstrating to the County's reasonable satisfaction the Applicant's good faith, best efforts to acquire the property interests, at a cost not less than their appraised value.
- f) A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property interests to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.
- g) An Agreement signed by the Applicant's representative and approved by the County Attorney whereby the Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, reasonable attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded at trial more than the appraised value estimate by the Applicant's appraiser, or that the County elects to settle with the condemnee without trial for a greater sum, the Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.
- h) In the event that Prince William County and/or the Commonwealth of Virginia do not secure access to the right-of-way necessary for the proffered road improvements within eighteen (18) months of the Applicant providing the preceding information, said improvements shall not be required. During the period while any such condemnation is being pursued, the County shall not withhold permits, approvals and/or bonds requested by or required of the Applicant.

## **XI. WATER AND SEWER**

The Property shall be served by public water and sanitary sewer, and the Applicant shall be responsible for those onsite and offsite improvements required in order to provide such service for the demand generated by the development of the Property.

## **XII. ADDITIONAL PROFFERS**

- A. Escalator. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index (“CPI-U”) published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compoundable.
- B. For purposes of this Proffer Statement, “final rezoning” shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors’ decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of County Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.
- C. In the event that approval of the requested rezoning creates any areas that cannot conform with the applicable zoning standards for lot area, frontage or set back, the Applicant shall consolidate such lots into abutting property or otherwise resolve the nonconformance with minimum zoning standards and not create properties that are split zoned.

## **XIII. PLANNED DEVELOPMENT DISTRICT MODIFICATIONS**

Pursuant to Zoning Ordinance section 32-700.25, a planned development zoning district may include waivers and/or modifications to specific standards of the Subdivision Ordinance, the Zoning Ordinance, or the Design and Construction Standards Manual. Pursuant to Zoning Ordinance section 32-404.05.1, modifications to uses and development standards in the PMR zoning district are permitted. A written justification

for all proposed waivers or modifications is provided and the characteristics of the specific property are depicted in the application materials. The waivers or modifications will not conflict with the fulfillment of the purpose of the requested zoning districts and the alternative proposals fulfill or exceed the goals of the Comprehensive Plan. The waivers and modifications are as noted in the MZP, and as follows:

- A. Dwelling Unit Design. Rear Loaded Townhouses and Front Loaded Townhouses are as depicted in the Design Guidelines. Pursuant to Zoning Ordinance Section 32-700.25 the following modifications are permitted to allow greater variety of housing types and encourage a more compact, cohesive and walkable community with a sense of identity. In addition to the specific housing types provided in this section, the Zoning Administrator may approve additional single-family attached dwelling types permitted for construction and shall specify the minimum performance standards consistent with Section 32-280.01.3 and after comparison to the performance standards for the most comparable housing unit types provided herein. The Zoning Administrator may approve modifications in any of the minimum development standards provided in this section, other than relating to required side setbacks. No standard shall be reduced by more than 20% of the required minimum standards. The minimum standards for the single-family attached housing unit type shall collectively be met or exceeded in the area where the modification is proposed.
1. Townhouse Minimum Width. A modification of Section 32-306.12-6.F(1) of the zoning ordinance to reduce the townhouse minimum lot width from 20 feet to 16 feet.
  2. Maximum Townhouse Group. A modification of Section 32-306.12-6.F(2) of the zoning ordinance to increase the maximum number of townhouses in a group from 6 to 8 units.
  3. Maximum Townhouse. A modification of Section 32-306.12-6.F(3) of the Zoning Ordinance to increase the townhouse maximum building height from 35 feet to 45 feet.
  4. Minimum Townhouse Area. A modification of Section 32-306.12-6.F(6) of the zoning ordinance to reduce the townhouse minimum building footprint from 720 square feet to 640 square feet. This allows variety and flexibility in design.



5. Townhouse/Front and Rear Loaded. This dwelling type consists of a single-family attached unit, with individual outside access. Rows of townhouses shall contain no more than eight dwelling units in a group. The following text specifies the minimum standards:
- a) Minimum lot width: 16 ft.
  - b) Group setback: 20 ft.
  - c) Maximum building height: 45 ft.
  - d) Minimum dwelling setbacks (excluding architectural features addressed in item e) below):
    - 1. Front (with off-street parking): 10 ft.
    - 2. Front (with garage): 20 ft.
    - 3. Setback from any public right-of-way: 20 ft.
    - 4. Side (end unit): 10 ft.
    - 5. Rear (shall not apply to back-to-back townhouses): 20 ft.
  - e) Minimum setbacks for roofed and unroofed decks, stoops, landings, and similar features:
    - 1. Front (with off-street parking): 5 ft.
    - 2. Front (with garage): 15 ft.
    - 3. Side (end unit): 5 ft.
    - 4. Rear: 8 ft.
  - f) Minimum building footprint: 640 sq. ft.
  - g) Open space for development using townhouse housing type: 30%

NOTE: Setbacks shall be varied at least two feet for all townhouse units within a group, except that two abutting units may have the same setback, provided no more than four units in the group have the same setback. Architectural treatment shall vary so that no more than two abutting units are substantially the same, and so that no more than four units in any group are substantially the same.

- B. A modification of Zoning Ordinance Section 32-250.3 and Section 800 of the DCSM regarding of buffer area requirements to allow buffers and screening as shown on the Open Space and Buffer Plan and the Buffer Details (Sheets 4 and 4A) of the MZP. This is to allow flexibility in design for a cohesive community center design and improve walkability. All buffers and landscape areas herein providing transitions to abutting properties with lower intensity zoning shall not be required if the abutting property is rezoned to a compatible zoning as provided in the Zoning Ordinance and DCSM.

- C. Modifications as necessary to allow freestanding and building mounted signs, including building mounted signs located on side and rear walls facing public rights-of-way, as described in the Kline Community Design Guidelines. In no case will freestanding signs be permitted to be setback less than 1 foot from the public right-of-way for every 1 foot of sign height. A maximum of:
1. One freestanding Overall Community Entry Feature sign shall be allowed in the southeast quadrant of the intersection of Prince William Parkway/Wellington Road/Liberia Avenue. The Overall Community Entry Feature sign shall be designed such that the maximum average height shall be 10 feet, the maximum sign area shall be 64 square feet, and the entry feature shall include substantial landscaping as depicted in the Design Guidelines.
  2. Up to four (4) Secondary Community Signs shall be allowed to reinforce the identity of the community and shall generally be located along the perimeter of the community and shall specifically be located at the intersection of Road F at its intersection with Prince William Parkway. The Secondary Community Entry Feature may be constructed as freestanding monument signs or as minor signs. Where constructed as monument signs, maximum height shall be 10 feet, and the maximum sign area shall be 64 square feet, not including the surface area of architectural design elements. Where constructed as minor signs, maximum height shall be 5 feet and maximum sign area shall be 4 square feet. The Secondary Community Entry Feature constructed as a freestanding monument sign shall be at the most prominent secondary entrance, all others shall be minor signs. The sign content shall consist of the community name or monogram.
  3. Two freestanding Retail Center Shared Pylon signs having a maximum height of up to 20 feet shall be allowed. The Retail Center Shared Pylon sign shall be monument style sign and the maximum sign area shall be 80 square feet, not including the surface area of architectural design elements that do not include an advertising message or logo and having an appearance as generally shown in the Design Guidelines. All advertising area shall be at least 6 feet above the ground and shall include substantial landscaping complementary of the overall sign design.
  4. A freestanding Secondary Retail sign having a maximum height of up to 10 feet shall be allowed as follows:
    - a) One (1) on the north side of Road C at the intersection of Road C and Prince William Parkway.

The Secondary Retail sign shall be monument style signs and the maximum sign area shall be 80 square feet, not including the surface area of architectural design elements that do not include an advertising message or logo. The sign shall have appearance as generally shown in the Design Guidelines. All advertising area shall be at least 2 feet above the ground and substantial landscaping shall be provided at the base of the sign.

5. Building Mounted Signs. In no case will any building mounted sign, or collection of building signs attached to the same building wall exceed the maximum allowable area of 2 square feet for every 1 foot of width of building wall where located.

[SIGNATURES ON FOLLOWING PAGES]

PROFFER STATEMENT  
Applicant: Stanley Martin Companies  
Kline Property #REZ2016-00021  
Date: January 10, 2023

ATTACHMENT  
January 17, 2023  
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Kline Ventures, LLC

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

PROFFER STATEMENT  
Applicant: Stanley Martin Companies  
Kline Property #REZ2016-00021  
Date: January 10, 2023

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Leo Geo Ventures, LLC

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Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

PROFFER STATEMENT  
Applicant: Stanley Martin Companies  
Kline Property #REZ2016-00021  
Date: January 10, 2023

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James O. and Sylvia K. Bowman

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

PROFFER STATEMENT  
Applicant: Stanley Martin Companies  
Kline Property #REZ2016-00021  
Date: January 10, 2023

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BKR Ventures, LLC

\_\_\_\_\_  
Name

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Title

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Date

PROFFER STATEMENT  
Applicant: Stanley Martin Companies  
Kline Property #REZ2016-00021  
Date: January 10, 2023

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Wolf, Inc.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



PROFFER STATEMENT  
Applicant: Stanley Martin Companies  
Kline Property #REZ2016-00021  
Date: January 10, 2023

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Stanley Martin Homes, LLC

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



## **STAFF REPORT**

<b>BOCS Meeting Date:</b>	January 17, 2023
<b>Agenda Titles:</b>	Rezoning #REZ2016-00021, Kline Property Special Use Permit #SUP2017-00037, Kline Property – Pharmacy (Drive-Through) Special Use Permit #SUP2022-00022, Kline Property – Self-Storage Center Special Use Permit #SUP2022-00023, Kline Property – Restaurant (Drive-Through)
<b>District Impact:</b>	Coles Magisterial District
<b>Requested Actions:</b>	Approve Rezoning #REZ2016-00021, Kline Property, subject to proffers dated January 10, 2023; Approve Special Use Permit #SUP2017-00037, Kline Property – Pharmacy (Drive-Through), subject to conditions dated January 10, 2023; Approve of Special Use Permit #SUP2022-00022, Kline Property – Self-Storage Center, subject to conditions dated January 10, 2023, and with additional consideration of perimeter fencing, building-mounted downward lighting, internally lit signage, and window treatment design features; Approve of Special Use Permit #SUP2022-00023, Kline Property – Restaurant (Drive-Through), subject to conditions dated January 10, 2023
<b>Department:</b>	Planning Office
<b>Staff Lead:</b>	Rebecca Horner, AICP, CZA, Acting Planning Director

### **EXECUTIVE SUMMARY**

This is a proposal to rezone ±55.42 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, and B-1, General Business, to permit a mix of residential, commercial, and office uses, including up to 240 single-family attached (townhouse) residential dwelling units, with associated development waivers/modifications and signage modifications, and to commit ±45 acres to be conveyed to the County for public use. The ±100.45-acre subject property is located east of the City of Manassas, southeast of the intersection of Prince William Parkway and Liberia Avenue, east of Prince William Parkway, and north of Buckhall Road.

There are three (3) special use permit proposals being concurrently processed with Rezoning #REZ2016-00021, Kline Property. The scope of each is as follows on the next page:

1. Special Use Permit #SUP2017-00037, Kline Property – Pharmacy (Drive-Through): To allow a drive-through facility associated with a pharmacy/retail store. The ±2.4-acre site is located southeast of the intersection of Prince William Parkway and Liberia Avenue.
2. Special Use Permit #SUP2022-00022, Kline Property – Self-Storage Center: To allow a self-storage center with an associated increase in the Floor Area Ratio (FAR). The ±4.1-acre site is located ±725 feet south of the intersection of Hastings Drive and Prince William Parkway, east of Lake Jackson Drive, and west of Prince William Parkway.
3. Special Use Permit #SUP2022-00023, Kline Property – Restaurant (Drive-Through): To allow a drive-through facility associated with a restaurant. The ±1.6-acre site is located southeast of the intersection of Prince William Parkway and Liberia Avenue.

At the November 30, 2022 public hearing, the Planning Commission recommended approval of the four (4) Kline Property proposals, and with a few recommendations/amendments for the rezoning and self-storage center prior to consideration by the Board of County Supervisors.

It is the recommendation of staff that the Board of County Supervisors approve Rezoning #REZ2016-00021, Kline Property, subject to the proffers dated January 10, 2023.

Regarding the three (3) concurrent special use permit requests, it is the recommendation of staff that the Board of County Supervisors approve:

- Special Use Permit #SUP2017-00037, Kline Property – Pharmacy (Drive-Through), subject to the conditions dated January 10, 2023
- Special Use Permit #SUP2022-00022, Kline Property – Self-Storage Center, subject to the conditions dated January 10, 2023. Also, staff recommends that the Board consider the following additional SUP conditions/stipulations for the self-storage center:
  - Add opaque fencing along the southern perimeter for enhanced screening.
  - Remove the building-mounted downward lighting on the western and southern building façades.
  - Minimize the extent of internally lit signage.
  - Add more window treatment design features to the northern and southern building elevations.
- Special Use Permit #SUP2022-00023, Kline Property – Restaurant (Drive-Through), subject to the conditions dated January 10, 2023

## BACKGROUND

- A. **Request:** To rezone ±55.42 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, and B-1, General Business, to permit a mix of residential, commercial, and office uses, including up to 240 single-family attached (townhouse) residential dwelling units, with associated development waivers/modifications and signage modifications, and to commit ±45 acres to be conveyed to the County for public use. This rezoning is concurrently being processed with special use permits #SUP2017-00037, #SUP2022-00022, and #SUP2022-00023. The below summary chart focuses on the rezoning component.

Rezoning A-1 to PMR & B-1	Required / Allowed in PMR & B-1 zoning districts	Provided / Proposed with Development
<b>REZ area (±55.42 acres)</b>	Minimum 10 acres for PMR No minimum area for B-1	PMR area = ±47.15 acres B-1 area = ±8.27 acres + 45 acres (eastern portion) to be conveyed to County; to remain as A-1 zoning
<b>Land Bays (4 proposed)</b>	Section 32-405.02 of Z.O. – Designation of land bays shall be made with reasonable consideration for Comprehensive Plan land use designations	<p><u>Land Bay A</u> = B-1 zoning, ±8.27 acres; Up to ±143,922 SF of commercial/office space</p> <p><u>Land Bay B</u> = PMR zoning (Non-Residential), ±6.17 acres; Up to 30,500 SF of commercial/office space, with O(L)/B-3 zoning use designation</p> <p><u>Land Bay C</u> = PMR zoning (Medium Density Residential, MDR); ±40.98 acres; Up to 240 Townhouses (front &amp; rear loaded)</p> <p><u>Land Bay D</u> = A-1 zoning; ±45.03 acres to be conveyed to County for future public use; (25 acres will be available for purchase by County or others for public use; 20 acres will be dedicated to County at no cost)</p>

<b>Rezoning A-1 to PMR &amp; B-1</b>	<b>Required / Allowed in PMR &amp; B-1 zoning districts</b>	<b>Provided / Proposed with Development</b>
<b>PMR Density</b>	PMR (Medium Density Residential, MDR) = 4 – 6 d.u./acre;	PMR (MDR) = 5.86 d.u./acre
<b>Residential Unit Type / #</b>	2 unit types in PMR zoning	1 unit type;  Townhomes = front and rear-loaded units (Up to 240 units)
<b>Building Height</b>	35 feet in PMR (MDR) 45 feet in B-1	Up to 45 feet for Townhouses Up to 45 feet for Commercial uses
<b>Open Space</b>	15% in B-1 zoning 20% in PMR zoning – O(L)/B-3 30% in PMR zoning – MDR	25% in B-1 zoning 30% in PMR zoning – O(L)/B-3 35% in PMR zoning – MDR
<b>Landscaping &amp; Buffers along ROW</b>	50-foot HCOD buffer along Prince William Parkway; 20-foot buffer in older HCOD	50-foot landscape buffer along east/west Prince William Parkway, and portions of additional 50-foot landscape area; 50-foot landscape area w/berm segments, 50-foot and 20-foot landscape area along north/south Prince William Parkway (residential and commercial area)

- B. Site Location: The subject property encompasses ±100.45 acres and is located east of the City of Manassas, southeast of the intersection of Prince William Parkway and Liberia Avenue, east of Prince William Parkway, and north of Buckhall Road. The site is identified on County maps as the following GPINs: 7895-12-8843; 7895-23-2666; 7895-23-4912; 7895-32-0193; 7895-32-7841; and 7895-33-1607.
- C. Comprehensive Plan: As per the recently adopted Land Use chapter of the Comprehensive Plan, the site is currently designated MU-3, Neighborhood Mixed Use, RN-2, Residential Neighborhood, and POS, Parks and Open Space, in the Long-Range Plan Use Map. It is also located within the Liberia Avenue Activity Center.
- D. Zoning: The subject site is currently zoned A-1, Agricultural, and is partially located within the Prince William Parkway Highway Corridor Overlay District (HCOD) and Domestic Fowl Overlay District.

- E. Surrounding Land Uses: The project site is located within the Suburban Communities development character area of the County and is adjacent to the City of Manassas. North of the site and across Prince William Parkway is the Prince William Commerce Center, which is currently under development to contain a mix of retail service, office, and commercial uses, as well as the existing suburban residential neighborhood of Arrowood and the semi-rural residential neighborhood of Hyson Knolls to the northeast. East and southeast of the site are properties characterized by semi-rural residential communities, which are located along Buckhall Road. To the west and northwest is the City of Manassas, with existing retail service as part of a shopping center and commercial strip development. Southwest of the subject site is existing lower density suburban residential development along Lake Jackson Drive.
- F. Background & Historical Context: The scope of the Kline Property development has evolved and modified over the past six and one-half (6 ½) years. In total, there have been 16 official submissions by the Applicant, which have been in response to community and staff feedback, shifting County land use policies, changing market conditions, and direction by Planning staff. The following is a summary list with description of key project dates/milestones over the history of the proposal review:
- March 15, 2016: Board of County Supervisors initiated review of a Comprehensive Plan Amendment (#CPA2016-00007) to amend the land use designation from CEC, Community Employment Center, and SRR, Semi-Rural Residential, to CEC with a Center of Community Overlay and an expanded study area. The CPA included a total of area of ±135 acres.
  - May 19, 2016. Rezoning proposal (#REZ2016-00021) accepted for review.
  - March 9, 2017: Within the project area, four (4) Special Use Permit (SUP) requests were accepted for review:
    - #SUP2017-00036, Kline Property – Sheetz
    - #SUP2017-00037, Kline Property – CVS Pharmacy (Drive-Through)
    - #SUP2017-00038, Kline Property – Restaurant (Drive-Through)
    - #SUP2017-00039, Kline Property – Self-Storage Center
  - October 4, 2017: Planning Commission public hearing #1
    - *Applicant requested deferral. Planning Commission deferred to a date uncertain.*
  - November 15, 2017: Planning Commission public hearing #2
    - *Planning Commission recommended denial.*

- March 6, 2019: Planning Commission public hearing #3
  - *Applicant requested deferral. Planning Commission deferred to date uncertain.*
- July 10, 2019: Planning Commission public hearing #4
  - Public hearing opened, and citizen feedback/testimony received
  - *Planning Commission closed public hearing and deferred to a date certain of October 2, 2019.*
- September 13, 2019: Applicant requested that the following three (3) SUPs be formally withdrawn:
  - #SUP2017-00036, Kline Property – Sheetz
  - #SUP2017-00038, Kline Property – Restaurant (Drive-Through)
  - #SUP2017-00039, Kline Property – Self-Storage Center
- October 2, 2019: Planning Commission public hearing #5
  - *Applicant requested deferral. Planning Commission deferred to a date certain of November 20, 2019.*
- November 20, 2019: Planning Commission public hearing #6
  - *Planning Commission recommended approval of:*
    - #CPA2016-00007, Kline Property
    - #REZ2016-00021, Kline Property
    - #SUP2017-00037, Kline Property – Pharmacy (Drive-Through)
- November 17, 2020: Board of County Supervisors public hearing (as requested by Applicant) for #CPA2016-00007, #REZ2016-00021, and #SUP2017-00037.
  - *Applicant requested deferral to a date uncertain, to reconsider various aspects of the proposal. Items removed from Board agenda, and no action taken.*

- G. April 1, 2022 (Current Proposal): Resubmission as amended proposals, with four (4) active requests, as follows:

1. #REZ2016-00021, Kline Property -- (revised)

This is a proposal to rezone ±55.42 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, and B-1, General Business, to permit a mix of residential, commercial, and office uses, including up to 240 single-family attached (townhouse) residential dwelling units, with associated development waivers/modifications and signage modifications, and to commit ±45 acres to be conveyed for public use.

2. #SUP2017-00037, Kline Property – Pharmacy (Drive-Through)

3. #SUP2022-00022, Kline Property – Self-Storage Center -- (new)

4. #SUP2022-00023, Kline Property – Restaurant (Drive-Through) -- (new)

The previous CPA component (#CPA2016-00007) was incorporated into the proposed Liberia Avenue Activity Center, which was adopted as part of the Pathway to 2040 Comprehensive Plan Update process.

- H. Planning Commission Recommendation: At the November 30, 2022 public hearing, the Planning Commission received public comments/feedback, closed the public hearing, and took the following actions:

1. #REZ2016-00021, Kline Property: Recommend approval, subject to the proffers dated November 18, 2022, and for the Applicant to address the following items prior to consideration by the Board of County Supervisors:
  - The Applicant agreed to increase the proffered Housing Preservation and Development Fund monetary contribution to \$2,500 per unit.
  - Work with staff to finalize the conveyance of the 25 acres for public and civic use prior to the Board of County Supervisors meeting.
2. #SUP2017-00037, Kline Property – Pharmacy (Drive-Through): Recommend approval, subject to the conditions dated November 17, 2022.
3. #SUP2022-00022, Kline Property – Self-Storage Center: Recommend approval, subject to the conditions dated November 17, 2022, and for the Applicant to address the following items prior to consideration by the Board of County Supervisors:



- Applicant consider revising the proposed self-storage area to bring it in line with the scale and site character of the surrounding area.
  - Address broader length façades with appropriate architectural details that are consistent with the front of the building.
4. #SUP2022-00023, Kline Property – Restaurant (Drive-Through): Recommend approval, subject to the conditions dated November 17, 2022.

After the Planning Commission's action, there were additional commitments promised to the Planning Commission by the Applicant, including a well monitoring proffer and additional turn-lane vehicle storage at the Liberia Avenue and Hastings Drive intersection.

I. Applicant Updates Subsequent to Planning Commission: In response to the Planning Commission's recommendations, the Applicant has made the following updates and amendments, for consideration by staff and the Board of County Supervisors:

- Increased the proffered Housing Preservation and Development Fund monetary contribution from \$250 to \$2,500 per residential unit.
- The Applicant continues to have ongoing conversations and coordination with other parties regarding the various future use options/contingencies for Land Bay D. At this time, staff has no updates to report.
- A new proffer was added that commits to evaluating existing water wells in proximity to the proposed rezoning area.
- Added a turn lane extension between the Liberia Avenue and Hastings Drive intersection to extend the southbound left turn lane into the site to allow for additional vehicle storage space.
- The commitment to only construct single-family attached homes has been further clarified in the proffers and design guidelines.
- Revised elevations have been provided for the self-storage facility, to add enhanced façade design details and new line-of-sight exhibits to clarify view perspectives from various vantage points.
  - Although staff acknowledges that the revised elevations provide more details and some aesthetic improvements to the building façades, staff continues to have remaining concerns about security lighting, signage, perimeter fencing, and architecture of the building side façades.

- To further mitigate the above-mentioned impacts and offset design compatibility concerns, staff recommends that the Applicant consider the following for the self-storage center:
  - Add opaque fencing along the southern perimeter for enhanced screening.
  - Remove the building-mounted downward lighting on the western and southern building façades.
  - Minimize the extent of internally lit signage.
  - Add more window treatment design features to the northern and southern building elevations.
- Various administrative/grammar edits and clarification edits to the proffers, as requested by staff.
- Revised Kline Community Design Guidelines have been provided, to reflect amended self-storage elevations and other minor clarification/clean-up edits.

The Applicant's Proffer Statement, Master Zoning Plan (MZP), and Design Guidelines have been updated to reflect all final revisions/edits. The MZP has been amended, including several of the amenity area and road network exhibits.

Additionally, staff has revised the special use permit (SUP) conditions for the self-storage facility to reflect updated building elevations, which are now dated January 10, 2023. However, staff recommends that the Board consider additional SUP conditions for the self-storage center in regard to perimeter fencing, building-mounted downward lighting, internally lit signage, and window treatment design features.

The SUP conditions for the pharmacy with drive-through and restaurant with drive-through are essentially unchanged, except for a few minor grammar clean-up edits, and are dated January 10, 2023.

For consistency and ease of reference/tracking, staff has re-dated all three concurrent SUP conditions to be January 10, 2023, which is the same date as the latest Proffer Statement.

## STAFF RECOMMENDATION

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Staff recommends approval of Rezoning #REZ2016-00021, Kline Property, subject to the proffers dated January 10, 2023, and for the following reasons:

- Proposed Development & Area Compatibility: The proposed Kline Community is implementing a planned, mixed use development that is context-sensitive through a coordinated plan of development, responsive to the surrounding land use patterns, mitigating impacts through proffers, providing traffic improvements, and conveying a public use site.
- Commitment to Quality Design: As proffered, the land use mixture, assemblage/layout of uses, overall site design, land use intensity, variety of open space/landscaping areas, and design guidelines deliver a high-quality planned community.
- Strategic Plan: If approved, the proposal would allow over 143,000 square feet (SF) of nonresidential uses. The project aligns with the Strategic Plan goal to increase the commercial tax base.

Staff recommends approval of the three (3) SUP proposals, and contingent upon approval of Rezoning #REZ2016-00021, Kline Property, as follows:

1. Special Use Permit #SUP2017-00037, Kline Property – Pharmacy (Drive-Through), subject to the conditions dated January 10, 2023
2. Special Use Permit #SUP2022-00022, Kline Property – Self-Storage Center, subject to the conditions dated January 10, 2023, and with additional consideration of perimeter fencing, building-mounted downward lighting, internally lit signage, and window treatment design features
3. Special Use Permit #SUP2022-00023, Kline Property – Restaurant (Drive-Through), subject to the conditions dated January 10, 2023

Staff is supporting approval of the SUPs for the following reasons:

- The proposed pharmacy with drive-through facility, restaurant with drive-through facility, and self-storage center with an associated increase in the Floor Area Ratio (FAR) can all be compatible and permitted uses within the area context for proposed Land Bays A and B, and are among a mixture of retail/commercial and office uses intended to serve the surrounding area.

- As conditioned through the SUPs, a cohesive architectural/design theme and building elevations, enhanced/supplemental landscaping, site access, onsite circulation, onsite security measures, pedestrian connectivity, and use/operational parameters are proposed.
- As per the Strategic Plan, the SUPs have an associated timing element, which ensures a level of nonresidential development if the SUPs are commenced.

## **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: Based on the recently adopted Land Use chapter, the project area is currently designated MU-3, Neighborhood Mixed Use, RN-2, Residential Neighborhood, and POS, Parks and Open Space, in the Comprehensive Plan. It is also located within the Liberia Avenue Activity Center. The rezoning proposal, as proffered, is offering a specific layout of land bays, use options, and design considerations that are sensitive to the MU-3, RN-2, and POS land use designations to the extent possible. Based on preliminary staff analysis, the project is generally consistent with the intents of these land use designations. In addition, the three (3) concurrent SUPs have been found to be consistent with the recently adopted Comprehensive Plan. More detailed analysis is provided in the Land Use analysis section of this staff report.

Level of Service (LOS): The rezoning proposal is subject to the proffer legislation, Virginia State Code Section 15.2-2303.4. At this time, the Applicant has elected to proceed under proffer law in effect after July 1, 2019. Pursuant to Virginia State Code Section 15.2-2303.4.(D)(1), the Applicant has provided proffers with the submission package. Under § 15.2-2303.4(D)(1) “[a]n applicant or owner may, at the time of filing an application pursuant to this section or during the development review process, submit any onsite or offsite proffer that the owner and applicant deem reasonable and appropriate, as conclusively evidenced by the signed proffers.” A Proffer Justification Narrative, which was prepared by Municap, Inc. and dated September 12, 2022, has also been provided.

The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant and in accordance with policy guidelines, as per the latest Proffer Statement, dated January 10, 2023, as follows:

<b>Environmental</b>	\$75.00 per acre (based on 55.42 acres, for rezoning/development area)	\$75 x 55.42 acres	\$4,156.50
<b>Public Safety</b>	\$248.31 per townhouse (TH) unit constructed; \$0.61 per square foot (SF) of commercial building area	\$248.31 x 240 THs = \$59,594.40; Up 143,922 SF (Land Bay A) and up to 30,500 SF (Land Bay B) = 174,422 SF x \$0.61 = \$106,397.42	\$165,991.82
<b>Transportation</b>	\$1,686.23 per TH unit constructed	\$1,686.23 x 240 THs = \$404,695.20	\$404,695.20
<b>TOTAL LOS \$ CONTRIBUTION</b>			<b>\$574,843.52</b>

Additional Amenities/Facilities & Improvements Offered by Applicant (In-Kind):

- As proffered, Land Bay D (±45.03 acres in total) shall be conveyed to the County for public recreation/institutional/educational use.

Prior to the submission of the first residential site/subdivision development plan, and/or within 180 days of approval of the plat for the subdivision or resubdivision of the subject Property, whichever occurs earlier, 20 acres within Land Bay D shall be dedicated at no cost to the Prince William Board of County Supervisors for public use.

Within Land Bay D, the County shall have flexibility to determine the specific use under County ownership. A covenant shall be recorded against the property including the following requirement: Future public uses of the property shall be subject to prior review pursuant to section 15.2-2232 of the Code of Virginia and Prince William County policies and procedures for Public Facilities Review.

- Transportation: In addition to the proffered monetary contribution of \$1,686 per single-family attached dwelling to be used for transportation purposes, the following improvements are being proffered:
  - Public Improvement Plans. Off-site road improvements as proffered and referenced on the Off-Site Transportation Improvement Plan (Sheet 5 and 5A) of the MZP. Such improvements will benefit the larger transportation network.

## **Community Input**

Notice of the Rezoning and SUP requests has been transmitted to property owners within 500 feet of the subject site and to surrounding jurisdictions. The Applicant has provided the following summary list of community outreach meetings over the project history:

### Community Outreach Meeting History

- MIDCO Meeting – February 24, 2016
- 1st Neighbor Letter & Proposal Description (sent to Hynson Knolls and property owners within 200 feet) – May 23, 2016
- 1st Neighbor Meeting (held at Compton & Duling) – June 10, 2016
- Written invitation sent to Hynson Knolls, Arrowwood, and property owners within 200 feet
- 1st Community Meeting (Buckhall United Methodist) – September 26, 2016
- 2nd Community Meeting (Buckhall United Methodist) – January 19, 2017
- Meeting with Lake Jackson Dr. Residents regarding existing drainage problem (on-site) – March 8, 2017
- 3rd Community Meeting (Buckhall United Methodist) – March 22, 2017
- MIDCO Meeting – March 27, 2017
- 4th Community Meeting (Buckhall United Methodist) – November 2, 2017
- MIDCO Meeting (Signal Hill Elementary) – March 15, 2018
- LOCCA/PELT Meeting – July 26, 2018
- MIDCO Meeting – August 16, 2018
- MIDCO Meeting – July 8, 2019
- Special Meeting with MIDCO – August 13, 2019
- MIDCO Presentation – May 17, 2022
- MIDCO Meeting – November 17, 2022

### Recent Planning Commission Public Hearing

At the November 30, 2022 Planning Commission public hearing, there were a total of twenty-eight (28) speakers present (in-person and virtual) who provided feedback about the proposal. Of the 28 speakers, there were 17 who spoke in favor and 11 in opposition. The majority of those in favor of the proposal expressed support of the potential for the additional athletic fields/amenities to be incorporated into the eastern end of the property and the overall benefits of the development. Those in opposition had continued concerns about traffic, density, and other unmitigated impacts.

### Historical Overview of Project Issues & Public Feedback

Historically speaking, over the course of the project review, the Applicant has presented the proposal to the Mid County Civic Association of Prince William (MIDCO) at six (6) meetings. In summary, MIDCO has been opposed to the proposed extent of CEC planned area with the Center of Community overlay, and expressed concerns about new traffic impacts, and lack of transition between high to lower density residential abutting larger-scale intact residential areas to the east and southeast. MIDCO has not provided an updated letter in response to the most recent submission and in the context of newly adopted land use designations for the project area.

Based on previous versions of the proposal, there was substantial community response. Due to the high-profile location and overall project scale, staff has received extensive community input in the form of phone calls and e-mails. Historically speaking, the Planning Office has received a cumulative total of over 200 emails in opposition to the proposal(s) and over 85 emails in support of the proposal. The community feedback has originated from members of the public, civic associations, homeowner associations, environmental interest groups, neighborhood groups, and other entities. However, it is also important to note that the proposal has evolved and gone through numerous revisions and periods of activity/inactivity.

In summary, previous concerns raised by the public have included the following:

- Additional retail/commercial uses and increased residential development at the proposed site is not needed, given the surrounding area.
- Traffic patterns in immediate vicinity and additional traffic impacts generated from development.
- Level of Service impacts are not being completely mitigated.
- The extent and proposed overall layout of development is incompatible with the area.
- Route 28/Manassas Bypass Study has not produced a chosen alternative.
- Proposed development will impact surrounding community stormwater runoff and well/groundwater resources.
- Preference to retain the current undeveloped/agricultural status of the property.
- Overall concerns about the scale/intensity of the development.
- Density transition with surrounding areas.

Regarding the most recent submission, staff has received minimal new community feedback, as compared to in the past. At the time of this staff report, the Planning Office has received twenty-one (21) emails in opposition and one (1) phone call in support of the current version of the overall proposal.

## **Other Jurisdiction Comments**

The subject site is located to the east and directly abuts the City of Manassas. There are also proposed access points into the proposed project area from roads that are within the City's jurisdiction. As such, the City of Manassas has been notified of the proposals and sent courtesy copies of each submission of the application packages, and the City has been actively involved with the coordinated review and evolution of the proposals on an ongoing basis. As currently proposed, the City has not expressed opposition towards the proposal.

## **Legal Issues**

If the rezoning is approved, the subject ±55.42-acre property can be developed with a mixture of residential, commercial, office, and recreational/institutional uses, as proffered through the planned development, with the underlying zoning districts of PMR, Planned Mixed Residential, and B-1, General Business. If the proposal is denied, the site can be developed pursuant to the existing A-1, Agricultural, zoning district. Legal issues resulting from the Board of County Supervisors' action are appropriately addressed by the County Attorney's Office.

If the concurrent SUP requests are approved, the subject site could be developed with Land Bays A and B with a drive-through facility associated with a pharmacy/retail store, a self-storage center with an associated increase in the Floor Area Ratio (FAR), and a drive-through facility associated with a restaurant. These SUPs are also contingent on the rezoning proposal. If the SUP proposals are denied, the site can be developed pursuant to the existing A-1, Agricultural, zoning district. Legal issues resulting from the Board of County Supervisors' action are appropriately addressed by the County Attorney's Office.

## **Timing**

The Board of County Supervisors generally has one year from the date of acceptance to take action on the rezoning and special use permit proposals. This one-year timeframe has expired. However, it is crucial to note that this project has had a long and extensive history, with various project scopes and periods of inactivity. The subject rezoning application was initially submitted in June 2016. Since that time, the overall application status has varied due to numerous proposal changes, substantial community opposition, a companion CPA, removing and then reinstating two previous SUP components from the proposal, addressing staff concerns/comments, community outreach, numerous deferrals by the Applicant, and the recent adoption of the Comprehensive Plan.

Following action by the Planning Commission on November 30, 2022, a public hearing before the Board of County Supervisors is now scheduled for January 17, 2023, as requested by the Applicant.



## **STAFF CONTACT INFORMATION**

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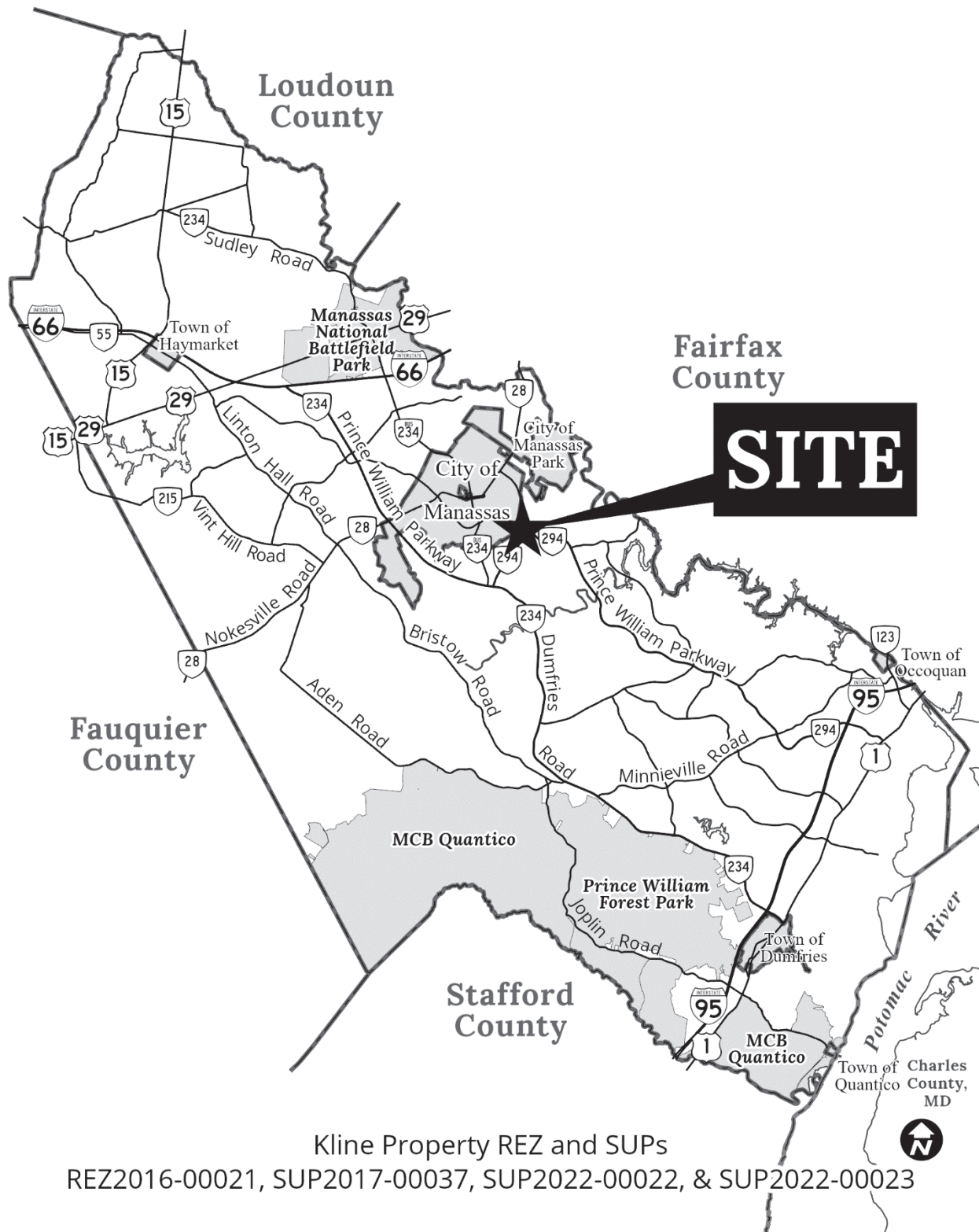
Scott F. Meyer | (703) 792-6876  
[smeyer@pwcgov.org](mailto:smeyer@pwcgov.org)

## **ATTACHMENTS**

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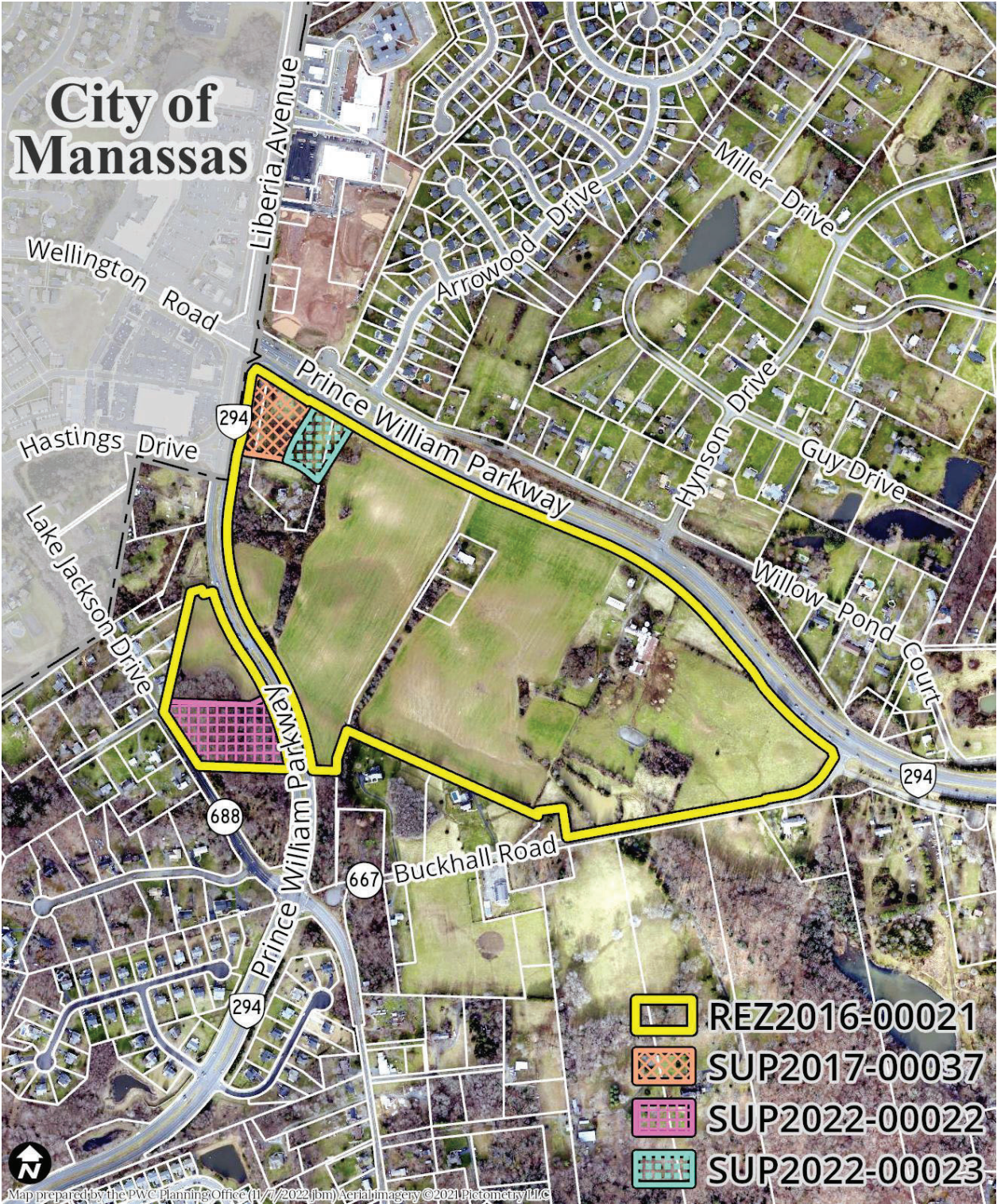
Attachment A – Area Maps  
Attachment B – Staff Analysis  
Attachment C – Proffer Justification Narrative (by MuniCap, Inc.)  
Attachment D – Master Zoning Plan (MZP)  
Attachment E – Environmental Constraints Analysis (ECA)  
Attachment F – Design Guidelines  
Attachment G – Signage Comparison Chart (by Applicant)  
Attachment H – SUP Plan (Pharmacy with Drive-Through)  
Attachment I – Building Elevations & Signage (Pharmacy with Drive-Through)  
Attachment J – SUP Plan (Self-Storage Center)  
Attachment K – Building Elevations & Signage (Self-Storage Center)  
Attachment L – Line of Sight Exhibits (Self-Storage Center)  
Attachment M – SUP Plan (Restaurant with Drive-Through)  
Attachment N – Building Elevations & Signage (Restaurant with Drive-Through)  
Attachment O – Schools Impact Statement (most recent)  
Attachment P – Planning Commission Resolutions

## Vicinity Map – Showing All Proposals for Project





Aerial Map – Showing All Proposals for Project



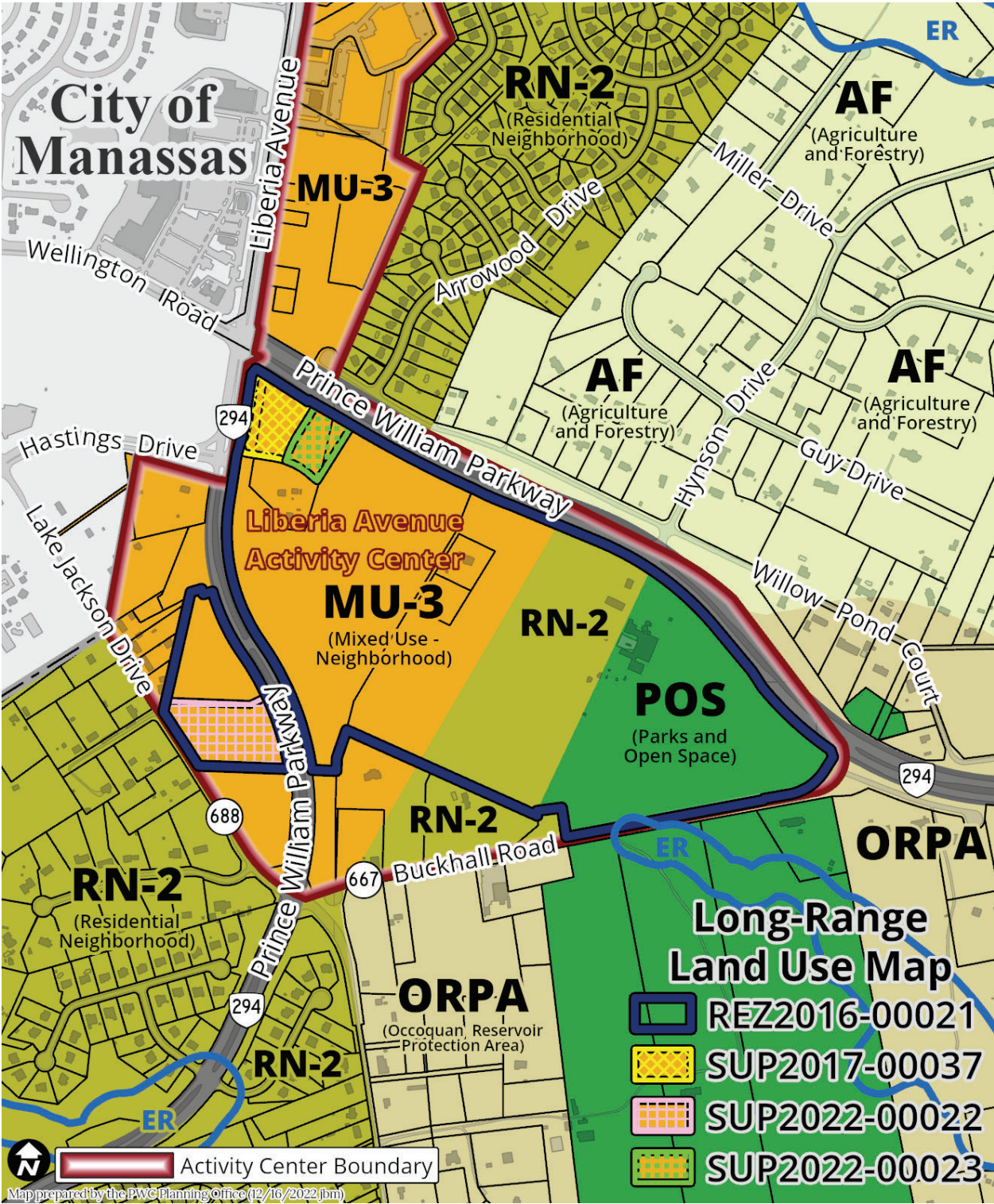


## Aerial Map – Showing SUP Proposals for Project



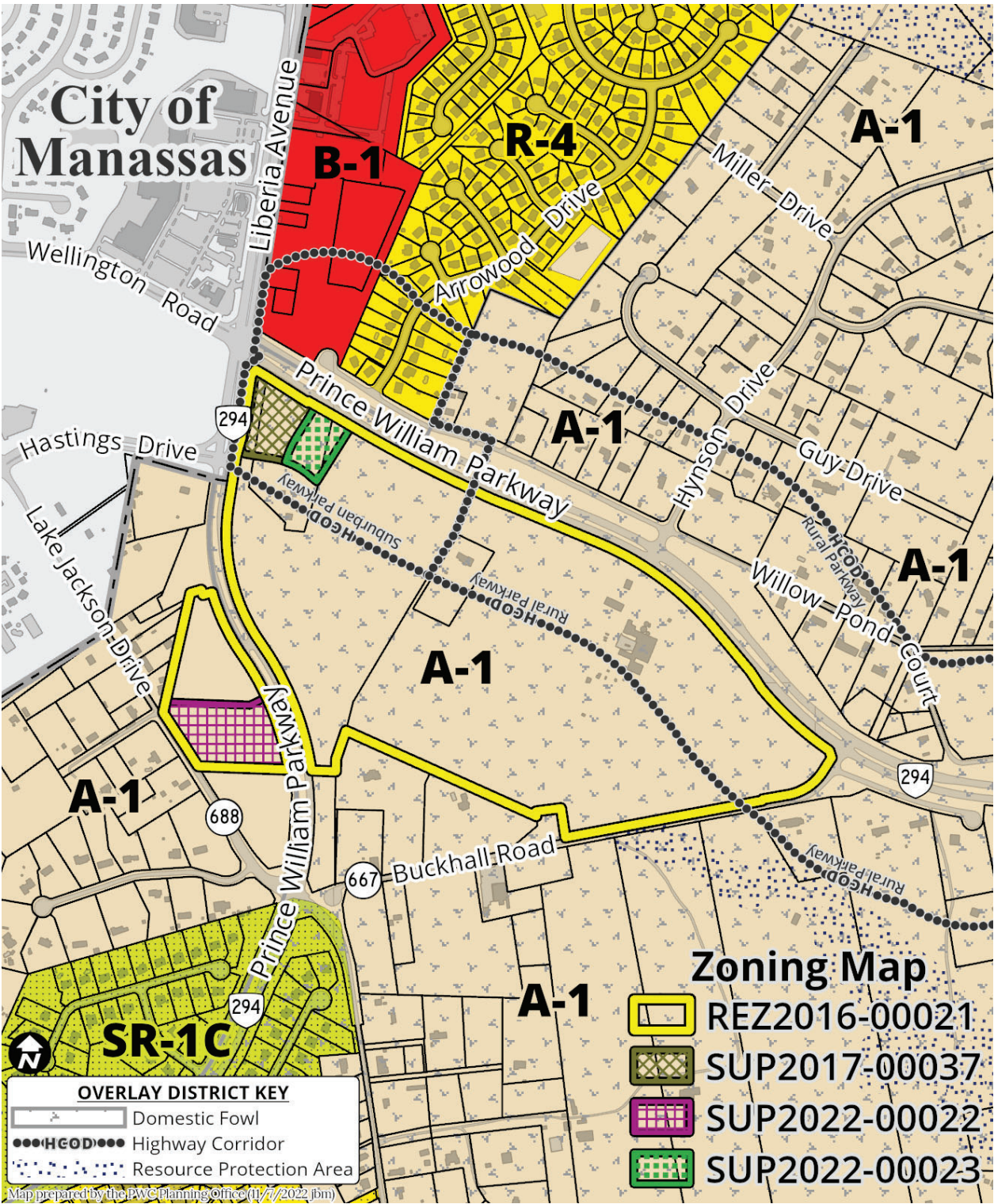


Long-Range Land Use Map – Showing All Proposals for Project





Zoning Map – Showing All Proposals for Project



**Part I. Summary of Comprehensive Plan Consistency**

**Staff Recommendation: APPROVAL of Rezoning and 3 Special Use Permits**

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies, within the current adopted plan. The below table pertains to the Rezoning component.

<b>Comprehensive Plan Sections</b>	<b>Plan Consistency</b>
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Housing	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	Yes
Transportation	Yes

## Staff Analysis

The below summary table pertains to the three (3) SUP components, in combination.

<b>Comprehensive Plan Sections</b>	<b>Plan Consistency</b>
Long-Range Land Use	Yes – Self-Storage SUP No – Pharmacy & Restaurant Drive-Through SUPs
Community Design	Yes – Pharmacy & Restaurant Drive-Through SUPs No – Self-Storage SUP
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes



## Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see attached maps):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Prince William Commerce center (under development); Arrowood suburban residential community; Hyson Knolls semi-rural residential community	City of Manassas; CEC; SRL; SRR	City of Manassas; O(M); R-4; A-1
South	Semi-rural residential (mid and larger-size lots); Bethel Evangelical Church; Vacant/undeveloped	SRL; SRR; ER	A-1
East	Semi-rural residential	SRR	A-1
West	City of Manassas; Retail/commercial strip center (Hastings Marketplace); Suburban and Semi-rural residential	SRL; City of Manassas	City of Manassas; A-1

### Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on 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; 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.

The project area is located within the Suburban Communities development character area of the County and is currently zoned A-1, Agricultural. The site is currently designated MU-3, Neighborhood Mixed Use, RN-2, Residential Neighborhood, and POS, Parks and Open Space, in the recently adopted Comprehensive Plan. In addition, the site is located within the Liberia Avenue Activity Center.

Suburban Communities accommodate lower-density residential, neighborhood-oriented retail and service uses, and smaller scale employment uses found in the more traditional neighborhoods and/or along major intra-County transportation corridors. Implementation of the ten Smart Growth principles in suburban areas is critical for providing a high quality of life for County residents. Planned mixed-use developments fulfill this vision by providing a distinct sense of place, allowing for walkable neighborhoods, and allowing residents in different stages of life to remain in their communities. Activity Centers act as a mechanism by which incentives such as a streamlined re-planning process and increased use flexibility are given to projects that implement smart growth.

The following table summarizes the land use patterns and densities intended within the recently adopted and current MU-3, RN-2, and POS use designations.

Long-Range Land Use Map Designation	Intended Uses and Densities
<b>MU-3, Neighborhood Mixed Use</b> <i>(western portion of site; portion being rezoned)</i>	Mixed-Use (MU), T-3 – This classification includes both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed use centers should be connected by bus transit to nearby destinations and to nearest rail transit.
<b>RN-2, Residential Neighborhood</b> <i>(central portion of site)</i>	Residential Neighborhood (RN), T-2, T-3 – This classification primarily accommodates both single-family attached and detached homes arranged in small to medium sized lots as well as multi-family residential and mixed housing communities. Connections and pedestrian amenities should still be a priority for development design. These areas should also include parks, trails and open space integrated into the development in appropriate locations. Small office or service uses may be appropriate. Affordable and work force housing is encouraged Countywide.
<b>POS, Parks and Open Space</b> <i>(eastern portion of site)</i>	Parks and Open Space (POS). The purpose of this classification is to designate existing and projected parks and recreational areas of the County. The Parks, Open Space, and Trails Plan contains a complete inventory of existing federal, state, and County parks, and of planned parks within the County.

The rezoning proposal is offering a specific layout of land bays, assemblage of use options, and design considerations that are sensitive and consistent with the adopted land use designations. As proposed through the Master Zoning Plan (MZIP), the entire project area encompasses ±100.45 acres. However, the area being rezoned and subject to development as per the MZIP is ±55.42 acres.

The residential land bay will be developed with up to 240 townhouses, through various widths and as a mixture of front-loaded and rear-loaded units. There will be two non-residential land bay areas, with one at the northwestern corner with commercial/retail services uses and another at the southwestern corner, which will contain a self-storage facility and other commercial/office uses. The overall development will serve as a medium-density, planned residential community with open space areas that transition eastward to a 45-acre portion to be conveyed to the County for public recreational/institutional/civic uses. Of these 45 acres, 20 acres will be dedicated to the County at no cost, while the remaining 25 acres will be available for purchase by the County or others for public use. The specific end uses are not known at this time. This area will also contain considerable open space with programmed recreational/institutional uses and will serve as a transition from the more intense development to the west to a semi-rural development pattern to the east. As such, the above-described intended future development in the eastern portion of the Kline Community project is consistent with the RN-2 and POS land use designations.

### **Liberia Avenue Activity Center**

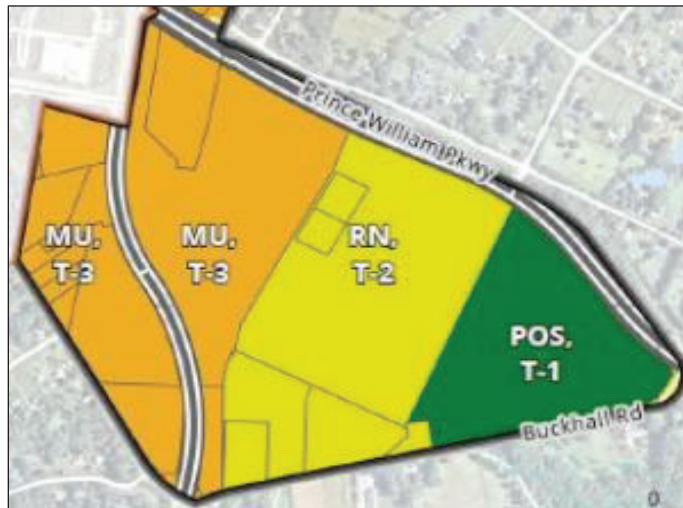
The Liberia Avenue Activity Center encompasses approximately 404 acres, of which an estimated 300 acres are already developed. The only undeveloped areas are the proposed Kline Property and 10 acres along Lake Jackson Drive. The 300 acres developed acres are developed with nonresidential uses. Approximately 330 acres of the activity center are planned as MU-3, Neighborhood Mixed Use.

The below graphic is extracted from the proposed Liberia Avenue Activity Center Land Use Plan.



Figure 21: Liberia Avenue Activity Center General Location and Study Area Boundaries

More specifically, the below graphic is extracted from the proposed Liberia Avenue Activity Center Land Use Plan, as it relates to the Kline Property project area.



**Liberia Avenue Vision Statement:** Transition the area to a more urban character that leverages the area's proximity to VRE stations by accommodating new housing and employment options as well as neighborhood-serving commercial uses and public facilities. Provide a range of housing types and mobility options in the area while emphasizing integrated multimodal connections that reduce the need for automobiles for local trips.

In summary, the Kline Property proposal is consistent with the following land use, housing, and mobility policies within the Liberia Avenue Activity Center:

- LALU POLICY 1: Encourage a mix of land uses in compact, pedestrian-oriented development patterns that create a unique sense of place.
- LAHP POLICY 1: Provide a mix of housing options south of Prince William Parkway/Wellington Road, including single-family attached, single-family detached, and duplexes.
- LAMP POLICY 1: Improve the multimodal connectivity along Liberia Avenue to the residential communities and nearby transit.

### **Land Use Mix Analysis**

As per the recently adopted Comprehensive Plan, within the MU-3, Neighborhood Mixed Use, land use designation, single-family attached housing, retail and service commercial, and office are among the prescribed primary uses. Institutional uses are to be considered as secondary uses. The targeted residential density with the T-3 density transect is 4 to 12 dwelling units per acre. The minimum recommended open space is 30% of the site. The targeted mix of uses is as follows:

- Residential = 50 – 85%
- Nonresidential = 10-45%
- Civic = 5%

As proposed with the Kline Community proposal, all residential development will be single-family attached at a density of 5.86 dwelling units per acre. Furthermore, there are ±16.2 acres of open space located in Land Bays A, B, and C, and additional 45 acres intended to be conveyed to the County as public/civic/institutional uses. According to the Applicant, the cumulative residential square footage for the townhomes proposed in Land Bay C will be 513,680 square feet and the non-residential square footage is 174,422 square feet. As such, this results in an estimated development use mix of 75% residential and 25% non-residential uses.

Based on the above breakdown, the proposed Kline Community is within the appropriate use mix ranges and is implementing the overall mixture of uses that is envisioned within this area.

### **Proposal's Strengths**

- Proffered Master Zoning Plan (MZP): As proffered with the rezoning request and in substantial conformance to the proposed MZP, the development layout is planned to follow a compact pattern with a mixture of residential, commercial, office, and public use options that transition at the southern and eastern portions of the property. Specifically, up to 240 front-loaded and rear-loaded townhouses with variable open space areas, three commercial associated SUP sites, and 45 acres to be conveyed to the County for public uses at the eastern end of the project area.
- Consistency with Density Transect: With the primary use being a medium density, single-family attached (townhouse) development at an overall density of 5.86 dwelling units per acre through a mostly horizontal mixed-use integration, the proposal is consistent with the T-3 (Neighborhood) Transect.
- Consistency with Adopted Land Use Designation: The subject rezoning proposal is offering a specific layout of land bays, assemblage of use options, and design considerations that are sensitive and consistent with the adopted MU-3, RN-2, and POS use designations with the recently adopted Comprehensive Plan.
  - Land Bays A, B, and C are consistent with the MU-3 use designation because they include a horizontal mix of both commercial and residential uses arranged in a compact, pedestrian-friendly configuration with common open space and amenities.
  - The area of Land Bay C located within the transitional area designated as RN-2 is proposed (exclusively) as single-family attached residential units, which are consistent with the unit type anticipated.
  - The proposal to convey/dedicate 45 acres in Land Bay D for recreational/institutional uses is consistent with the public uses anticipated within areas designated as POS.
- Public Recreation/Institutional/Educational Use Area: As proffered, Land Bay D (45 acres) shall be conveyed to the County for public recreation use, public educational use and/or institutional use. Prior to the submission of the first residential site/subdivision development plan, and/or within 180 days of approval of the plat for the subdivision or



resubdivision of the subject Property, whichever occurs earlier, 20 acres within Land Bay D shall be dedicated at no cost to the Prince William Board of County Supervisors for public use. The remaining 25 acres would be available for purchase by the County or others for public use. This would be favorable, since it has the potential to offer school capacity relief in the immediate vicinity and/or a public park/recreational site, while providing a community-oriented use and residual open space.

- Based on the adopted use designation for this area, the public recreational/institutional/educational use options are consistent with the intent of RN-2 and POS areas. Such public uses with open space help to transition the residential density from the west to the surrounding semi-rural type of development to the east.

### **Proposal's Weaknesses**

- Drive-Through/Drive-Up SUP Uses: In the Liberia Avenue Activity Center, drive-through uses are specifically discouraged. However, as proposed, there are two drive-through/drive-up facilities to be located in the commercial/office low-rise land bay (Land Bay B) at the northwest corner of the subject property. This is in direct conflict with the prescribed uses.
  - Policy LALU 1.6 – Discourage automobile-oriented site design elements, *such as drive-throughs* and front-loaded residential garages, throughout the area.

**On balance**, the rezoning application is found to be consistent with the relevant components of the adopted Long-Range Land Use Plan.

**On balance**, the drive-through facilities for the pharmacy and restaurant SUP applications are found to be inconsistent with the relevant components of the adopted Long-Range Land Use Plan, since drive-through uses are specifically discouraged within the Liberia Avenue Activity Center.

**On balance**, the self-storage center SUP application is found to be consistent with the relevant components of the adopted 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.

The Applicant prepared an Open Space summary exhibit, which provides a breakdown of the required percentage of open space versus the provided open space in each zoning district. The Applicant has also provided Design Guidelines for the proposed Kline Community, which provide substantial illustrative design details on the overall layout, road network, pedestrian amenities/connections, open space areas, interior green spaces and park-like features, landscaping, architectural and building design themes, and community signage.

The following graphic is extracted from the Kline Community Design Guidelines, showing the proposed layout and the 45-acre eastern portion to be conveyed to the County for public uses:



### **Sign Modification Request**

Section 32-250.23.6. of the Zoning Ordinance allows the Board of County Supervisors to approve signage that is not consistent with the sign standards within the Zoning Ordinance as part of a rezoning or SUP request. Pursuant to Section 32-250.23.6. of the Zoning Ordinance and in the context of this rezoning proposal, the following criteria must be considered to grant modifications for signage. A more detailed Signage Comparison Chart summary table has been provided by the Applicant and can be found in Attachment G at the end of this report. A summarized response to each criteria and signage modification as requested by the Applicant is included below.

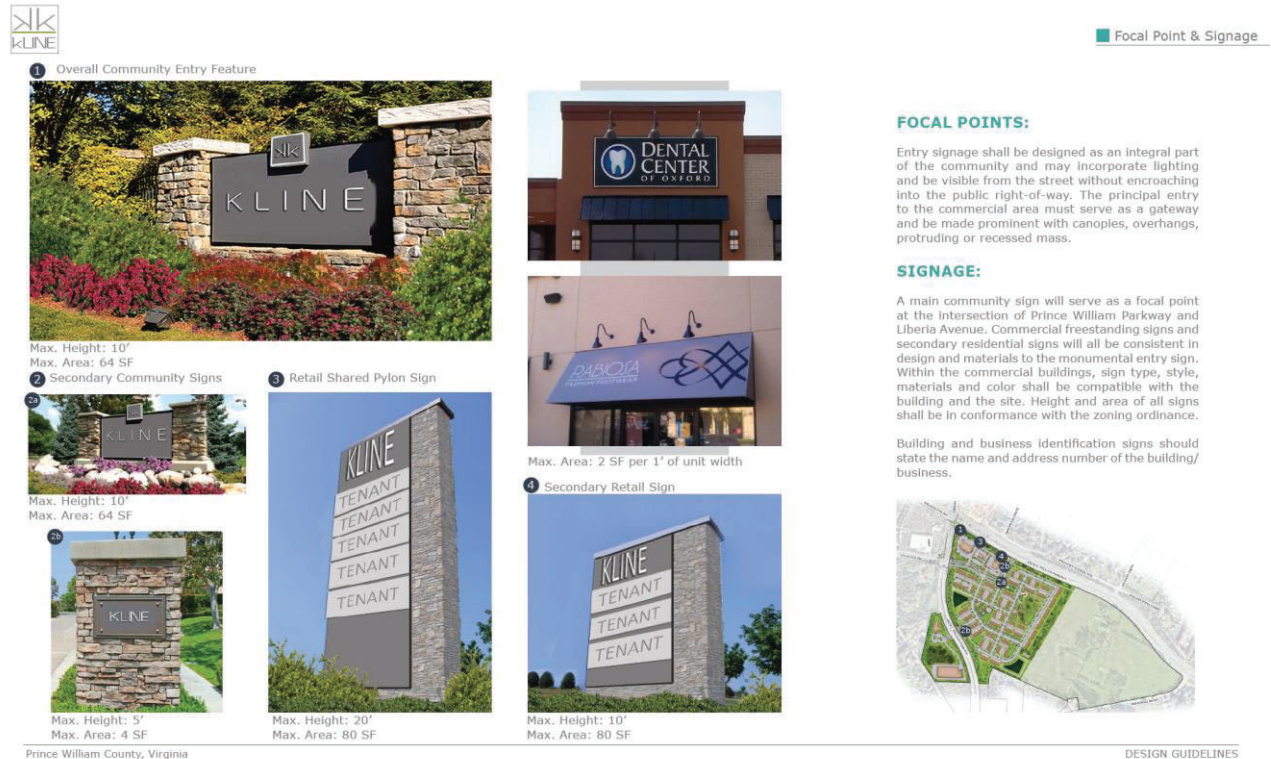
The Applicant is requesting modifications to allow freestanding and building-mounted signs, including building-mounted signs located on side and rear walls facing public rights-of-way, as described in the Kline Design Guidelines. In no case will freestanding signs be permitted to be setback less than 1 foot from the public right-of-way for every 1 foot of sign height.

The following provides a summary list of the requested signage:

1. One (1) freestanding Overall Community Entry Feature Sign in the southeast quadrant of the intersection of Prince William Parkway/Wellington Road/Liberia Avenue, with a maximum average height of 10 feet and maximum sign area of 64 square feet.
2. Up to four (4) Secondary Community Signs along the perimeter of the community and specifically be located at the intersection of Road F and Prince William Parkway. Such signage features may be constructed as freestanding monument signs, with a maximum height of 10 feet and maximum sign area of 64 square feet, or as minor signs, with a maximum height of feet and maximum sign area of 4 square feet.
  - *Separate freestanding signs for pad sites are not permitted. (modification)*
3. Two (2) Retail Center Shared Pylon Signs having a maximum height of up to 20 feet. Such signage shall be monument style and with maximum sign area of 80 square feet.
  - *Separate freestanding signs for pad sites are not permitted and height is limited to 10 feet within HCOD areas. (modification)*
4. One (1) Secondary Retail Sign on the north side of Road C at the intersection of Road C and Prince William Parkway. Such signage feature shall be monument style, with a maximum height of 10 feet and maximum sign area shall be 80 square feet.
5. Building Mounted Signs (as needed). In no case will any building mounted sign, or collection of building signs attached to the same building wall exceed the maximum allowable area of 2 square feet for every 1 foot of width of building wall where located.



The following provides an illustrative graphic overview of proposed signage, as extracted from the Kline Community Design Guidelines:



## Section 32-250.23.6. of the Zoning Ordinance – Signage Modification Analysis Summary

### a) Compatibility of the proposed sign(s)

*The compatibility of the proposed sign(s) with the existing and/or approved buildings, landscaping, on-site amenities, overall design character of the on-site development, and design character of development adjacent to the subject property.*

- **Response:** The purpose of the requested signage modifications is to allow for additional freestanding overall community/secondary community signs and for increased sign height. Effective entry signage is an integral part of the planned community and helps with branding and creating a sense of place. The proposed signage and accompanying illustrative elevations, as depicted in the Design Guidelines, is high quality and attractive. It is compatible with adjacent buildings, landscaping, and the overall design theme and character of the new development.

### b) Improve the Scenic Quality along Highways

*The ability of the proposed sign(s), particularly when accompanied by landscaped treatments and lighting, to improve the scenic quality of highly visible areas along interstate highways, regional highways, and major County thoroughfares, with particular emphasis for signs proposed in proximity to the County's major gateways as identified in the Comprehensive Plan.*

- Response: As proposed, the signage will improve the scenic quality of the property. The building signage complements the community architecture of the proposed buildings and will aid in overall wayfinding. Because of the location of the property, proposed landscaping along this portion of Prince William Parkway, and surrounding uses, the proposed sign modifications will have minimal impact on the visual appearance of the adjacent and nearby properties and right-of-way.

c) *Consistency of Signage in a Mixed-Use Development*

*In the case where the proposed sign or signs would be included in a mixed-use development, the consistency of the design for the proposed sign(s) with a comprehensive sign program.*

- Response: This rezoning proposal is a highly coordinated, planned mixed use development. The design style of the freestanding signs will be coordinated to match the architectural features of the buildings and establish a cohesive signage theme for the development.

d) *Degree of Deviation*

*The degree of deviation from the sign regulations, considering whether the proposed sign design represents the minimum amount of modification necessary to provide adequate identification of the proposed use while still remaining consistent with the purposes and intent of County Code Section 32-250.21.*

- Response: Signage details are provided within the Design Guidelines. The Applicant is requesting up to four (4) Secondary Community Signs along the perimeter of the community and to be constructed as freestanding monument signs, with a maximum height of 10 feet. Separate freestanding signs for pad sites are not permitted and are being modified through this rezoning request. To clarify, this signage modification request will allow additional signage for both the retail center shared signs and secondary community signs as well as pad sites, to varying extents. In addition, two (2) Retail Center Shared Pylon Signs having a maximum height of up to 20 feet are being proposed, which is in excess of the sign height restriction of 10 feet within HCOD areas.

This sign modification request and design of the sign will remain consistent with the purpose of Section 32-250.21, which encourages aesthetic quality in the design, overall wayfinding, providing a fundamental role in convenience to citizens, and encouraging sense of place. The scope of the requested signage modification is limited to the quantity and height of freestanding monument signs. In summary, staff considers the extent and nature of the signage modifications as appropriate for this type of community. Overall, the proposed signage is appropriate for this type of planned development project, and staff can support.

e) *Existence of Special Visual Obstruction*

*The existence of a special visual obstruction or difficulty in locating the use, due to unique challenges associated with the location, topography, size, or configuration of the lot, including access to the lot, which makes the customary application of the sign regulations unreasonably restrictive.*

- Response: The enhanced signage will aid in branding, community design, and wayfinding based on the overall site layout. It will also provide project character and identification from various vantage points.

f) *Highway Corridor Overlay District (HCOD)*

*Whether the proposed sign would be located within a Highway Corridor Overlay District (HCOD).*

- Response: The property is partially located within the Prince William Highway Corridor Overlay District – Suburban and Rural Sections.
  - Staff Position: *In summary, staff concurs with the justification provided by the Applicant and recommends approval of the requested signage modifications. The Applicant is proposing to a planned development with a cohesive design, landscape enhancements, coordinated open spaces, coordinated signage package, and an overall design theme that is context sensitive. Effective signage is an important component of quality design.*

### **Proposal's Strengths**

- Community Design Guidelines: The Applicant is providing specific, detailed guidelines for the design features of the planned Kline Center development. As proffered, Development on the Property shall be in substantial conformance with the design concepts in the Kline Community Design Guidelines dated December 16, 2022.
- Level of Design Quality: As proposed, the Design Guidelines offer a high level of design quality and specific design standards that help to uniquely define the Kline Center development.
- Coordinated Signage / Entrance Features: The Applicant is providing signage/gateway details and integrate into the overall community design and architectural themes, which serve as periphery anchor points and focal points. Although there are signage modifications being proposed, the deviation from the standards are generally minor. Furthermore, the overall signage design is coordinated and integral to the branding design of community.
- Townhouse Product Orientation / Loading: For greater product mixture and to help promote/achieve walkability, the Applicant is offering a mixture of front and rear-loaded townhouses with frontages oriented towards open space/green areas and similar amenities, to varying extents, to maximize pedestrian-orientation and quality streetscape for the community.
- Prince William Parkway Landscaping & Highway Corridor Overlay District (HCOD): As proposed, the Applicant is providing a 50-foot landscape buffer that transitions to a 100-foot of landscaping area towards the central portion of the frontage along Prince William Parkway. Although staff has previously recommended the Applicant continue a 100-foot landscaping area along the entire frontage of Prince William Parkway, with the revised layout

and orientation of the buildings and residences with berming, appropriate screening has been provided.

- Focal Points/Features: To integrate areas of green space and create a point of interest, common green/park-like areas for the community are being proposed – especially in the central/western areas of the development.
- Conditioned Building Elevations for SUP Uses: As conditioned with the SUP proposals for the pharmacy with drive-through and restaurant with drive-through, the building architecture is to be in general conformance with the submitted building elevations. Flexibility has been offered as not all end users are known at this time, and the development will also be subject to the Kline Community Design Guidelines. The self-storage building elevations have been enhanced, in response to the Planning Commission, and are being conditioned in substantial conformance.
- Pedestrian Connectivity Options & Orientation: As proffered, pedestrian and bicycle crosswalk connections on the internal roads and of major crossing travelways within the commercial parking areas in Land Bay B, shall utilize designs intended to attract attention of motorists by including within the crosswalks, contrasting colors and/or pavement stamped with patterns to heighten awareness of pedestrians and/or cyclists.
- Non-Residential Amenities / Facilities: As indicated on the MZP, the development shall include an entry park with a pedestrian/cyclist rest station consisting of two park benches, a bike rack and water station (water fountain with water bottle refilling capabilities), and a transitional green including a park bench, bike rack, and possible bio-retention landscaping as the focal point. In addition, a gazebo, pergola, trellis, or similar architectural feature with seating is being provided.
- Property Owners Association: As proffered, the Applicant shall establish a property owner's association ("POA") responsible for the maintenance of private roads, sidewalks within common areas, common open space, buffers, Overall Community Entry Feature, Secondary Community Signs, playground amenity and other common area amenities within the residential areas established in the MZP.

### **Proposal's Weaknesses**

- Scale & Massing of Self-Storage Center on Periphery of Project: The overall size, scale, and massing of the self-storage facility remains a concern among staff. Being on the edge of the project, it's overall size and scale is out of place in the surrounding land use context. Although there is perimeter buffering and limited height not to exceed 45 feet, there are no other buildings of this size/scale in the vicinity. If the overall size and massing was reduced, and more sensitive to the current and transitional land use patterns in the area, then staff would be able to view more favorably. The request for increased FAR is dependent upon both design and form/scale.

- Remaining Design & Architectural Concerns with Self-Storage Center: Although the Applicant has provided revised building elevations, to add enhanced façade design details and new line-of-sight exhibits to clarify view perspectives from various vantage points, staff continues to have concerns with the design elements. To further mitigate and offset design compatibility concerns, staff recommends that the Applicant consider the following for the self-storage center:
  - Add opaque fencing along the southern perimeter for enhanced screening.
  - Remove the building-mounted downward lighting on the western and southern building façades.
  - Minimize the extent of internally lit signage.
  - Add more window treatment design features to the northern and southern building elevations.

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

**On balance**, the drive-through facilities for the pharmacy and restaurant SUP applications are found to be consistent with the relevant components of the Community Design Plan.

**On balance**, the self-storage center SUP application is found to be inconsistent with the relevant components of the Community Design Plan, based on unresolved concerns with overall scale, massing, and architectural aspects of the building. Staff recommends that the Board consider adding additional SUP conditions to address the above listed concerns.

### **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.



The subject property contains ±100 acres, and is located to the east of the City of Manassas, at the intersections of Prince William Parkway/Liberia Avenue/Wellington Road and Prince William Parkway/Buckhall Road, and between Prince William Parkway with Lake Jackson Drive. The site previously contained a dairy farm and was primarily used for agricultural and livestock grazing fields, with scattered hardwood vegetated groves, native shrubs, and a manmade pond. The eastern portion of the property contains multiple farm storage structures, animal outbuildings, and two existing farmhouses. The property also contains two other single domestic dwellings that are 50 years of age or older – one located in the northern half of the project area and one more on the western half surrounded by multiple dilapidated structures.

A historic cemetery was identified near the southern boundary of the project area adjacent to Buckhall Road. The cemetery, known as the Bethel Lutheran Church Cemetery, was established in 1901 and contains several marked graves. It is surrounded by a chain link fence. Although not located within the project area, ground surfaces within the project area adjacent to the cemetery were inspected for evidence of unmarked burials or burial related features. No surface evidence of additional burials outside of the currently fenced cemetery was observed. As a precautionary measure, it is recommended that a 25-foot buffer be established around that portion of the cemetery located adjacent to the project area and that no ground disturbance be permitted within this area. This has been proffered by the Applicant.

A report titled “Phase I Cultural Resources Assessment of the 40 Hectare (100.4 acre) Kline Assemblage Property (Dutton and Stryker 2016)” was submitted with the rezoning application. No archaeology sites were found during the survey. Several historic structures were found, but were not recorded with the Virginia Department of Historic Resources (VDHR). The report recommended that the architectural sites were not eligible for listing on the National Register of Historic Places. While the County Archaeologist concurs with the report’s findings that no further investigations are necessary, the architectural sites discovered during the survey must be recorded with VDHR.

The Historical Commission initially reviewed the application during its regularly scheduled meeting on June 14, 2016. The Commission recommended recording of the architectural sites with the VDHR and recommended a 25-foot buffer along the southern property line adjacent to the Bethel Lutheran Church Cemetery. On subsequent resubmissions, the proposal was reviewed on January 10, 2017, May 9, 2017, September 11, 2018, and May 10, 2022. In response to these reviews, the Applicant proposed a 25-foot buffer along the southern property line adjacent to the cemetery. The Applicant submitted a revised report and recorded the architectural sites with VDHR. Furthermore, the Applicant has provided standard proffer language for a Phase I archaeological study, Phase II study if warranted, curation fees, and artifact transfer to the County.

### **Proposal's Strengths**

- **Cemetery Buffer:** As proffered, the Applicant is providing the requested 25-foot buffer along the southern property line adjacent to the offsite Bethel Lutheran Church Cemetery.
- **Preservation & Curation:** As proffered, the Applicant shall utilize the Phase I Archaeological study for those sites indicated in the Phase IA as requiring additional study. If warranted, Phase II Archeological study shall be conducted prior to submittal of the final

site/subdivision plan. Further curation of any artifacts and transfer of materials shall be coordinated/provided to the County, as per standard protocol.

- Preservation of Silos: As proffered, site development and grading undertaken by the Applicant shall be performed in a manner that protects and allows future preservation of the two existing concrete silos in Land Bay D, which is located at the eastern end of the property. The proposed dedication of 20 acres for public use will also include the two concrete silos. The Applicant shall provide the County with a report on the structural integrity of the concrete silos prior to dedicating the structures to the County.

### **Proposal's Weaknesses**

- None identified.

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

## **Economic Development**

An enhanced, diverse nonresidential tax base creates quality jobs, allowing people to live, work and recreate in Prince William County. The Economic Development Plan sets out policies and action strategies that further the County's goal of attracting and fostering the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Although there will be commercial/retail end-users for the project, none of the known entities are considered as targeted industries. With this rezoning and associated special use permits, aside from the residential component, the Kline Property land entitlement will allow for a restaurant with drive-through, pharmacy with drive-through, and self-storage facility. While these uses contribute to the overall goal of expanding the commercial tax base, Economic Development staff would like to see more office-type or higher wage neighborhood-serving uses incorporated into the non-residential land bays.

### **Proposal's Strengths**

- Jobs Creation / Strategic Plan: As proposed in the rezoning, commercial/retail uses are being located at the northwestern portion of the development. Specific known end-users include a CVS pharmacy with drive-through, which is being requested through a concurrent SUP proposal. Due to new commercial/retail components being added into the area, the project aligns with the Strategic Plan goal to increase commercial tax base.

### **Proposal's Weaknesses**

- **Lack of Firm Commitment for Office or Targeted Uses:** The Department of Economic Development has also mentioned that there is a need for office space in this area of the County. By not having a firm phased commitment to office uses or other targeted industries, it will be more difficult to achieve the Board's Strategic Plan goals of increasing the number of new office and targeted-industry jobs. However, with the extent of supportive retail being proposed, there still is an opportunity for mixed-use office product for companies seeking office space. While staff notes that office uses are still allowed within the commercial/retail land bay, the emphasis is more on commercial and retail.

**On balance**, this application is found to be consistent with the relevant components of the Economic Development 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.

This project has gone through numerous reviews and iterations over the past six (6) years. The site layout of the land bays changed with the latter submissions. The 8.3-acre parcel west of Prince William Parkway ("Land Bay A") has been added back into the proposal after having been previously removed, bringing the total site area to 100.45 acres.

The subject ±100-acre property has been previously used for agricultural uses, including a dairy farm, grazing areas for livestock, variable pasture, cover crops, and vacant/open space. The site is predominantly open agricultural fields, and with pockets of trees throughout. There are no Resource Protection Area (RPA) features, but there are some areas of wetlands and forested steep slopes over highly erodible soils. The majority of the site is agricultural fields, with tree cover limited to approximately 10 percent of the land area. There are a total of 32 specimen trees on the subject property with varying degrees of quality, of which eight (8) are being preserved.

SUBWATERSHED:	Occoquan subsheds 408 & 410
TOTAL SITE AREA/ ER AREA:	100.45 acres / 0 acres
TREE SAVE AREA:	0 acres
UNDISTURBED AREA:	0 acres
PERCENT IMPERVIOUS/ PERVIOUS:	60 acres / 40.45 acres
AREA OF DISTURBANCE:	100.45 acres
RARE, THREATENED, AND ENDANGERED SPECIES:	None / limited habitat potential



### SOILS:

No.	Soils name	Slope	Erodibility
3A	Albano silt loam	0-4 %	Moderate
6A	Baile loam	0-4%	Moderate
9C	Brentsville sandy loam	7-15%	Severe
10C	Buckhall sandy loam	7-15%	Severe
23C	Gaila sandy loam	7-15%	Severe
24B/C	Glenelg-Buckhall complex	2-15%	Severe
25A	Glenville loam	0-4%	Slight
35B	Manassas silt loam	2-7%	Moderate
38B	Meadowville loam	0-5%	Slight/moderate
46B/C	Panorama silt loam	2-15%	Severe
50 D	Spriggs silt loam	15-25%	Severe

The most environmentally sensitive area onsite is an approximately 5.6-acre woodland that surrounds an intermittent stream system, which includes steep slopes and highly erodible soils in Land Bay A. Watershed Management staff recommends the Applicant revise their limits of clearing and grading to preserve this forest and incorporate it into project open space. This will help facilitate meeting the Smart Growth Principles as well as tree cover requirements.

In several instances, the Applicant is proffering to modify and/or waive landscaping standards throughout the development. Such modifications are often requested and supported in a planned mixed-use type of development. (Refer to Section XIII., Planned Development District Modifications, in the Proffer Statement.) While staff believes that these requests are reasonable and anticipated to truly achieve a mixed use, pedestrian-oriented, and integrated community, the specific details will need to be assessed during the site plan review process.

### Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of site plan approval with the amount to be based on the project site area acreage, which is ±55.42 acres.

### **Proposal's Strengths**

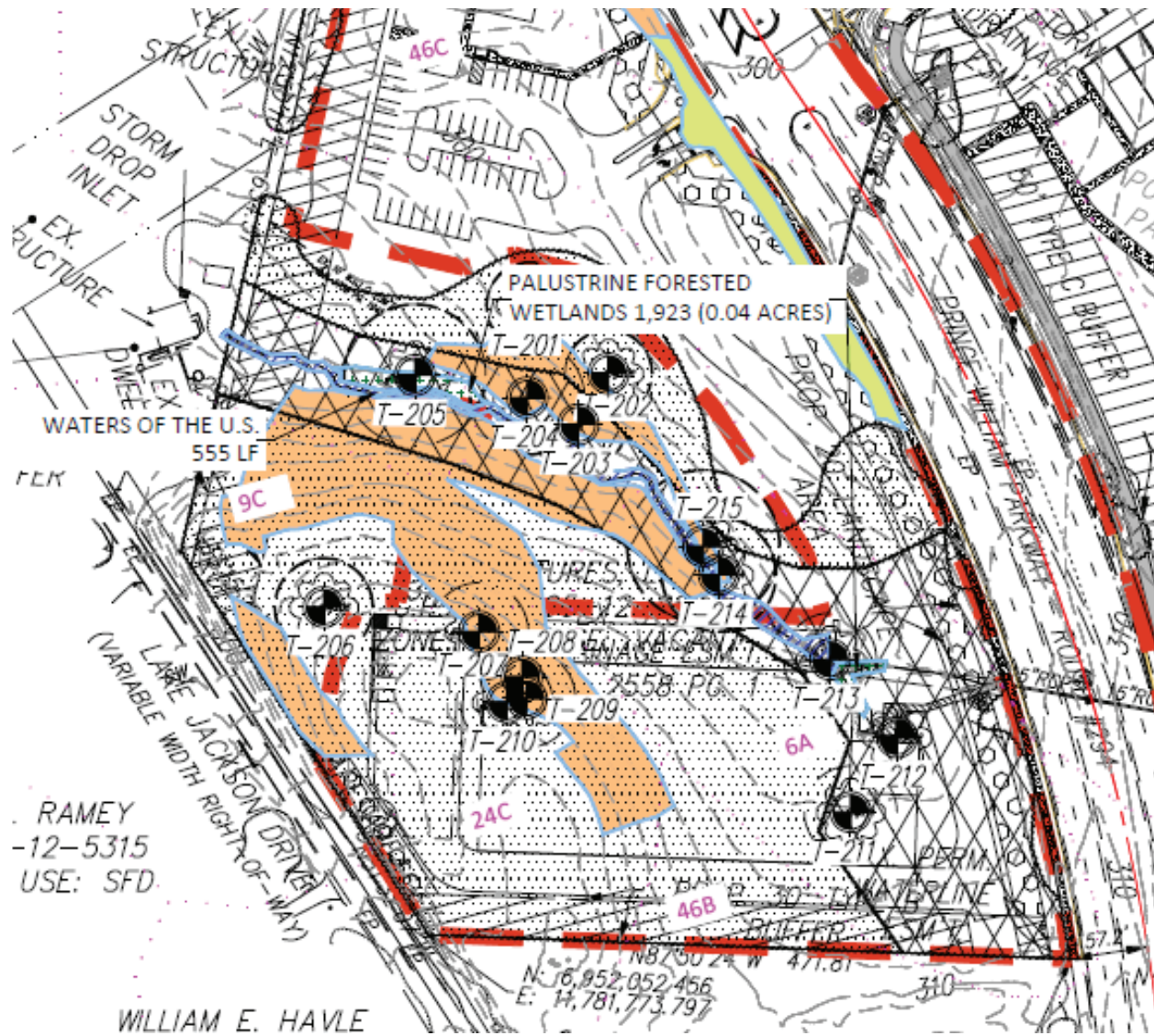
- **Tree Preservation Plan:** As proffered, the Applicant shall provide a Tree Preservation Plan (TPP) for Land Bay A, and Land Bay C - Area D as outlined on the Open Space and Buffer Plan of the MZP. Site development, grading, and demolition of existing improvements shall be performed in a manner that provides for the future preservation of specimen trees identified on the Open Space and Buffer Plan (Sheet 4) of the MZP. The TPP shall be done in accordance with Plant Selection Guide, Section II of the DCSM and will be provided at the time of final site/subdivision plan review for development of the adjoining areas.

- Overall Reduced Project Impacts: Based on the latest version of the layout and proffers, the overall extent of tree removal has been reduced, when compared to previous submissions. This is particularly true for trees that are located at the western portion Land Bay D and near the roundabout entrance feature, which is being dedicated for public uses.

### **Proposal's Weaknesses**

- Limits of Clearing & Grading in Land Bay A: Although such limits of clearing and grading are indicated on the MZP for Land Bay A, greater efforts should have been made to reduce the impacts to the tree coverage and environmental resources in this specific land bay. As proposed, considerable grading and cut/fill will need to be done based on the proposed extent of development for the self-storage facility. Considering all portions of the 100-acre project area, this is where the vast majority of environmental features exist, such as steeper topography, specimen trees, intact wooded areas, wetlands, and intermittent stream. Sensitivity to existing land features and development topology is an important aspect of current land development policy.

See the below clipped image from the Environmental Constraints Analysis for this specific area. Note, the areas of disturbance are outlined in the bolded red dashed line.



**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.

Fire/Rescue Station 16 (Buckhall) is the first due fire/rescue resource to serve the site, which is located ±1.3 miles to the east. Due to the proximity to the City of Manassas, the City's station can also provide support, as needed. The project area is within the required 4.0-minute travel time for Basic Life Support and Fire Suppression and is also within the required 8.0-minute travel time for Advanced Life Support. In FY 2021, Station #16 responded to 888 incidents, with a workload capacity of 2,000 incidents per year.

Based on the latest submission, the fire department access to the rear of properties on Road E will need to comply with the maximum 150-foot distance to any point on the exterior from the travel way, as found in the Prince William County DCSM. This will need to be reassessed at the time of site plan review.

### **Proposal's Strengths**

- Inside 4.0-Minute Travel Time: The site is located within the required 4.0-minute travel time for fire suppression and basic life support.
- Inside 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.
- Station Workload: According to the FY 2021 figures, the number of incidents for Fire/Rescue Station 16 (Buckhall) is at 888, while the workload capacity for this station is 2,000 incidents. Therefore, it is within operating capacity.
- Monetary Contribution: As proffered, prior to the issuance of an occupancy permit for each new home proposed, the Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of \$248.31 per single-family attached dwelling. Within areas designated for commercial use, a monetary contribution of \$0.61 per square foot of gross floor area of commercial building area will be provided for public safety purposes.

### **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. The Housing Plan encourages provision of affordable housing units or the support of the housing trust fund by rezoning applicants.

The current Comprehensive Plan has as a stated goal to "identify sufficient locations and consistent criteria for the provision of diverse housing opportunities to provide housing opportunities for all segments of the County's populations and to assist in promoting economic development".

Since there are now adopted policies for housing affordability in the County, an affordability component should be considered at some level for this project. While the Applicant has stated that the proposed single-family attached dwelling units are inherently more attainable/affordable than detached dwelling units, especially those developed at lower densities, there is no specific commitment to provide physical units as an affordable housing component.

As proffered, prior to issuance of the occupancy permit for each new home proposed, the Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of \$2,500.00 per dwelling unit constructed on the Property to be utilized by the County's Housing Preservation and Development Fund. It is also important to note that in consideration of the County's interest in affordable housing, the Applicant has voluntarily offered to increase the standard monetary contribution from \$250 per unit to now \$2,500 per unit.

### **Proposal's Strengths**

- **Level of Service**: In the latest submission, the Applicant has proffered to provide \$2,500 per residential unit for the Housing Preservation and Development Fund.

### **Proposal's Weaknesses**

- **Lack of Formal Commitment to Affordable Housing Units**: Several recent residential land use applications have been including commitments for affordable units. In this case, townhomes are a prime candidate to offer such options. Since there are now adopted



policies for housing affordability, an affordability component should be considered at some level for this project.

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

### **Parks, Open Space and Trails 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 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.

#### **PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA**

<u>Park Type</u>	<u>Park Name</u>
Neighborhood	None
Community	None
Regional	General's Ridge Golf Course (no longer open/active County facility)
Linear/Resource	Dove's Landing Park
Trails	Trail at Dove's Landing, Prince William Parkway Multi-Use Path

As proposed, the Applicant has proffered to provide community recreational facilities and bicycle and pedestrian amenities for residents and visitors. The network of pocket parks and greenspace are well distributed throughout the community.

#### **Proposal Strengths**

- **Designated Public Use Area:** As proffered, Land Bay D, encompassing a total area of 45 acres located at the eastern end of the project area, shall be conveyed to the County for public recreation use, public educational use and/or institutional use. Such conveyance shall be subject to terms of a separate land sale/purchase agreement, which will be determined outside of the scope of this rezoning application.
  - Prior to the submission of the first residential site/subdivision development plan, and/or within 180 days of approval of the plat for the subdivision or resubdivision of the subject Property, whichever occurs earlier, 20 acres within Land Bay D shall be dedicated at no cost to the Prince William Board of County Supervisors for public use.

- The residual 25 acres will remain with the use alternative option(s) for public recreational/institutional/educational use. The specific use(s) are not known at this time and may be developed and programmed through a type of user agreement, of which the details are not known at this time.
- Community Recreational Facilities: As proffered, the Applicant shall provide the following:
  - A pergola, trellis, or similar architectural feature with seating in Area D as indicated on the Open Space and Buffer Plan (Sheet 4) of the MZP, determined feasible upon completion of the tree preservation plan.
    - However, it is important to note that the intent of certain open space/amenity areas is unclear, and there is conflicting information, notably Area D. It is noted as reforestation area, subject to the reforestation proffer of 400 seedlings per acre, but it is also shown in the Design Guidelines as a "Community Plaza" park with amenities. Such details should be clarified.
  - Playgrounds designed for children 2 to 5 years of age and 5 to 12 years of age, shall be provided in accordance with the DCSM and Parks, Recreation and Tourism Department standards. The locations shall generally be in Area D as indicated on the Open Space and Buffer Plan (Sheet 4) of the MZP. The equipment shall be decided at the time of final site/subdivision plan and in accordance with Parks and Recreation Department standards.
  - An Entry Park, in Area 1 of Land Bay B, as indicated on the Open Space and Buffer Plan (Sheet 4) of the MZP, which shall include a pedestrian/cyclist rest station consisting of two park benches, bike rack and water station (drinking water fountain with water bottle refilling capabilities) and a Transitional Green including park bench, bike rack, and possible bio-retention landscaping as the focal point. These features shall be provided no later than at the time of bond release for Road A.
  - Land Bay B shall have one or more bike racks to encourage customers and employees using bicycles for transportation. Bike racks shall be located in areas that are visible to the general public and should be well lit.
- Future Trail Provision: As proffered, after establishment of the property owners association, and if deemed appropriate by the executive committee of the owners association, or if deemed appropriate by the County after the Potential Public Recreation/Institutional Use is developed by the County, a second pedestrian connection may be provided utilizing the Proposed Pump Station or storm water management properties to establish a connection to the eastern portion of the project area.

### **Proposal Weaknesses**

- **Uncertainty of Public Land Conveyance & Dedication Contingencies:** As proposed by the Applicant, the ultimate end uses of the 45 acres are unclear. In addition, the 25 acres will not be dedicated, but rather conveyed through a sales/purchase agreement, which can be subject to various use options and alternatives. Although the future public uses of the property shall be subject to the Public Facility Review (PFR) process, the specific end uses are not known at this time. As such, these uses may have variable impacts on the area context and scenarios may vary.

**On balance**, this application is found to be consistent with the relevant components of the Parks, Recreation, and Tourism component of the Comprehensive 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.

As a mixed use planned development, the Police Department does not believe this application will create a significant impact on Police calls for service nor an impact on the police emergency communications systems. During the site development process, refer to the Crime Prevention Through Environmental Design (CTPED) Manual: "Crime Prevention Through Environmental Design:

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>

### **Proposal's Strengths**

- **Property Owners Association for Common Area Maintenance:** As proffered, the Applicant shall establish a property owner's association ("POA") responsible for the maintenance of private roads, sidewalks within common areas, common open space, buffers, Overall Community Entry Feature, Secondary Community Signs, playground amenity and other common area amenities within the residential areas.



### **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.

The subject property is within the Development Area of the County and also within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public water from the Service Authority to develop. There is an existing onsite 24-inch water main routed through the property. The Applicant will be responsible for all costs associated with the relocation of this transmission main. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

### **Proposal's Strengths**

- **Public Water Connection**: As proffered, the property shall be served by public water, and the Applicant shall be responsible for those onsite and offsite improvements required in order to provide such service for the demand generated by the development of the Property.

### **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).

The subject property is within the Development Area of the County and also within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public sewer from the Service Authority to develop. Public sewer is not available at the site. The closest existing asset is a 10-inch gravity sewer main located approximately 1,600 feet north of the site on Liberia Avenue, with availability of capacity determined in conjunction with plan submission. If the existing system is inadequate to accommodate the projected peak flows from the proposed development, the Applicant will be required to design and construct all new offsite improvements necessary for their development, except for Service Authority responsibility to right size existing assets in accordance with the Development Review Process and System Improvement Policy as described in the Utility Standards Manual (USM). The Service Authority may enter into an agreement with the Applicant to right-size existing assets. All connections to the public sewer system shall be in accordance with the Service Authority's USM requirements and restrictions.

The Applicant shall continue to plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

### **Proposal's Strengths**

- **Public Sewer Connection:** As proffered, the property shall be served by public sanitary sewer, and the Applicant shall be responsible for those onsite and offsite improvements required in order to provide such service for the demand generated by the development of the Property.

### **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, sitting criteria, compatible uses, and community use of school facilities.

The Applicant's current plan is for 240 townhouse units, which is revised from previous submissions of 250 total residential units (a combination of single-family units, townhouse units, and multi-family units). With the latest version of the proposal, the Applicant is committing to convey Land Bay D, approximately 45 acres, to the Board of County Supervisors for county recreational and/or institutional use. Prior to the approval of the first residential site/subdivision plan, a 20-acre parcel area within Land Bay D shall be dedicated at no cost to the County. The remaining 25 acres would be available for purchase by the County or others for public use.

Staff has extracted and provided key summary parts from the latest Development Impact Statement, dated September 19, 2022, as it relates to schools in the same attendance area as this proposed rezoning. For reference purposes, such student generation, enrollment, capacity, CIP projects information is provided below, as follows:

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table> <tr> <th colspan="2">Housing Units Proposed</th></tr> <tr> <td>Single-Family</td><td>0</td></tr> <tr> <td>Townhouse</td><td>240</td></tr> <tr> <td>Multi-Family</td><td>0</td></tr> <tr> <td><b>Total</b></td><td><b>240</b></td></tr> </table>	Housing Units Proposed		Single-Family	0	Townhouse	240	Multi-Family	0	<b>Total</b>	<b>240</b>	<table> <tr> <th colspan="2">Students Generated</th></tr> <tr> <td>Elementary</td><td>65</td></tr> <tr> <td>Middle</td><td>32</td></tr> <tr> <td>High</td><td>45</td></tr> <tr> <td><b>Total</b></td><td><b>142</b></td></tr> </table>	Students Generated		Elementary	65	Middle	32	High	45	<b>Total</b>	<b>142</b>
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## Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2021-22			2026-27			2031-32		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,249	74	38,734	4,515	89.6%	40,586	2,663	93.8%	39,847	3,402	92.1%
Middle School	22,282 <sup>1</sup>	46	20,625	1,658	92.6%	20,741	1,898	91.6%	22,477	162	99.3%
	22,639 <sup>2</sup>										
High School	28,754	67	28,772	-18	100.1%	29,918	-1,164	104.0%	31,177	-2,423	108.4%

<sup>1</sup> Capacity on which available space is calculated for the 2021-22 school year.

<sup>2</sup> Capacity on which available space is calculated for the 2022-23 through 2031-32 school year. It reflects the 11-classroom addition opening at Gainesville MS and the six-classroom addition opening at Reagan MS in the 2022-23 school year.

## Current and Projected Student Enrollment & Capacity Utilization - Schools in same attendance area as Proposed Rezoning

Under the School Division's 2021-22 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

Assigned Schools	Available Space			2021-22			2026-27			2031-32		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Signal Hill ES	---	819	0	694	125	84.7%	731	88	89.3%	720	99	87.9%
Parkside MS	---	1,381	5	1,455	-74	105.4%	1,521	-140	110.1%	1,713	-332	124.0%
Osborn Park HS	2,430	---	7	2,776	-346	114.2%	2,869	-439	118.1%	3,225	-795	132.7%

## Current and Projected Student Enrollment

– Schools in same attendance area as Proposed Rezoning, including the effect of students generated from Proposed Rezoning

Assigned Schools	Available Space			2021-22			2026-27			2031-32		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Signal Hill ES	---	819	0	694	125	84.7%	796	23	97.2%	785	34	95.8%
Parkside MS	---	1,381	5	1,455	-74	105.4%	1,553	-172	112.5%	1,745	-364	126.4%
Osborn Park HS	2,430	---	7	2,776	-346	114.2%	2,914	-484	119.9%	3,270	-840	134.6%

## Schools Capital Improvements Program (CIP) Projects

that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated)

Elementary School	Yorkshire Area Elementary School (2031)
Middle School	
High School	14 <sup>th</sup> High School (2026)

Note: The capacity utilization of an individual school due to the impact of future Schools CIP projects will vary based upon the attendance area modifications approved by the School Board.

### School Board Comments & Concerns

- Current and projected enrollment at the assigned elementary school (Signal Hill) shows capacity available for the proposed elementary school students.
- Current and projected enrollment exceeds capacity at the assigned middle school (Parkside) and assigned high school (Osborn Park). The 14<sup>th</sup> High School identified in the approved 2023-32 CIP may address the overcrowding at Osborn Park High School. However, there are currently no measures to address the projected overcrowding at Parkside Middle School.
- The applicant has committed to convey Land Bay D to the County for public recreation and/or institutional use. The School Board would prefer inclusion of the term “public educational use” rather than “institutional use”, or equivalent means of specifying public school as an intended use. *(Applicant has addressed this in the proffers.)*
- For these reasons, the School Board is not opposed to the subject application.

### Proposal's Strengths

- Proposed CIP School Site: The offered 20-acre potential school site addresses a need identified in the School Divisions' CIP. The location and size of the school site, as offered, is acceptable to the Schools Division.

- As proffered, Land Bay D, encompassing a total area of 45 acres located at the eastern end of the project area, shall be conveyed to the County for public recreation use, public educational use and/or institutional use.
- Prior to the submission of the first residential site/subdivision development plan, and/or within 180 days of approval of a plat for the subdivision or resubdivision of the subject property, whichever occurs earlier, a separate 20-acre parcel within Land Bay D shall be dedicated at no cost to the Board of County Supervisors for County recreational/institutional public use, which may also be a public school site.
- The remaining 25 acres would be available for purchase by the County or others for public use.
- Commitment to Public Facility Review in Land Bay D: As proffered, for the public uses within Land Bay D, the County shall have flexibility to determine the specific use under County ownership. Such uses may include but shall not be limited to parks and recreation and/or public school.
  - A covenant shall be recorded against the property including the following requirement: *Future public uses of the property shall be subject to prior review pursuant to section 15.2-2232 of the Code of Virginia and Prince William County policies and procedures for Public Facilities Review (PFR).*

Such additional PFR will provide an opportunity for additional review and vetting of whatever public uses are to be developed in Land Bay D.

### **Proposal's Weaknesses**

- None identified.

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

## **Transportation Plan Analysis**

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes 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.

This is a proposal to rezone ±55.42 acres of a ±100.45 acre property from A-1, Agricultural, to PMR, Planned Mixed Residential, and B-1, General Business, to permit a mix of residential, commercial, and office uses, including up to 240 single-family detached (townhouse) residential dwelling units, with associated development waivers/modifications and signage modifications, and the public conveyance of the remaining ±45 acres for public recreation/institutional or educational uses.

The following summary table provides the 2021 Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County 2019 Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2021 VDOT Annual Average Daily Traffic Count; Vehicles Per Day (VPD)	Travel Demand Model 2019 Daily LOS
Prince William Pkwy. (Rt. 294)	4	35,000 VPD	C
Prince William Pkwy. – Liberia Ave. extension (Rt. 294)	4	24,000 VPD	B
Liberia Ave. (Rt. 4361)	4	35,000 VPD	B
Wellington Rd. (Rt. 674)	4	15,000 VPD	B

### Updated Traffic Analysis

A Traffic Impact Study (TIS) was required, in order to analyze the extensive traffic impacts, access management scenarios, associated road network improvements, and variety of uses being proposed. Over the course of the review, six (6) versions of the TIS were submitted by Gorove/Slade, as the project scope has evolved. The traffic studies were prepared in accordance with VDOT's Chapter 527 / 870 and County traffic impact guidelines.

The proposed development is anticipated to be completed by 2025. The project is expected to generate approximately 316 net new total trips during the AM peak hour, 423 net new total trips during the PM peak hour, and 4,790 net new total daily trips on a typical weekday after reductions. To offset the additional traffic volumes generated by the site, offsite improvements are proposed at the following intersections as depicted on the MZP:

1. Prince William Parkway, Liberia Avenue/Wellington Road.
2. Road A and Prince William Parkway.
3. Road C and Prince William Parkway.
4. Road F and Prince William Parkway.

### **Proposal's Strengths**

- Monetary Contribution: The Applicant will make a monetary contribution to the Board of County Supervisors in the amount of \$1,686 per single-family attached dwelling to be used for transportation purposes, prior to the issuance of the occupancy permit for each new residence.
- Transit Connectivity: The project has proximity to OmniRide bus service with connectivity to the Manassas and Manassas Park VRE stations.
- Offsite Road Improvements: As proffered, the Applicant shall provide the following offsite road improvements:
  - Intersection of Prince William Parkway, Liberia Avenue/Wellington Road. Extend the westbound dual left-turn lanes to provide 600 feet of storage and 200 feet of taper. Convert the northbound right-turn lane to a free-flow lane.
  - Intersection of Road A and Prince William Parkway. Construct a northbound right-turn lane at the site entrance. Convert the existing eastbound right-turn lane to a through-lane and construct an eastbound right-turn lane on Hastings Drive. Signal modifications to accommodate these changes.
  - Intersection of Road C and Prince William Parkway. Construct an eastbound right-turn lane at the site entrance.
  - Intersection of Road F and Prince William Parkway. Construct a northbound right-turn lane and southbound right-turn lane at the site entrance.
- Public Improvement Plans: Offsite road improvements will be as referenced on the Off-Site Transportation Improvement Plan of the MZP. The public improvement plans shall comply with the applicable requirements of the jurisdiction (County or City of Manassas), except as modified or waived by the approving authority, and right-of-way required to accommodate proffered improvements shall be provided consistent with the applicable minimum standards of the jurisdiction. All pedestrian signals and crosswalks will be provided in accordance with the requirements for the intersection improvements.
- On-site Road Improvements: Roads depicted on the MZP will be constructed concurrent with construction of the adjoining portions of the property gaining access as determined necessary at the time of final site/subdivision plan review and approval for each section of development. Traffic signals and signal modifications and associated improvements will be required upon warrants being met and signal designs being approved.
- Provision for Private Maintenance: All private roads and sidewalks and pedestrian trails constructed within the development will be maintained by the owners association(s) of the residential properties served by such improvements or by the commercial property owners.



- Option for Future Trail: As proffered, after establishment of the property owners association, and if deemed appropriate by the executive committee of the owners association or by the County after the Potential Public Recreation/Institutional Use is developed by the County, a second pedestrian connection may be provided utilizing Land Bay D or stormwater management properties.
- Right-of-Way for Public Road Improvements (Dedication & Acquisition)
  - Dedication. As proffered, the Applicant will dedicate, at no cost to the County, all additional right-of-way along the frontage of subject property that is necessary for the proffered public road improvements.
  - Acquisition. As proffered, in the event the Applicant is not able to acquire the right-of-way, easement(s), or other property interest required to provide the improvements identified, the Applicant will request the County to acquire the necessary property interests by exercise of its condemnation powers, at the Applicant's expense. The Applicant's request will be in writing and shall comply in all respects with the County's Eminent Domain Policy.

### **Proposal's Weaknesses**

- None identified.

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

## **Strategic Plan**

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy," "Mobility," "Wellbeing," "Safe and Secure Community," and "Quality Education and Workforce Development." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community 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 major strategic outcomes to the Robust Economy component as they relate to this proposal are as follows:

- Increase commercial tax base.
- Decrease percentage of the County's workforce that are employed and travel outside the County for work.

Through these rezoning and special use permit requests, the proposed commercial uses will help to foster a diverse local economy that creates a culture of innovation and achieves quality jobs, economic opportunities, and an expanded commercial tax base.

### **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:

- Project Evolution to Less Intensity: It is important to note that over the past 6 ½ years, the Kline Property project has evolved and gone through various revisions based on an amended project scope, staff input, agency comments, and community feedback. Over time, the overall project has become less intense and more context-sensitive and suburban-like, rather than its earlier more compact, urban-like form.
  - When this proposal first went to Planning Commission in October 2017, there were 400 mixed residential units and up to 445,530 square feet of nonresidential uses.
  - In the most recent/current submission, the total number of residential units was reduced to 240 townhouses and with 3 associated SUPs on nonresidential land bays, along with 45 acres being conveyed to the County for public uses.

### **Proffer Issues / Deficiencies**

- None identified.

## Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM are being requested and are incorporated into the Applicant's Proffer Statement, along with staff's position of each.

### **XIII. PLANNED DEVELOPMENT DISTRICT MODIFICATIONS**

A. Dwelling Unit Design. The Rear Loaded Townhouses and Front Loaded Townhouses are proposed as depicted in the Design Guidelines. Pursuant to Zoning Ordinance Section 32-700.25 the following modifications are permitted to allow greater variety of housing types and encourage a more compact, cohesive and walkable community with a sense of identity. In addition to the specific housing types provided in this section, the Zoning Administrator may approve additional single-family attached dwelling types permitted for construction and shall specify the minimum performance standards consistent with Section 32-280.01.3 and after comparison to the performance standards for the most comparable housing unit types provided herein. The Zoning Administrator may approve modifications in any of the minimum development standards provided in this section, other than relating to required side setbacks. No standard shall be reduced by more than 20% of the required minimum standards. The minimum standards for the housing unit type shall collectively be met or exceeded in the area where the modification is proposed.

1. Townhouse Minimum Width. A modification of section 32-306.12-6.F(1) of the zoning ordinance to reduce the townhouse minimum lot width from 20 feet to 16 feet.

- *Staff supports, as submitted. To encourage a more compact, cohesive, and walkable community with a sense of identity and design flexibility, staff can support this modification for narrower lot widths. This allows for variety and flexibility in design.*

2. Maximum Townhouse Group. A modification of section 32-306.12-6.F(2) of the Zoning Ordinance to increase the maximum number of townhouses in a group from 6 to 8 units.

- *Staff supports, as submitted. To encourage a more compact, cohesive, and walkable community with a sense of identity and design flexibility, staff can support this modification for two more townhouse residential units in a building group. However, during site plan review, the Applicant will need to coordinate with the Fire Marshal Office to ensure that appropriate building safety measures are satisfied.*

3. Maximum Townhouse. A modification of section 32-306.12-6.F(3) of the zoning ordinance to increase the townhouse maximum building height from 35 feet to 45 feet.

- *Staff supports, as submitted. To encourage a more compact, cohesive, and walkable community with a sense of identity and design flexibility, staff can support this modification for more increased building height. To offset this height increase, enhanced rooftop design themes are being incorporated. This allows for variety and flexibility in design.*

4. Minimum Townhouse Area. A modification of section 32-306.12-6.F(6) of the zoning ordinance to reduce the townhouse minimum building footprint from 720 square feet to 640 square feet. This allows variety and flexibility in design.

- *Staff supports, as submitted. To encourage a more compact, cohesive, and walkable community with a sense of identity and design flexibility, staff can support this modification for a reduced townhouse building footprint area.*

5. Townhouse/Front and Rear Loaded. This dwelling type consists of a single-family attached unit, with individual outside access. Rows of townhouses shall contain no more than eight dwelling units in a group. The following text specifies the minimum standards:

- a) Minimum lot width: 16 ft.
- b) Group setback: 20 ft.
- c) Maximum building height: 45 ft.
- d) Minimum dwelling setbacks (excluding architectural features addressed in item e) below):
  - 1. Front (with off-street parking): 10 ft.
  - 2. Front (with garage): 20 ft.
  - 3. Setback from any public right-of-way: 20 ft.
  - 4. Side (end unit): 10 ft.
  - 5. Rear (shall not apply to back-to-back townhouses): 20 ft.
- e) Minimum setbacks for roofed and unroofed decks, stoops, landings, and similar features:
  - 1. Front (with off-street parking): 5 ft.
  - 2. Front (with garage): 15 ft.
  - 3. Side (end unit): 5 ft.
  - 4. Rear: 8 ft.
- f) Minimum building footprint: 640 sq. ft.
- g) Open space for development using townhouse housing type: 30%

NOTE: Setbacks shall be varied at least two feet for all townhouse units within a group, except that two abutting units may have the same setback, provided no more than four units in the group have the same setback. Architectural treatment shall vary so that no more than two abutting units are substantially the same, and so that no more than four units in any group are substantially the same.

- *Staff supports, as submitted. To encourage a more compact, cohesive, and walkable community with a sense of identity and design flexibility, staff can support this modification for a reduced setbacks for the rear-loaded townhouse design option. This allows for variety and flexibility in design.*

B. A modification of Zoning Ordinance Section 32-250.30 and Section 800 of the DCSM regarding of buffer area requirements to allow buffers and screening as shown on the Open Space and Buffer Plan and the Buffer Details (Sheets 4 and 4A) of the MZP. This is to allow flexibility in design for a cohesive community center design and improve walkability. All buffers and landscape areas that are proposed herein to provide transitions to abutting properties with lower intensity zoning shall not be required if the abutting property is rezoned to a compatible zoning as provided in the Zoning Ordinance and DCSM.

- *Staff supports, as submitted. To encourage a more compact, cohesive, and walkable community with a sense of identity and design flexibility, staff can support this modification for modified internal buffering. Staff's focus has been more on external and periphery buffering, along major road frontages. The project already incorporates a variety of cohesive and interrelated open space areas and varied buffering/landscape areas.*

C. Modifications as necessary to allow freestanding and building mounted signs, including building mounted signs located on side and rear walls facing public rights-of-way, as described in the Kline Design Guidelines. In no case will freestanding signs be permitted to be set back less than 1 foot from the public right-of-way for every 1 foot of sign height. A maximum of:

1. One freestanding Overall Community Entry Feature sign shall be allowed in the southeast quadrant of the intersection of Prince William Parkway/Wellington Road/Liberia Avenue. The Overall Community Entry Feature sign shall be designed such that the maximum average height shall be 10 feet, the maximum sign area shall be 64 square feet, and the entry feature shall include substantial landscaping as depicted in the Design Guidelines.
2. Up to four (4) Secondary Community Signs shall be allowed to reinforce the identity of the community and shall generally be located along the perimeter of the community and shall specifically be located at the intersection of Road F at its intersection with Prince William Parkway. The Secondary Community Entry Feature may be constructed as freestanding monument signs or as minor signs. Where constructed as monument signs, maximum height shall be 10 feet, and the maximum sign area shall be 64 square feet, not including the surface area of architectural design elements. Where constructed as minor signs, maximum height shall be 5 feet and maximum sign area shall be 4 square feet. The Secondary Community Entry Feature constructed as a freestanding monument sign shall be at the most prominent secondary entrance, all others shall be minor signs. The sign content shall consist of the community name or monogram.
3. Two (2) freestanding Retail Center Shared Pylon signs having a maximum height of up to 20 feet shall be allowed. The Retail Center Shared Pylon sign shall be monument style sign and the maximum sign area shall be 80 square feet, not including the surface area of architectural design elements that do not include an advertising message or logo and having an appearance as generally shown in the Design Guidelines. All advertising area shall be at least 6 feet above the ground and shall include substantial landscaping complementary of the overall sign design.

4. A freestanding Secondary Retail sign having a maximum height of up to 10 feet shall be allowed as follows:

- a) One (1) on the north side of Road C at the intersection of Road C and Prince William Parkway.

The Secondary Retail sign shall be monument style signs and the maximum sign area shall be 80 square feet, not including the surface area of architectural design elements that do not include an advertising message or logo. The sign shall have appearance as generally shown in the Design Guidelines. All advertising area shall be at least 2 feet above the ground and substantial landscaping shall be provided at the base of the sign.

5. Building Mounted Signs. In no case will any building mounted sign, or collection of building signs attached to the same building wall exceed the maximum allowable area of 2 square feet for every 1 foot of width of building wall where located.

- *Staff supports, as submitted. To encourage a more compact, cohesive, and walkable community with a sense of design identity and with appropriate wayfinding and design branding, modified signage for the development's gateway and entrance points are being proposed. The modified signage, in total, does not substantially deviate from the current sign standards. The overall requests are rather minor, and help to create a more unique design theme for the proposed Kline community. As proposed, the community signage is appropriate for the development. An analysis of Section 32-250.23.6. of the Zoning Ordinance (Signage Modifications) is included in the previous Community Design section of this report.*

### **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:

- City of Manassas
- City of Manassas Park
- PWC Archaeologist
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Housing & Community Development
- PWC Libraries
- PWC Parks, Recreation, and Tourism
- PWC Planning Office / Proffer & Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Schools
- PWC Service Authority
- PWC Transportation
- Potomac & Rappahannock Transportation Commission (PRTC)
- Virginia Department of Transportation (VDOT)

**KLINE PROPERTY**

**RESIDENTIAL DEVELOPMENT  
PRINCE WILLIAM COUNTY, VA**

**PROFFER JUSTIFICATION NARRATIVE**

**SEPTEMBER 12, 2022**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —



# KLINE PROPERTY RESIDENTIAL DEVELOPMENT PRINCE WILLIAM COUNTY, VA

## PROFFER JUSTIFICATION NARRATIVE

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## *I. Introduction*

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The purpose of this Proffer Impact Analysis is to satisfy portions of Prince William County (the “County”) requirements as they relate to the 2016 legislation (as subsequently described, and as subsequently amended) for the proposed residential component of the Kline Property development (the “Residential Development”). More specifically, this document addresses legislative requirements and County policy related to proffers that the applicant has elected to propose in connection with the request for rezoning regarding the Residential Development.

### **LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS**

Section 15.2-2303.4 of the Code of Virginia (the “Residential Proffer Legislation”), as it was amended effective July 1, 2019, places certain limitations on proffers for residential rezoning cases filed after July 1, 2016, or July 1, 2019. As stipulated by the Residential Proffer Legislation, and unless an applicant elects to apply for a rezoning pursuant to Subsection D of that statute, a local government may only request or accept a proffer if it addresses an impact that is specifically attributable to a proposed new residential development, and, if it is an offsite proffer, it addresses an impact to an offsite public facility, such that (a) (i) the new residential development creates a need, or an identifiable portion of a need, for one or more public facility improvements in excess of existing public facility capacity at the time of the rezoning, and (b) (ii) each such new residential development applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements. For the purposes of the statute, a locality may base its assessment of public facility capacity on the projected impacts specifically attributable to the new residential development.

The Residential Proffer Legislation designates four categories of public improvements and facilities:

- **Public school facility improvements:** construction of new primary and secondary public schools or expansion of existing primary and secondary schools, to include all buildings, structures, parking, and other costs directly related thereto;
- **Public safety facility improvements:** construction of new law enforcement, fire, emergency, medical, and rescue facilities or expansion of existing public facilities, to include all buildings, structures, parking and other costs directly related thereto;
- **Public park facility improvements:** construction of public parks or improvements and/or expansion of existing public parks, with “public parks” including playgrounds and other recreational facilities; and
- **Public transportation facility improvements:** construction of new roads; improvement or expansion of existing roads and related appurtenances as required by applicable standards of the Virginia Department of Transportation, or the applicable standards of a locality; and construction, improvement, or expansion of buildings, structures, parking, and other costs directly related to transit.

According to the Residential Proffer Legislation, expenses of an existing public facility, such as ordinary maintenance or repair, or any capital improvement to an existing public facility, such as a renovation or technology upgrade, that does not expand the capacity of such facility shall be excluded. In addition, a proffer will be deemed unreasonable unless it addresses an impact to public facilities that is specifically attributable to the proposed residential development and there will not be adequate existing capacity at the given facilities for the impacts of the proposed residential development.

This document addresses the projected impact of the Residential Development on the foregoing infrastructure categories to which residential proffers may be directed.

## **PROFFER JUSTIFICATION NARRATIVE REQUIREMENT**

In response to the Residential Proffer Legislation, the County adopted policies to ensure any proffer requested or accepted meets its mandated standards. Among them is the requirement that any residential rezoning or proffer amendment application subject to the Residential Proffer Legislation include a justification narrative identifying impacts to public facilities. The requirement further states that the justification narrative must, in detail:

- Identify all of the impacts of the proposed rezoning/proffer amendment;
- Propose specific and detailed mitigation strategies and measures to address all of the impacts of the proposed rezoning/proffer amendment;
- Address whether all of the mitigation strategies and measures are consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation; and
- Demonstrate the sufficiency and validity of those mitigation strategies using professional best accepted practices and criteria, including all data, records, and information used by the applicant or its employees or agents in identifying any impacts and developing any proposed mitigation strategies and measures.

Subsequent sections of this document provide a detailed description of the Residential Development and its potential impacts on public facilities. This document also provides a detailed explanation of the methodology employed in calculating these impacts.

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## *II. Kline Property*

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### THE RESIDENTIAL DEVELOPMENT

As proposed by Stanley Martin Homes, LLC (the “Developer” or “Applicant”), the Residential Development consists of 240 single-family attached units, two buildings with a combined 18,500 gross square feet of pad retail space, and 120,000 gross square feet of self-storage space on an approximately 103-acre site within the Coles Magisterial District. This proffer analysis estimates the impacts of only the residential portion of the development.

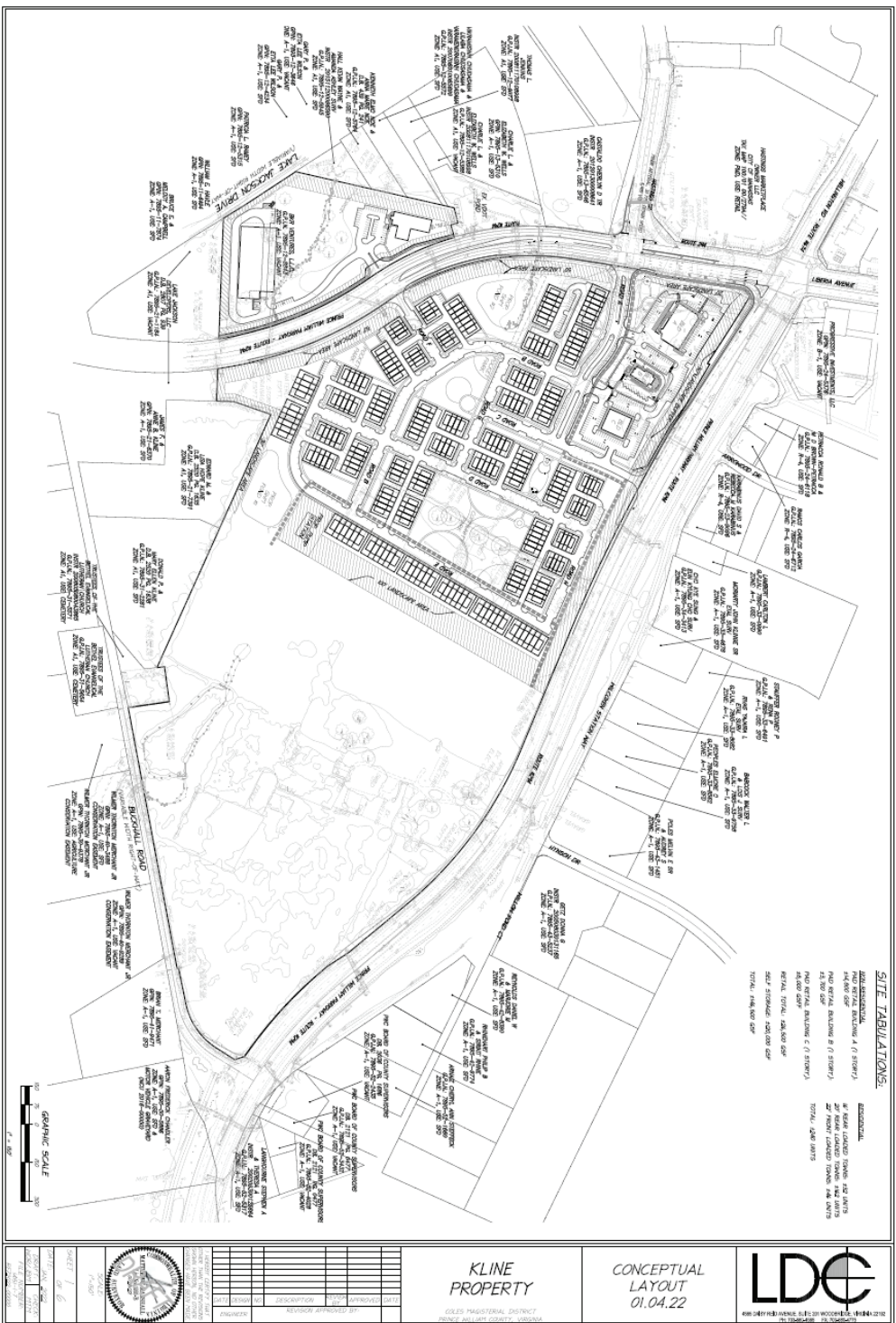
The site of the proposed Residential Development is bounded to the north by Prince William Parkway, to the west by Prince William Parkway, vacant land, residential development, and Lake Jackson Drive, to the south by vacant land, residential development, and Buckhall Road, and to the east by Buckhall Road. The site is comprised of the following parcels:

**TABLE II-A.1**  
**Base Parcels<sup>(a)</sup>**

<i>GPIN</i>	<i>Current Zoning</i>	<i>Acreage</i>
7895-12-8843	Agricultural	8.27
7895-23-2666	Agricultural	5.08
7895-32-0193	Agricultural	1.00
7895-32-7841	Agricultural	56.47
7895-33-1607	Agricultural	1.14
Sub-total agricultural		71.96
7895-23-4912	General Business	30.67
Sub-total general business		30.67
<b>Total</b>		<b>102.63</b>
<sup>(a)</sup> Site map provided by Stanley Martin Homes, LLC. Additional information provided by Prince William County GIS and Prince William County Real Estate Assessments.		

As noted above, the site contains approximately seventy-two acres of land zoned as A-1 Agricultural, which permits one single-family detached unit per ten acres, and thirty-one acres of land zoned for B-1 General Business, which does not permit residential units. Therefore, seven units ( $71.96 \times 1/10$ , rounded down) are permitted by-right. The Applicant is requesting rezoning to PMR, Planned Mixed Residential.

# EXHIBIT A: KLINE PROPERTY GENERAL DEVELOPMENT PLAN



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### *III. Public Facility Impacts*

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#### OVERVIEW

As mentioned, this document includes calculations of public facility impacts, which are detailed in the subsequent subsections. Included in each subsection is a discussion of the methodology employed in estimating impacts. The included subsections are as follows:

- **Public school facility improvements** – Impacts are calculated for elementary, middle, and high schools, and are based on projected incremental additional students that will result from the Residential Development.
- **Public safety facility improvements** – Impacts are calculated for both police services and fire and rescue services. Impacts are based on projected incremental additional residents that will result from the Residential Development.
- **Public park facility improvements** – Impacts are based on projected incremental additional residents that will result from the Residential Development.
- **Transportation facility improvements** – Impacts are based on the projected percentage of total trips directly attributable to the Residential Development at a key intersection adjacent to the development.

*It should be noted that level of service (“LOS”) standards shown herein represent the County standards as described in the County Comprehensive Plan. In some cases, the current LOS provided by the County does not meet the stated LOS standard. Any calculation of proffers will take into account the LOS standard as set out in the Comprehensive Plan, the current County LOS, and the amount pledged in the County’s Capital Improvements Program to raise the current County LOS to meet the planned LOS standard.*



## III-A. Public School Facility Impacts

### METHODOLOGY

To project impacts to public school facilities, MuniCap first researched the student generation factors used by Prince William County Public Schools. These factors are calculated separately by school type (elementary, middle, and high school) and by unit type (single-family detached, single-family attached, and multi-family). Student generation factors are shown in Table III-A.1.

**TABLE III-A.1**  
**Current and Historical Student Generation Factors**

Historical Data											
2021-22	School Type	Unit Type			Total	2015-16	School Type	Unit Type			Total
		Single Family	Townhouse	Multi-Family				Single Family	Townhouse	Multi-Family	
	Elementary	0.275	0.271	0.161	0.251		Elementary	0.290	0.283	0.181	0.270
	Middle	0.156	0.135	0.075	0.134		Middle	0.157	0.129	0.068	0.135
	High	0.228	0.186	0.089	0.189		High	0.208	0.159	0.085	0.174
Total	0.659	0.591	0.325	0.574	Total	0.655	0.572	0.334	0.580		
2020-21	School Type	Unit Type			Total	2013-14	School Type	Unit Type			Total
		Single Family	Townhouse	Multi-Family				Single Family	Townhouse	Multi-Family	
	Elementary	0.273	0.278	0.160	0.251		Elementary	0.294	0.284	0.185	0.275
	Middle	0.159	0.143	0.073	0.138		Middle	0.156	0.127	0.074	0.135
	High	0.228	0.187	0.087	0.189		High	0.206	0.151	0.082	0.172
Total	0.660	0.608	0.320	0.578	Total	0.656	0.562	0.340	0.582		
2019-20	School Type	Unit Type			Total	2011-12	School Type	Unit Type			Total
		Single Family	Townhouse	Multi-Family				Single Family	Townhouse	Multi-Family	
	Elementary	0.292	0.289	0.172	0.267		Elementary	0.300	0.275	0.195	0.277
	Middle	0.164	0.145	0.076	0.142		Middle	0.154	0.119	0.075	0.132
	High	0.230	0.185	0.088	0.189		High	0.206	0.145	0.092	0.171
Total	0.686	0.619	0.336	0.598	Total	0.660	0.539	0.361	0.580		
2017-18	School Type	Unit Type			Total	2009-10	School Type	Unit Type			Total
		Single Family	Townhouse	Multi-Family				Single Family	Townhouse	Multi-Family	
	Elementary	0.297	0.299	0.174	0.273		Elementary	0.300	0.257	0.157	0.272
	Middle	0.163	0.144	0.071	0.140		Middle	0.150	0.110	0.061	0.128
	High	0.222	0.177	0.090	0.184		High	0.202	0.144	0.074	0.170
Total	0.682	0.619	0.335	0.596	Total	0.652	0.510	0.292	0.556		

Source: Prince William County Public Schools Student Generation Factors by School Level and Housing Unit Type.

MuniCap then applied these student generation factors to the proposed units within the Residential Development that are in excess of the development that would be allowed under the current zoning designation. For purposes of this exercise, it is assumed that all of the projected students are new to the County, rather than relocated from elsewhere within the Prince William County Public Schools system. MuniCap then identified the schools that would be impacted by the Residential Development based on school boundaries, researched the current capacity at each applicable school, and determined whether the projected net student impacts represented additional students beyond current school capacity.



## PROJECTED NET STUDENT IMPACTS

As previously described, the Residential Development includes 240 single-family attached units. Based on the student generation factors identified in Table III-A.1, the proposed development will generate an estimated total of 140 students net of by-right, as shown in Table III-A.2.

**TABLE III-A.2**  
**Projected Student Generation**

<i>School Type</i>	<i>Units<sup>(a)</sup></i>	<i>Unit Type</i>	<i>Generation Factor<sup>(b)</sup></i>	<i>Total Projected Students<sup>(c)</sup></i>
Elementary	240	Single-family attached	0.271	<b>65.04</b>
Middle	240	Single-family attached	0.135	<b>32.40</b>
High	240	Single-family attached	0.186	<b>44.64</b>
<b>Total proposed</b>				<b>142.08</b>
Elementary	7	Single-family detached	0.275	<b>(1.93)</b>
Middle	7	Single-family detached	0.156	<b>(1.09)</b>
High	7	Single-family detached	0.228	<b>(1.60)</b>
<b>Less: total-by-right</b>				<b>(4.61)</b>
Elementary				<b>64</b>
Middle				<b>32</b>
High				<b>44</b>
<b>Net students</b>				<b>140</b>
<sup>(a)</sup> Source: Stanley Martin Homes, LLC				
<sup>(b)</sup> See Table III-A.1.				
<sup>(c)</sup> Projected students net of by-right are rounded up to the next whole number.				

## PROJECTED CAPACITY OF PUBLIC SCHOOL FACILITIES

The public school facilities potentially impacted by the Residential Development include: Signal Hill Elementary School, Parkside Middle School, and Osbourn Park High School. This development is expected to be completed in 2026. Therefore, Table III-A.3 on the following page shows the capacity and expected enrollment of each school during the 2026-27 school year.

**TABLE III-A.3**  
**County School Facilities – Projected Capacity and Enrollment**

<i>School</i>	<i>Capacity<sup>(a)</sup></i>	<i>Enrollment (2026- 2027)<sup>(a)</sup></i>	<i>Excess Capacity</i>	<i>Projected Students<sup>(b)</sup></i>	<i>Proffer Consideration</i>
Signal Hill ES	819	731	88	64	Meets Capacity
Parkside MS	1,381	1,521	(140)	32	Exceeds Capacity
High School					Meets Capacity
Osborn Park HS	2,430	2,869	(439)	44	
High School #14	2,557	TBD	-	-	
<sup>(a)</sup> Source: Prince William County Public Schools FY 2023-2032 Capital Improvements Program.					
<sup>(b)</sup> See Table III-A.2.					

### **Elementary School Facilities**

The Residential Development site is located within the Signal Hill Elementary School boundaries (see Exhibit C). According to Prince William County Public Schools, the school has a capacity of 819 students and a projected enrollment of 731 students, meaning that the school will have unused capacity for 88 students. Therefore, the 64 projected elementary school students above by-right that will be created by the Residential Development do not exceed capacity and do not represent an additional need for Prince William County Public School facilities.

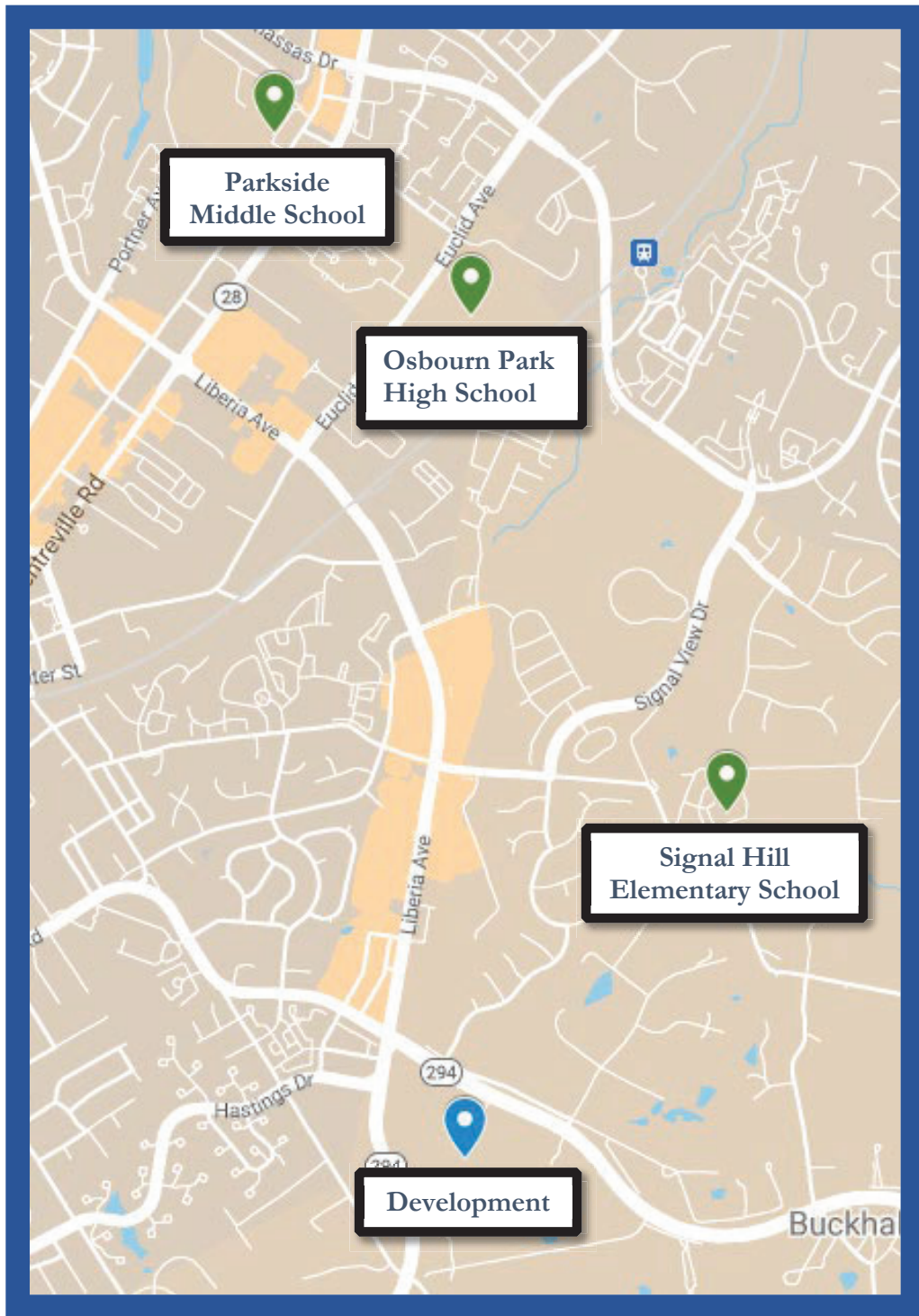
### **Middle School Facilities**

The Residential Development site is located within the Parkside Middle School boundaries (see Exhibit D). According to Prince William County Public Schools, the school has a capacity of 1,381 students and a projected enrollment of 1,521 students, meaning that enrollment will exceed capacity. Therefore, the 32 projected middle school students above by-right that will be created by the Residential Development exceed capacity and represent an additional need for Prince William County Public School facilities.

### **High School Facilities**

The Residential Development site is located within the Osborn Park High School boundaries (see Exhibit E). According to Prince William County Public Schools, the school has a capacity of 2,430 students and a projected enrollment of 2,869 students, meaning that enrollment will exceed capacity. The forty-four projected high school students that will be created by the Residential Development would therefore exceed capacity. However, by the 2026 completion of this development, the County is expected to complete construction of a 14<sup>th</sup> high school that will create additional countywide capacity of 2,557 students. Therefore, it is anticipated that the projected high school students created by this development will not exceed capacity.

**EXHIBIT B: AREA MAP (DEVELOPMENT SITE & SCHOOL FACILITIES)**



**EXHIBIT C: AREA MAP (DEVELOPMENT SITE, SIGNAL HILL ELEMENTARY SCHOOL)**

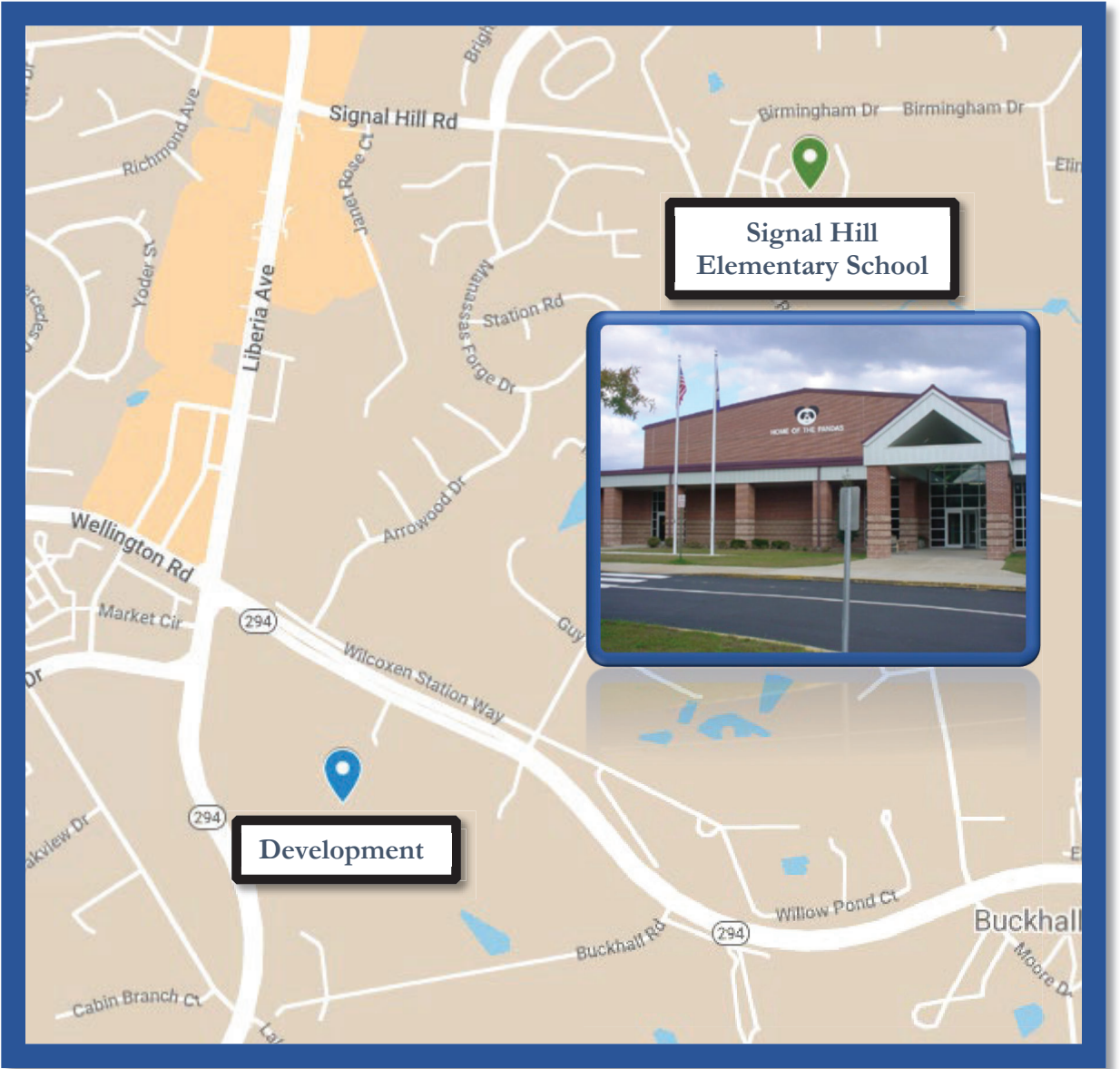
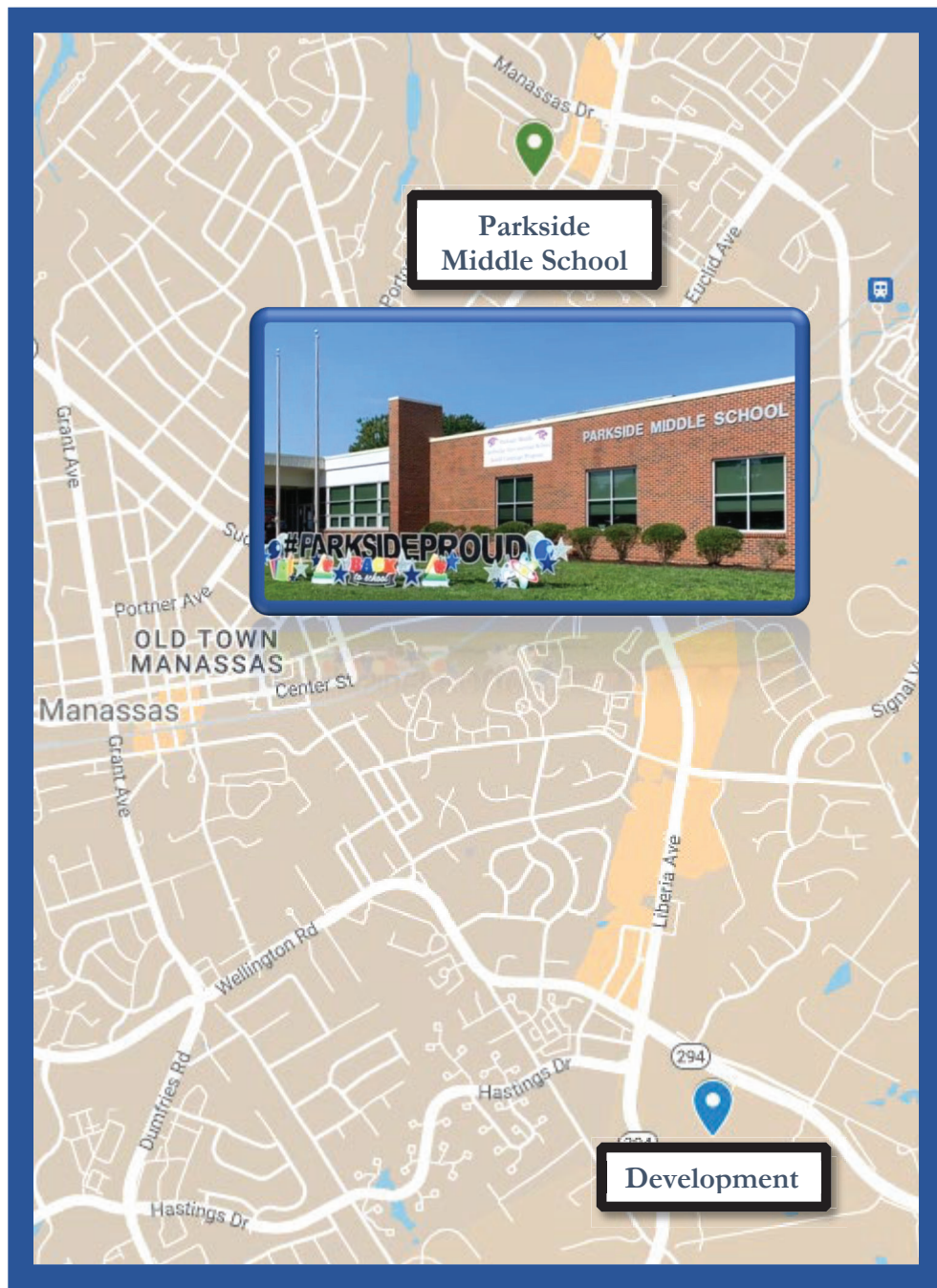
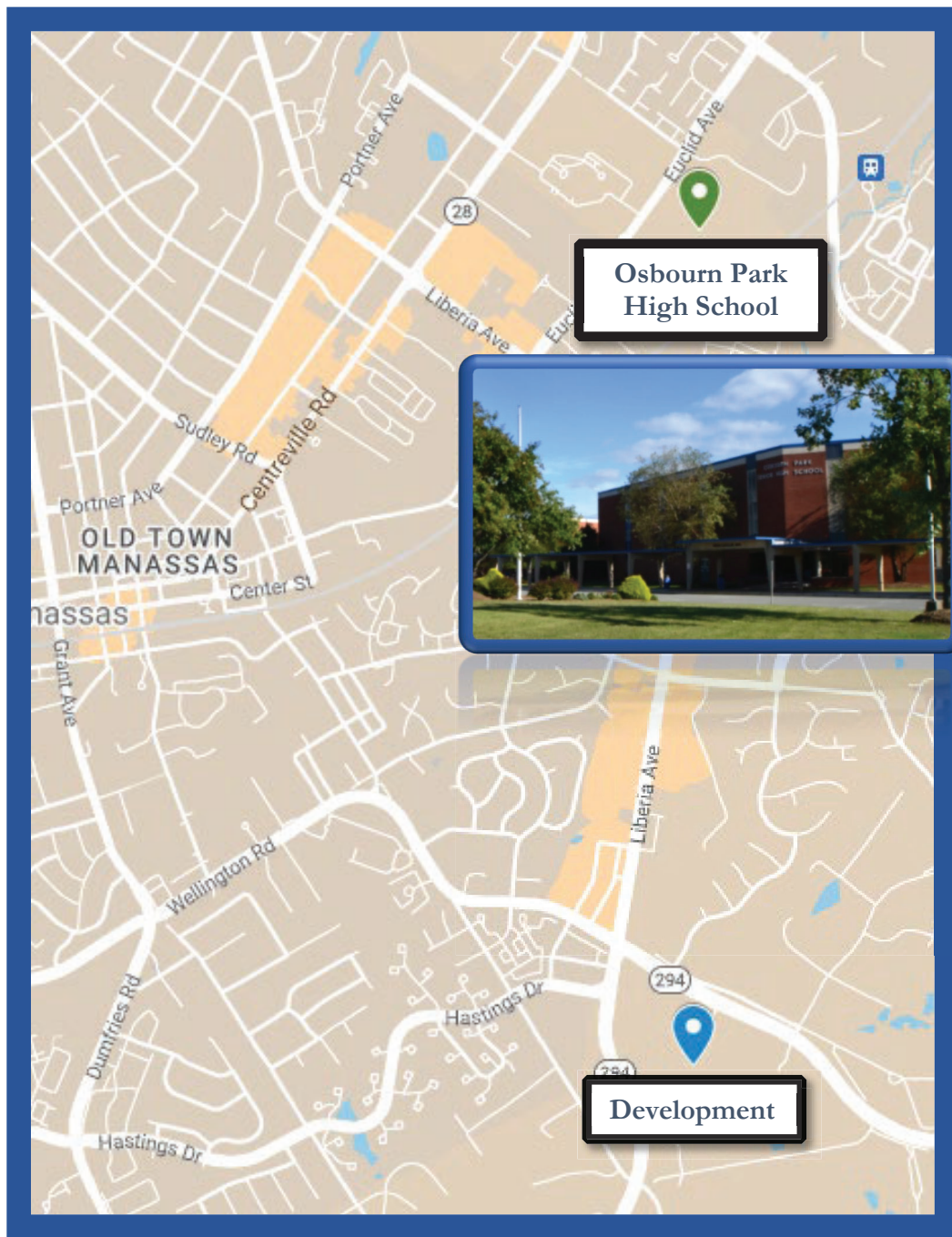




EXHIBIT D: AREA MAP (DEVELOPMENT SITE, PARKSIDE MIDDLE SCHOOL)



**EXHIBIT E: AREA MAP (DEVELOPMENT SITE, OSBOURN PARK HIGH SCHOOL)**



## MITIGATION STRATEGIES

As mentioned, the projected middle students resulting from the Development exceed capacity at the relevant school. The applicant will dedicate approximately 20 acres of the Development site to the County for use as the site of the forthcoming Yorkshire Elementary School as well as parks and recreation facilities. According to the Prince William County Public Schools FY 2023-2032 Capital Improvements Program, the acquisition costs for the Yorkshire Elementary School site are estimated at \$9,380,000. The estimated proffer contribution due to additional anticipated students is \$1,403,425 as shown in Table III-A.4. The estimated acquisition value of land for the school site, which has been dedicated by the applicant, exceeds the middle school proffer contribution that would otherwise be due based on 2026-2027 middle school capacity. Therefore, no middle school proffer contribution is proposed.

**TABLE III-A.4**  
**Proffer Estimates – Projected Schools Impacts**

<i><b>School Impact for Proposed Zoning Reclassification</b></i>	
<b><u>Middle School</u></b>	
(a) Total student capacity at new school <sup>(a)</sup>	1,462
(b) Approximate cost <sup>(a)</sup>	\$64,119,000
(c) Facility cost per capita (b ÷ a)	\$43,857
(d) Projected students at Development above by-right allocation <sup>(b)</sup>	32
(e) Middle school excess capacity <sup>(c)</sup>	0
(f) Projected students at Development above school capacity (d - e)	32
<b>(g) Middle school proffer contribution for Development (c × f)</b>	<b>\$1,403,425</b>
<b>(h) Proffer contribution per single-family attached unit (g ÷ 240)</b>	<b>\$5,848</b>
<b>(i) Elementary school acquisition cost reduction from site dedication<sup>(d)</sup></b>	<b>\$9,380,000</b>
<b>(j) Final schools proffer contribution for development</b>	<b>\$0</b>
<sup>(a)</sup> Source: Prince William County Public Schools FY 2022-2031 Capital Improvements Program. Based on the recently constructed Potomac Shores Middle School. Approximate cost is the total budgeted cost including acquisition and construction costs. Total budgeted costs for this school were not available in the most recent Public Schools 2023-2032 Capital Improvements Program, so costs from the 2022-2031 Program were used. <sup>(b)</sup> See Table III-A.2. <sup>(c)</sup> See Table III-A.3. <sup>(d)</sup> Source: Prince William County Public Schools FY 2023-2032 Capital Improvements Program.	

The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.



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## III-B. Public Safety Facility Impacts

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### METHODOLOGY

To estimate impacts to public safety facilities, MuniCap first estimated the total population that will reside within the proposed Residential Development based on population estimates provided by Prince William County. MuniCap then applied the LOS standards for various public safety services as identified in the County Comprehensive Plan to calculate the impact of the Residential Development on such services. MuniCap then compared these LOS standards to the current levels of service provided by the County to determine whether the projected demand resulting from the Residential Development exceeded current capacity.

### PROJECTED NET RESIDENT IMPACTS

As previously described, the Residential Development includes 240 single-family attached units. Based on projected development and estimates of residents per unit provided by Prince William County Geographic Information Systems, the proposed development will house an estimated 735 residents above by-right, as shown in Table III-B.1.

**TABLE III-B.1**  
**Projected Residents**

<i>Unit Type</i>	<i>Units<sup>(a)</sup></i>	<i>Residents Per Unit<sup>(b)</sup></i>	<i>Total Projected Residents<sup>(c)</sup></i>
Single-family attached	240	3.16	758.40
Less by-right units (single-family detached)	7	3.37	(23.59)
<b>Net residents</b>			<b>735</b>
<sup>(a)</sup> Source: Stanley Martin Homes, LLC.			
<sup>(b)</sup> Source: Prince William County Geographic Information Systems Demographics Quarterly Estimates, as of March 31, 2021.			
<sup>(c)</sup> Units net of by-right are rounded up to the nearest whole number.			

### CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES

#### Police Facilities

The County LOS standards for police work suggest two sworn officers per 1,000 residents. In addition, the facility requirements for the Prince William County Police Department are 250 square feet per sworn officer with a building minimum size of 50,000 square feet. Therefore, the projected impact created by the additional 735 residents net of by-right estimated for the Residential Development is 367.50 square feet, as shown in Table III-B.2.

**TABLE III-B.2**  
**Projected Police Station Facility Impacts**

<i>Projected Resident Impact<sup>(a)</sup></i>	<i>Officers Per 1,000 Residents<sup>(b)</sup></i>	<i>Officer Requirement</i>	<i>Facility Sq. Ft. Per Officer<sup>(b)</sup></i>	<i>Additional Facility Sq. Ft. Requirement</i>
735	2	1.47	250	367.50
<sup>(a)</sup> See Table III-B.1.				
<sup>(b)</sup> Source: Prince William County Comprehensive Plan Safe and Secure Community.				

The project site is within Coles Magisterial District, which is serviced by the Central District Police Station (see Exhibit G). According to the Prince William County Police Department, there are currently 121 sworn officers employed at the Central District Police Station. Based on Prince William County Assessor records, the station is 33,651 square feet, implying a capacity to accommodate 134 officers (33,651 total square feet ÷ 250 feet per officer). This means that the station currently has excess capacity for 13 additional sworn officers, representing 3,250 square feet of facility space (13 officers × 250 square feet). Therefore, the projected residents associated with the Residential Development are not anticipated to place demands on police station facilities in excess of current capacity.

County LOS standards for police facilities also include requirements for animal control, training, and administrative support facilities. The projected demand created by the Residential Development is shown below in Table III-B.3.

**TABLE III-B.3**  
**Other Projected Police Facility Impacts**

<i>Facility Type</i>	<i>Projected Resident Impact<sup>(a)</sup></i>	<i>Sq. Ft. Required per 1,000 Residents<sup>(b)</sup></i>	<i>Additional Facility Sq. Ft. Requirement</i>
Animal control	735	67	49.25
Training	735	324	238.14
Administrative support	735	274	201.39
<sup>(a)</sup> See Table III-B.1.			
<sup>(b)</sup> Source: Prince William County Comprehensive Plan Safe and Secure Community.			

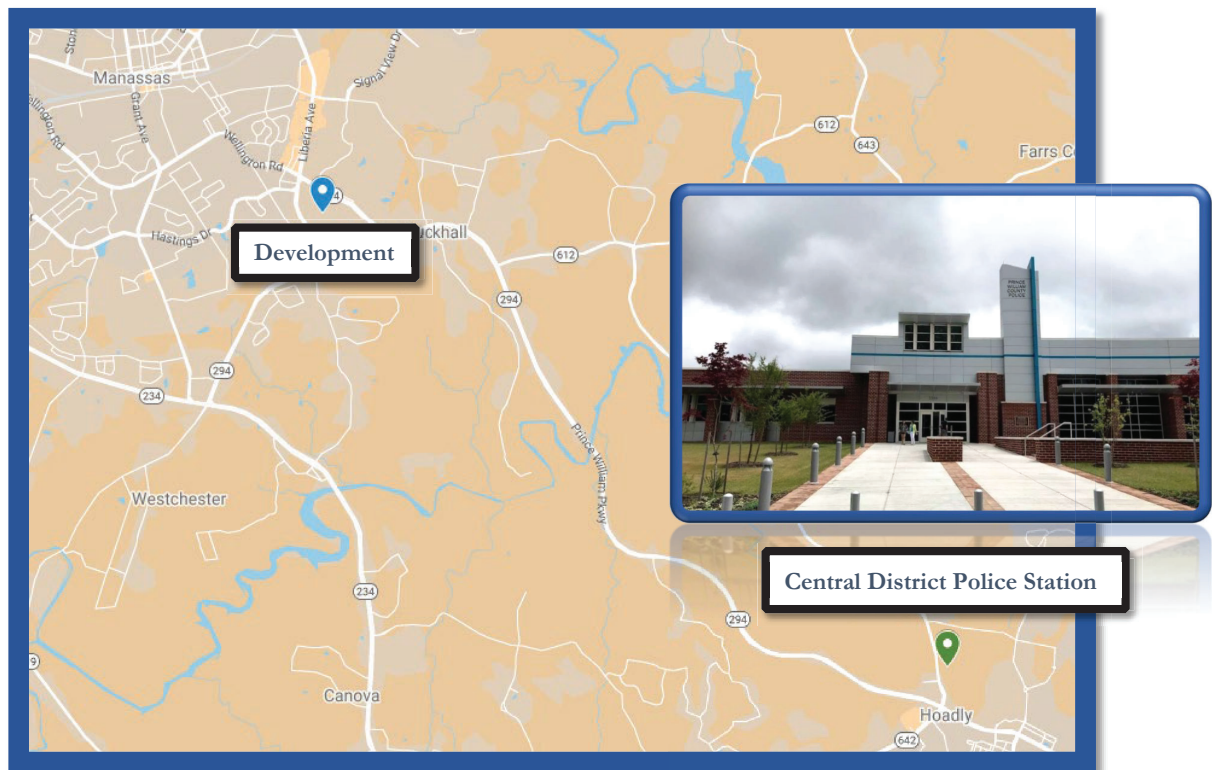
The County LOS standard for animal control facilities is 67 square feet per 1,000 residents. According to the Prince William County Department of Information Technology, Geospatial Technology Services, the 2022 population of Prince William County is estimated as 492,576 (492.576 residents per thousand). This translates to a need for 33,003 square feet of animal control facility space (67 square feet per thousand residents × 492.576 thousand residents). Based on County Assessor data, the existing Prince William County Animal Shelter includes 8,032 square feet of animal control facility space, implying that the shelter is already over capacity and cannot accommodate any additional demand. However, a project to renovate the Shelter was recently completed and no relevant capital

expenditures are listed in the County Capital Improvement Program for Fiscal Years 2023-28. Furthermore, it is assumed that the square footage data provided by the County will be updated as a result of this project. Therefore, a proffer contribution for Animal Control facilities is not calculated.

The County LOS standard for police training facilities is 324 square feet per 1,000 residents. Therefore, the County's current population of 492,576 creates a need for 159,595 square feet of police training facility space (324 square feet per thousand residents  $\times$  492.576 thousand residents). Based on County Assessor data, the existing County Public Safety Training Center includes 54,651 square feet of space. Therefore, the projected impact of 238.14 square feet in necessary police training facility space that will be generated by the Residential Development represents a requirement in excess of current capacity. According to the Capital Improvements Program for Fiscal Years 2023-28, there is currently a project in place to expand the Training Center. Impact costs were estimated based on the cost of this project as described in Table III-B.6.

The County LOS standard for police administrative support facilities is 274 square feet per 1,000 residents. Therefore, the County's current population of 492,576 creates a need for 134,966 square feet of police administrative facility space (274 square feet per thousand residents  $\times$  492.576 thousand residents). At the time of this writing, total existing administrative support facility space was unavailable, as much of this space is leased and not consolidated with other Police Department operations. The Applicant will coordinate with appropriate County staff to determine whether the projected impact of 201.39 square feet in necessary police administrative support facility space that will be generated by the Residential Development represents a requirement that exceeds current capacity.

**EXHIBIT G: AREA MAP (DEVELOPMENT SITE & POLICE DEPARTMENT FACILITY)**



## Fire and Rescue Facilities

The County LOS standards for fire and rescue facilities servicing the Residential Development are broken down into workload capacity and travel times. Tables III-B.4.A and III-B.4.B summarize the LOS standards according to the County Comprehensive Plan.

**TABLE III-B.4**  
**Prince William County Fire and Rescue Level of Service Standards**

### A. Travel Times

Area	First Unit Travel Time in Minutes
Fire Suppression Emergency Standard - (Countywide)	4.0
Basic Life Support (BLS) Emergency Standard - (Countywide)	4.0
Advanced Life Support (ALS) Emergency Standard (Countywide)	8.0
<sup>(a)</sup> Source: Prince William County Comprehensive Plan Safe and Secure Community Table 4.	

### B. Workload

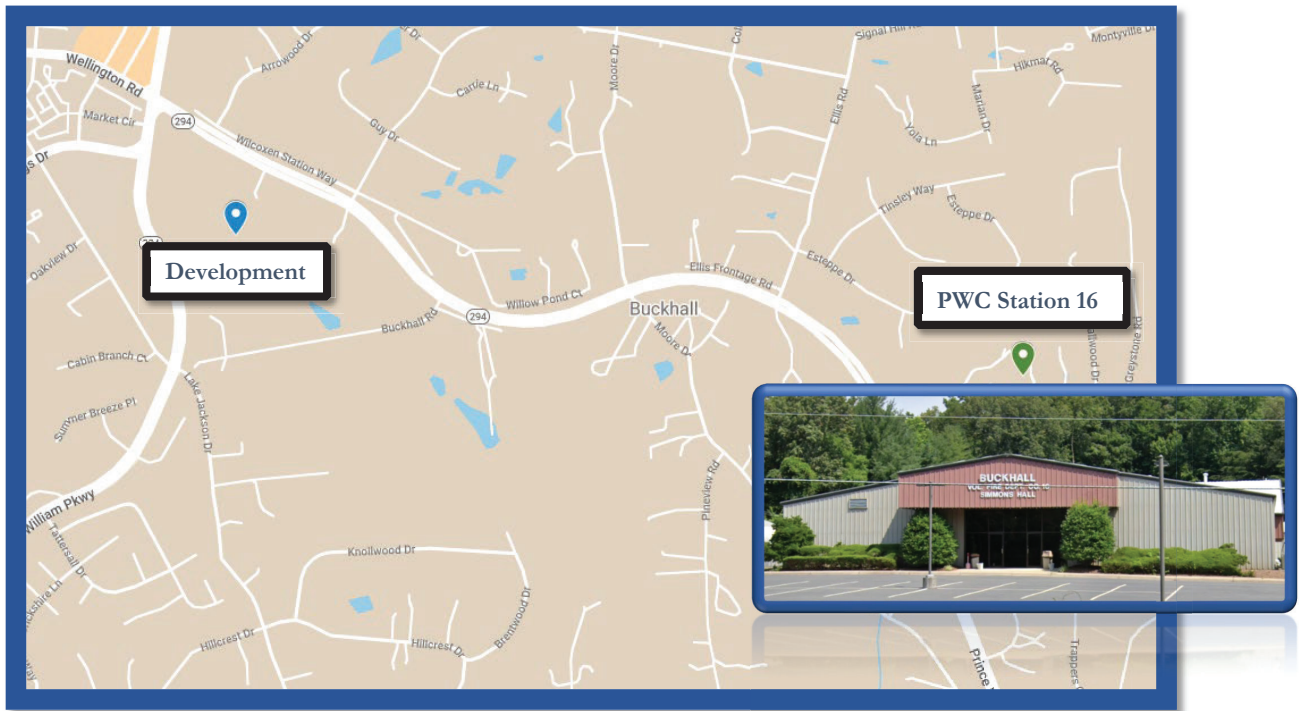
Factor	Standard
Responses per Tactical Unit	2,000 per year
<sup>(a)</sup> Source: Prince William County Comprehensive Plan Safe and Secure Community Table 5.	

According to the County's Fire & Rescue Station Finder, the facility that serves the Residential Development is Station 16, located 1.8 miles away with an estimated travel time of two minutes eleven seconds. It is assumed that the station supports at least one tactical unit and therefore can respond to 2,000 incidents per year. According to the County Department of Fire and Rescue, Station 16 serves 8,986 residents as of March 2022. and responded to 945 incidents in calendar year 2021. This implies that Station 16 can accommodate an additional 1,055 calls per year (2,000 – 945). Therefore, the projected impact of 78 incidents per year that will be generated by the Residential Development can be accommodated by existing capacity. Table III-B.5 shows this projected annual call volume increase.

**TABLE III-B.5**  
**Projected Fire and Rescue Facility Impacts**

<i>Projected Resident Impact<sup>(a)</sup></i>	<i>Average Annual Incident Rate<sup>(b)</sup></i>	<i>Projected Annual Incident Increase<sup>(c)</sup></i>
735	0.11	78
<sup>(a)</sup> See Table III-B.1. <sup>(b)</sup> Calculated as 945 incidents in calendar year 2021 divided by Station 16's first due population of 8,986. <sup>(c)</sup> Projected annual incidents are rounded up to the next whole number.		

**EXHIBIT H: AREA MAP (DEVELOPMENT SITE & PWC STATION #16 FACILITY)**



## MITIGATION STRATEGIES

Current excess capacity at the Central District Police Station indicates available capacity for the projected increase in service demand by the Residential Development. Therefore, any proffer related to police station facility costs would be inappropriate under the Residential Proffer Legislation. In addition, the County Capital Improvements Program does not include any capital improvements to Animal Control or Police Administrative facilities that increase capacity in the Residential Development's service area. Therefore a proffer related to these facilities would also be inappropriate under the Residential Proffer Legislation.

Fire Station 16 meets the County's LOS travel time, and current excess capacity at the station indicates available capacity for the projected increase in service demand by the Residential Development. Therefore, any proffer related to fire and rescue facility costs would be inappropriate under the Residential Proffer Legislation.

Proffers for Police Training facilities are calculated in accordance with County LOS standards and shown on the following page in Table III-B.6. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

**TABLE III-B.6**  
**Proffer Estimates - Projected Public Safety Facility Impacts**

<b><i>Public Safety Impact for the Proposed Zoning Reclassification</i></b>	
<b><u>Police - Training</u></b>	
(a) Current population of Prince William County <sup>(a)</sup>	492,576
(b) Projected residents above by-right. <sup>(b)</sup>	735
(c) Total projected County population above by-right (a + b)	493,311
(d) Total cost of Public Safety Training Center <sup>(c)</sup>	\$40,000,000
<b>(e) Project cost per capita (d ÷ c)</b>	<b>\$81.08</b>
<b>(f) Training Proffer required for Residential Development (b × e)</b>	<b>\$59,593.80</b>
<b>(g) Proffer contribution: per single-family attached unit (f ÷ 240)</b>	<b>\$248.31</b>
<sup>(a)</sup> Source: Prince William County Department of Information Technology, Geospatial Technology Services.	
<sup>(b)</sup> See Table III-B.1.	
<sup>(c)</sup> Source: Prince William County Capital Improvements Program Fiscal Years 2023-28.	



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### *III-C. Public Parks Facility Improvement Impacts*

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#### **METHODOLOGY AND MITIGATION STRATEGIES**

As noted, the site of the Residential Development is approximately 103 acres and the applicant will dedicate approximately 20 acres of this site to the County for use for the Yorkshire Elementary School site and parks and recreation facilities. It is anticipated that this space will meet the needs of the residents of the Residential Development related to parks and recreation and will be used by other residents of Coles Magisterial District. Therefore, a parks proffer contribution is not calculated.

The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable laws, including, but not limited to, the Residential Proffer Legislation.

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### ***III-D. Transportation Facility Improvement Impacts***

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#### **METHODOLOGY**

To calculate an appropriate transportation contribution, MuniCap utilized the cost of transportation improvements previously proposed by the Applicant for the areas surrounding the Residential Development. MuniCap then multiplied this cost by the percentage of total traffic directly attributable to the Residential Development at the key intersection adjacent to the development.

#### **PROSPECTIVE TRANSPORTATION IMPROVEMENTS**

In a previous iteration of the development plan, the Applicant proposed multiple transportation improvements to alleviate the traffic impacts of the development. Table III-D.1 illustrates these improvements and costs.

**TABLE III-D.1**  
**Identified Capital and Infrastructure Improvements<sup>(a)</sup>**

<i>Identified Capital and Infrastructure Improvements</i>	<i>Cost</i>
<b><u>Capital Improvements</u></b>	
Prince William Parkway - West Bound Lane	\$2,258,812.50
Prince William Parkway - West Bound Lane to South Bound Turn Lane	\$919,650.00
Prince William Parkway - East Bound Lane	\$2,189,474.25
Prince William Parkway - South Bound Lane	\$2,065,551.00
Prince William Parkway - North Bound Lane	\$764,108.25
Liberia Avenue / Prince William Parkway / Wellington Road Traffic Signal	\$1,000,000.00
<b>Total capital and infrastructure improvements</b>	<b>\$9,197,596.00</b>
<sup>(a)</sup> Provided by Developer based on discussions with Gorove Slade.	

#### **ESTIMATED TRAFFIC IMPACTS**

The traffic consultant Gorove Slade estimated traffic volumes for the key intersection at the Residential Development, the intersection of Liberia Avenue, Prince William Parkway, and Wellington Road. The traffic consultant then estimated the percentages of total traffic at this intersection. Total traffic includes usage directly attributable to the Residential Development after construction completion and stabilization and other traffic demand from elsewhere in the County. Traffic consultant estimates of the demand attributable to the Residential Development are contained in Table III-D.2 on the following page.

**TABLE III-D.2**  
**Percentage of Total Site Trips – Key Intersection**  
**(Residential Development Traffic Volume)**

<i>Intersection</i>	<i>AM Demand</i>	<i>PM Demand</i>	<i>Average</i>
Liberia Avenue / Prince William Parkway / Wellington Road	4.3%	4.5%	4.4%
<sup>(a)</sup> Provided by Gorove Slade. Represents the share of traffic volume attributable to the Residential Development.			

## MITIGATION STRATEGIES

The estimated proffer contribution for transportation facilities is calculated by multiplying the total costs of the previously planned transportation improvements by the percentage of traffic at the key intersection noted above that will be directly attributable to the Residential Development. Table III-D.3 demonstrates this calculation.

**TABLE III-D.3**  
**Proffer Estimates – Projected Transportation Impacts**

<i>Transportation Impact for the Proposed Rezoning Classification</i>	
(a) Total capital and infrastructure improvements <sup>(a)</sup>	\$9,197,596
(b) Average traffic volume percentage attributable to the development <sup>(b)</sup>	4.4%
<b>(c) Required transportation proffer (a × b)</b>	<b>\$404,694</b>
<b>(d) Proffer contribution per unit (c ÷ 240)</b>	<b>\$1,686</b>
<sup>(a)</sup> See Table III-D.1.	
<sup>(b)</sup> See Table III-D.2.	

The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

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## *IV. Conclusions, Assumptions, and Limitations*

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The preceding narrative provides projections of impacts to public facilities as mandated by the Prince William County Proffer Justification Narrative Requirement. This narrative is being submitted to the County for review. Upon the County's completion of this review and provision of any additional commentary, the Applicant will further augment this submission with specific mitigation strategies as appropriate.

### **SUMMARY OF ANALYSIS**

Based on MuniCap's analysis, the estimated cash proffer that may be collected from the Residential Development is as shown in Table IV-A.

**TABLE IV-A**  
**Summary of Analysis**

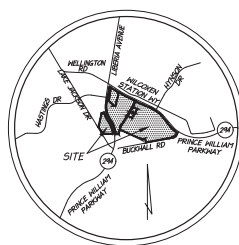
<i><b>Public Facilities</b></i>	<i><b>Estimated Proffer Per Dwelling Unit</b></i>
a) Public school facilities <sup>(a)</sup>	N.A.
b) Public safety facilities <sup>(b)</sup>	\$248.31
c) Public park facilities <sup>(c)</sup>	N.A.
d) Public transportation facilities <sup>(d)</sup>	\$1,686.23
e) Total estimated proffer per unit (a + b + c + d)	\$1,934.53
f) Proposed residential units <sup>(e)</sup>	240
<b>g) Total development proffer contribution (e × f)</b>	<b>\$464,287.20</b>
<sup>(a)</sup> See Section III-A. <sup>(b)</sup> See Table III-B.6. <sup>(c)</sup> See Section III-C. <sup>(d)</sup> See Table III-D.3. <sup>(e)</sup> See Table III-B.1.	

### **ASSUMPTIONS AND LIMITATIONS**

MuniCap obtained the information presented and used in this narrative from multiple sources. While these sources are believed to be reliable, MuniCap has not undertaken any efforts to independently verify the veracity of any such information.

While the methodology employed, and the content provided herein, are believed to be consistent with applicable law, including the Residential Proffer Legislation, none of the statements in this document should be construed as legal advice.

REZ2016-00021



**DEVELOPER/APPLICANT:**  
STANLEY MARTIN COMPANIES, LLC  
14200 PARK MEADOW DRIVE, SUITE 100  
CHANTILLY, VA 20151  
(703) 636-9297  
CONTACT: MR. TRUETT YOUNG

**CIVIL ENGINEER:**  
LAND DESIGN CONSULTANTS, INC.  
4585 DAISY REID AVENUE, SUITE 201  
WOODBIDGE, VA 22192  
(703) 680-4585  
CONTACT: MR. MATT MARSHALL, L.S., AICP

COMPTON AND DULING  
12701 MARBLESTONE DRIVE, SUITE 350  
WOODBIDGE, VA 22192  
(703) 583-6060  
CONTACT: MR. SHERMAN PATRICK

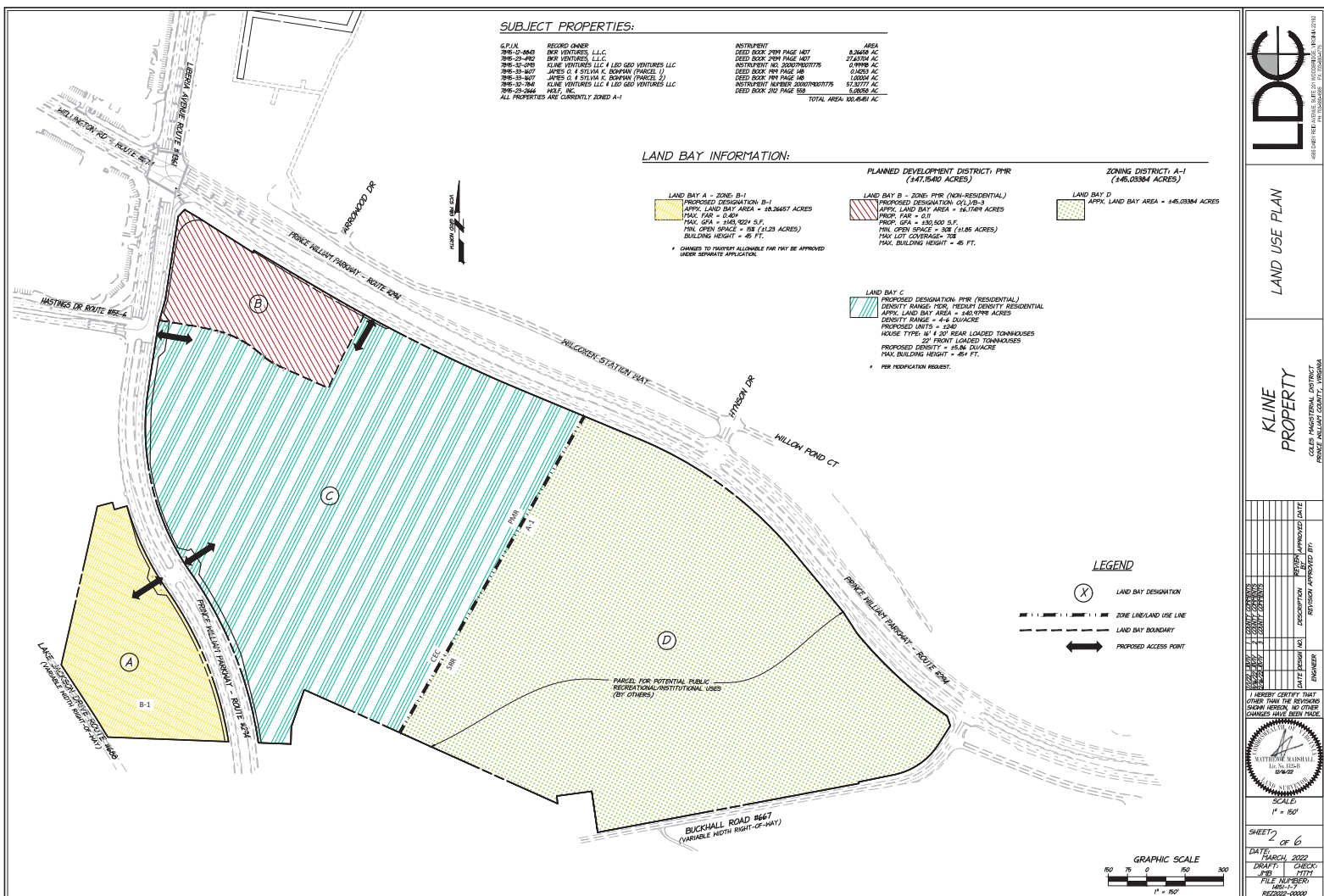
GOROVE/SLADE ASSOCIATES, INC.  
4114 LEGATO ROAD, SUITE 650  
FAIRFAX, VA 22033  
(703) 787-9595  
CONTACT: MR. CHAD BAIRD

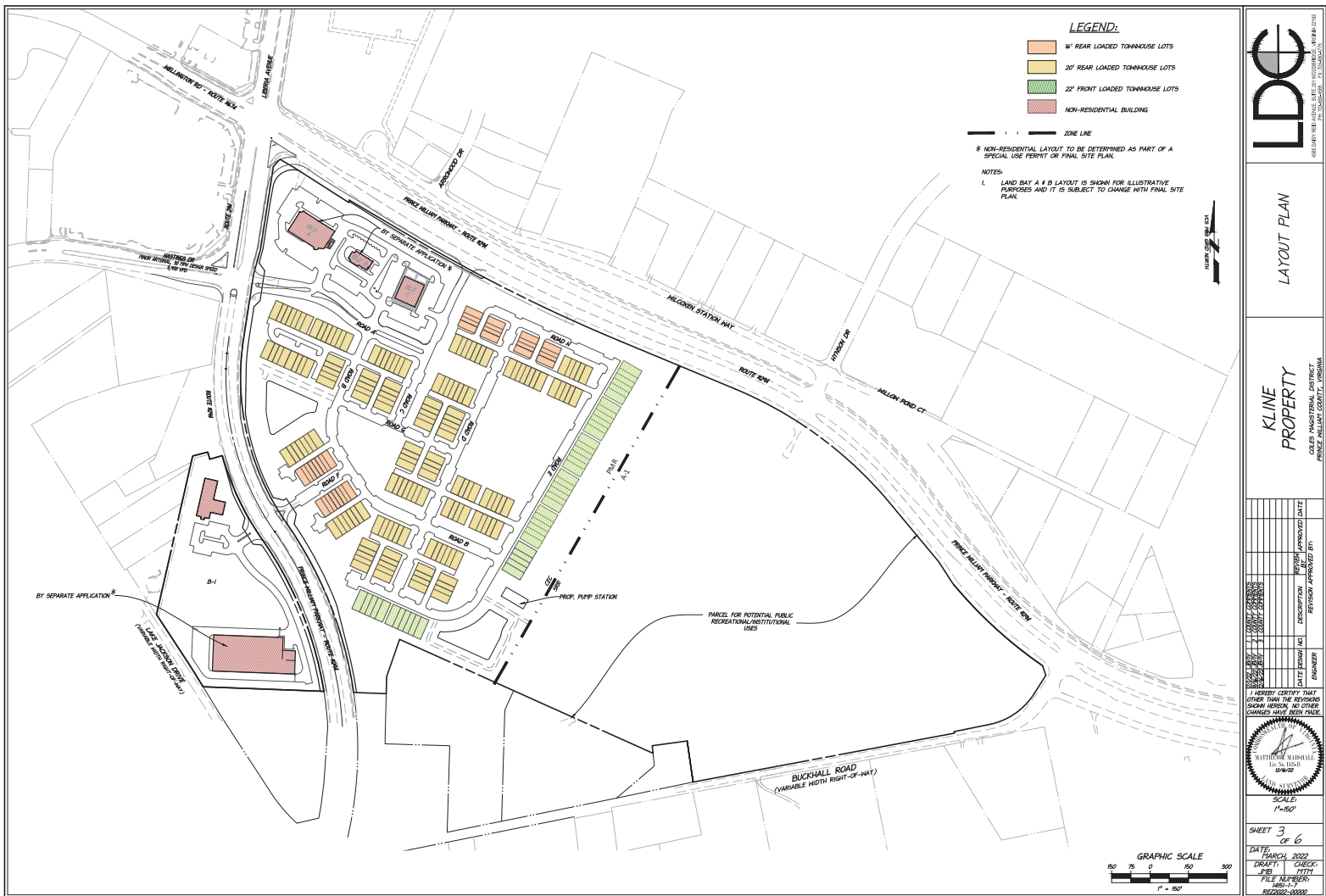
TNT ENVIRONMENTAL, INC.  
13996 PARKEAST CIRCLE, SUITE 100  
CHANTILLY, VA 20151  
(703) 466-5123  
CONTACT: MR. AVI SAREEN

- 1 COVER SHEET
- 2 LAND USE PLAN
- 3 LAYOUT PLAN
- 4 OPEN SPACE & BUFFER PLAN
- 4A BUFFER DETAILS
- 5 OFF-SITE TRANSPORTATION PLAN
- 5A OFF-SITE TRANSPORTATION PLAN
- 5B ON-SITE TRANSPORTATION PLAN
- 5C STREET SECTIONS
- 5D STREET SECTIONS
- 6 UTILITY PLAN

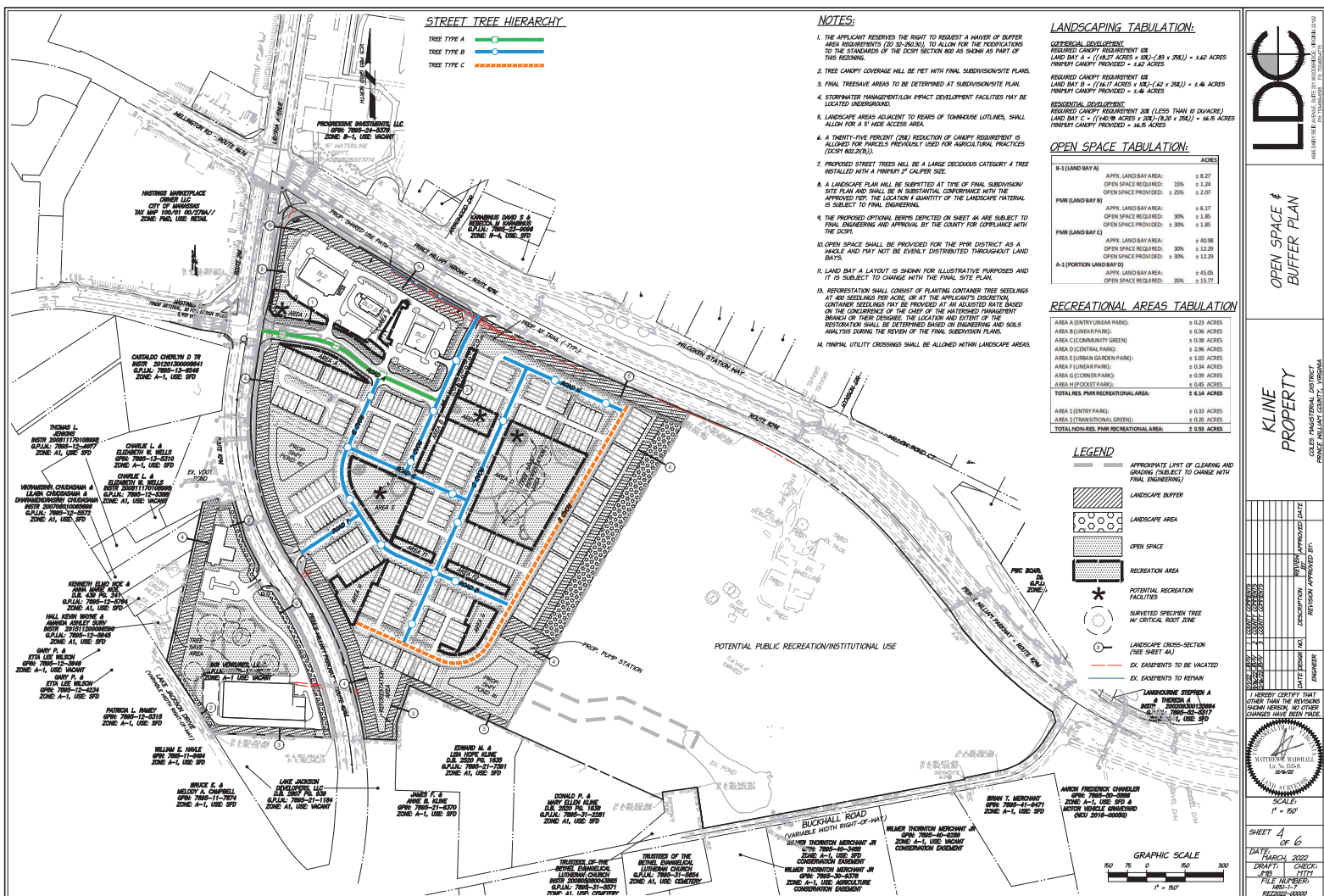
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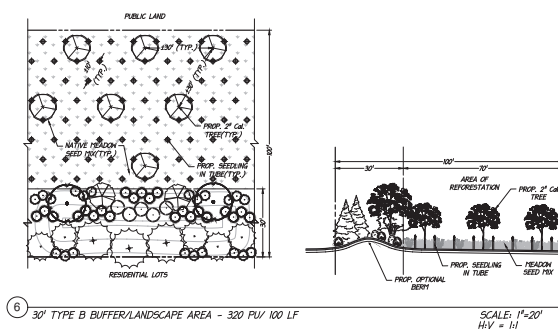
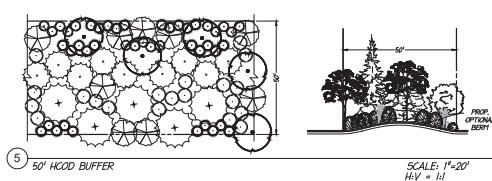
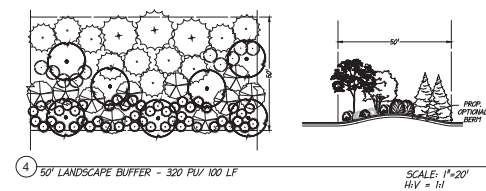
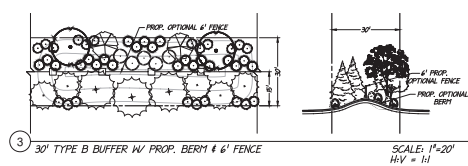
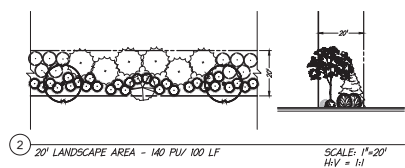
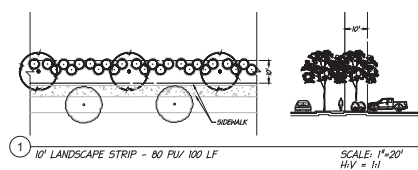
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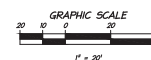
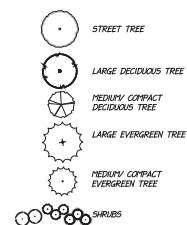


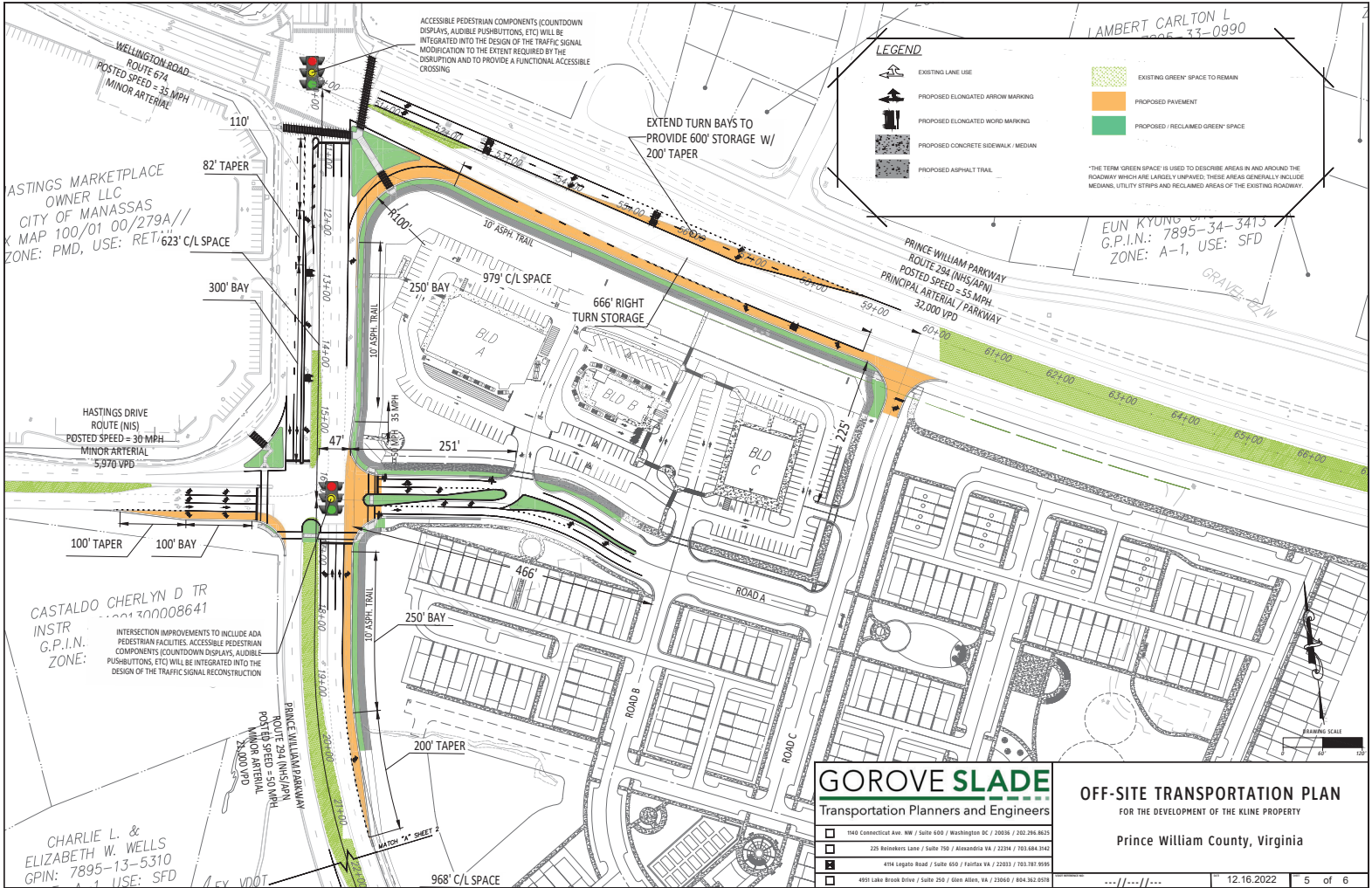






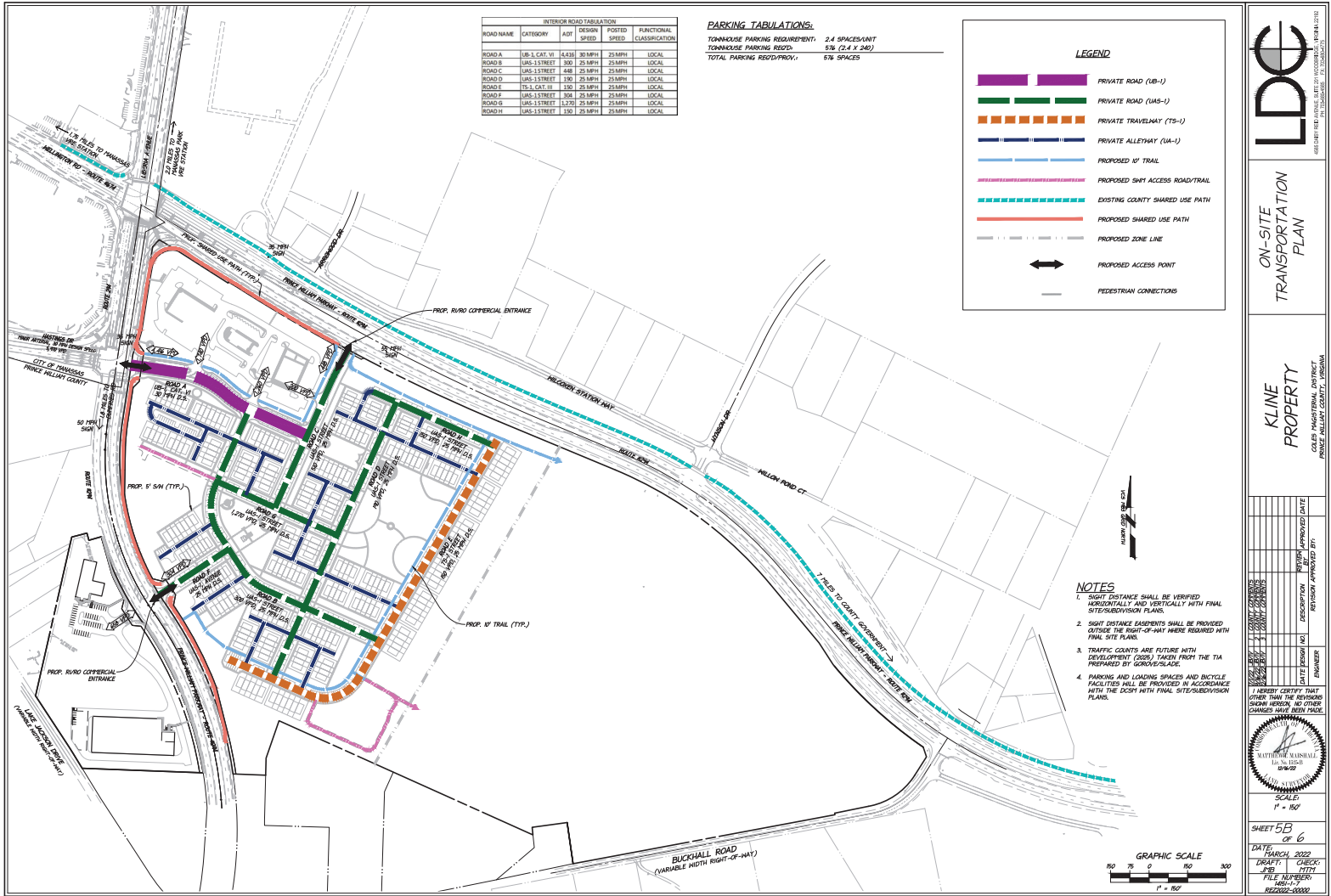
LEGEND











INTERIOR ROAD TABULATION				
ROAD NAME	CATEGORY	ADP	DESIGN SPEED	POSTED SPEED / FUNCTIONAL CLASSIFICATION
ROAD A	UR S. CAT. VI	4.430	30 MPH	25 MPH LOCAL
ROAD B	UR S. STREET	300	25 MPH	25 MPH LOCAL
ROAD C	UR S. STREET	440	25 MPH	25 MPH LOCAL
ROAD D	UR S. STREET	100	25 MPH	25 MPH LOCAL
ROAD E	TS S. CAT. II	100	25 MPH	25 MPH LOCAL
ROAD F	UR S. STREET	300	25 MPH	25 MPH LOCAL
ROAD G	UR S. STREET	1,200	25 MPH	25 MPH LOCAL
ROAD H	UR S. STREET	100	25 MPH	25 MPH LOCAL

**PARKING TABULATIONS:**  
TOWNHOUSE PARKING REQUIREMENT: 2.4 SPACES/UNIT  
TOWNHOUSE PARKING REQ'D: 576 (2.4 X 240)  
TOTAL PARKING REQUIREMENT: 576 SPACES

**LEGEND**

- PRIVATE ROAD (UR-I)
- PRIVATE ROAD (UR-S-I)
- PRIVATE TRAVELWAY (TS-I)
- PRIVATE ALLEYWAY (UA-I)
- PROPOSED 10' TRAIL
- PROPOSED 5' SH ACCESS ROAD/TRAIL
- EXISTING COUNTY SHARED USE PATH
- PROPOSED SHARED USE PATH
- PROPOSED ZONE LINE
- PROPOSED ACCESS POINT
- PEDESTRIAN CONNECTIONS

- NOTES**
1. SIGHT DISTANCE SHALL BE VERIFIED HORIZONTALLY AND VERTICALLY WITH FINAL SITE/ROADVISION PLANS.
  2. SIGHT DISTANCE EASEMENTS SHALL BE PROVIDED OUTSIDE THE RIGHT-OF-WAY WHERE REQUIRED WITH FINAL SITE PLANS.
  3. TRAFFIC COUNTS ARE FUTURE WITH DEVELOPMENT (COUNT) TAKEN FROM THE TIA PREPARED BY GORUCK/PAUL.
  4. PARKING AND LOADING SPACES AND BICYCLE FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE DCSP WITH FINAL SITE/ROADVISION PLANS.

ON-SITE TRANSPORTATION PLAN

KLINE PROPERTY

COLOR HIGHLAND DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

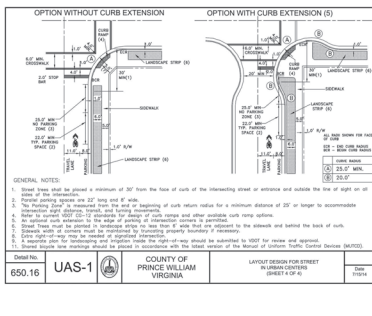
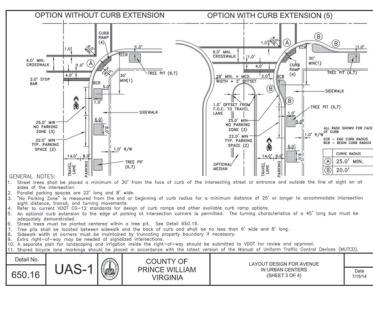
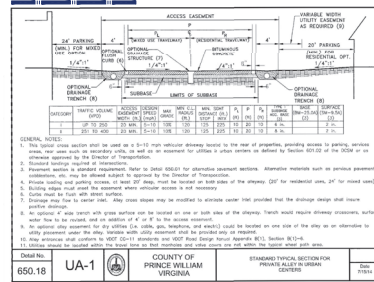
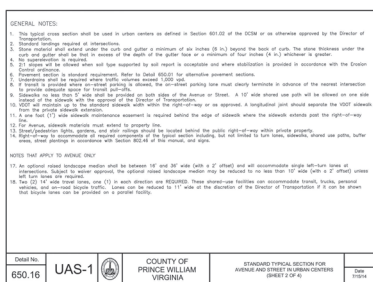
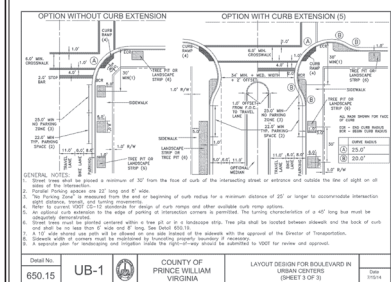
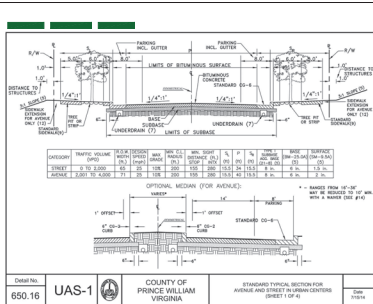
NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
1	03/01/2022	DESIGN	WILLIAM H. HARRIS	WILLIAM H. HARRIS	03/01/2022
2	03/01/2022	REVISION	WILLIAM H. HARRIS	WILLIAM H. HARRIS	03/01/2022
3	03/01/2022	REVISION	WILLIAM H. HARRIS	WILLIAM H. HARRIS	03/01/2022
4	03/01/2022	REVISION	WILLIAM H. HARRIS	WILLIAM H. HARRIS	03/01/2022
5	03/01/2022	REVISION	WILLIAM H. HARRIS	WILLIAM H. HARRIS	03/01/2022
6	03/01/2022	REVISION	WILLIAM H. HARRIS	WILLIAM H. HARRIS	03/01/2022
7	03/01/2022	REVISION	WILLIAM H. HARRIS	WILLIAM H. HARRIS	03/01/2022
8	03/01/2022	REVISION	WILLIAM H. HARRIS	WILLIAM H. HARRIS	03/01/2022
9	03/01/2022	REVISION	WILLIAM H. HARRIS	WILLIAM H. HARRIS	03/01/2022
10	03/01/2022	REVISION	WILLIAM H. HARRIS	WILLIAM H. HARRIS	03/01/2022

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM H. HARRIS  
SCALE: 1" = 80'

SHEET 5B OF 6

DATE: MARCH 2022  
DRAFT: YES  
CHECK: YES  
FILE NUMBER: 100-1-1  
REVISED: 00000



**NOTES:**

1. PROPOSED STREETS WILL PROVIDE SIDEWALKS ON BOTH SIDES OF SIDEWALK/TRAIL AS SHOWN HEREON AND SUBJECT TO FINAL ENGINEERING.
2. COMMERCIAL PARKING TO BE PROVIDED AT FINAL SITE PLAN BASED UPON USE AND IN CONFORMANCE WITH DCSM AND ZONING ORDINANCE REQUIREMENTS.
3. FINAL PARKING TABULATIONS TO BE DETERMINED AS PART OF THE SITE/SUBDIVISION PLANS AND SHALL BE IN CONFORMANCE WITH THE DCSM.

**LDC**  
5435 RED AVENUE, SUITE 206 WOODBRIDGE, VIRGINIA 22192

## STREET SECTIONS

KLINE  
PROPERTY

5 DAILY RED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192

COLES MAGISTERIAL DISTRICT

REVISION APPROVED BY:	ENGINEER
-----------------------	----------

I HEREBY CERTIFY THAT  
OTHER THAN THE REVISIONS  
SHOWN HEREON, NO OTHER  
CHANGES HAVE BEEN MADE

COMMONWEALTH OF VIRGINIA  
MATTHEW MARSHALL  
Lic. No. 1325-B  
12/6/22  
LAND SURVEYOR  
SCALE:  
N/A

SHEET 5C  
OF 6

DATE: MARCH, 2022

DRAFT: JMB CHECK: MTM

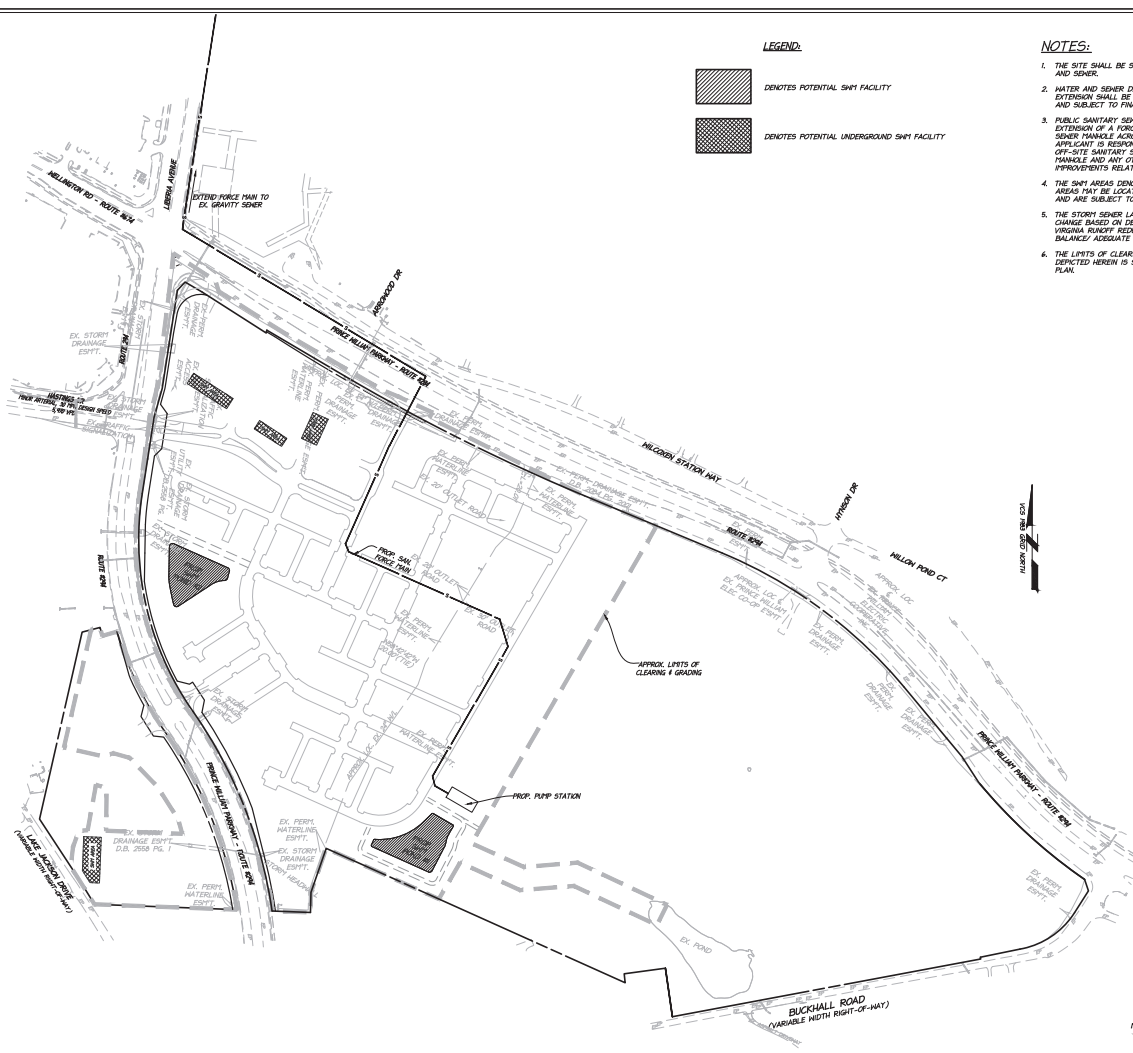
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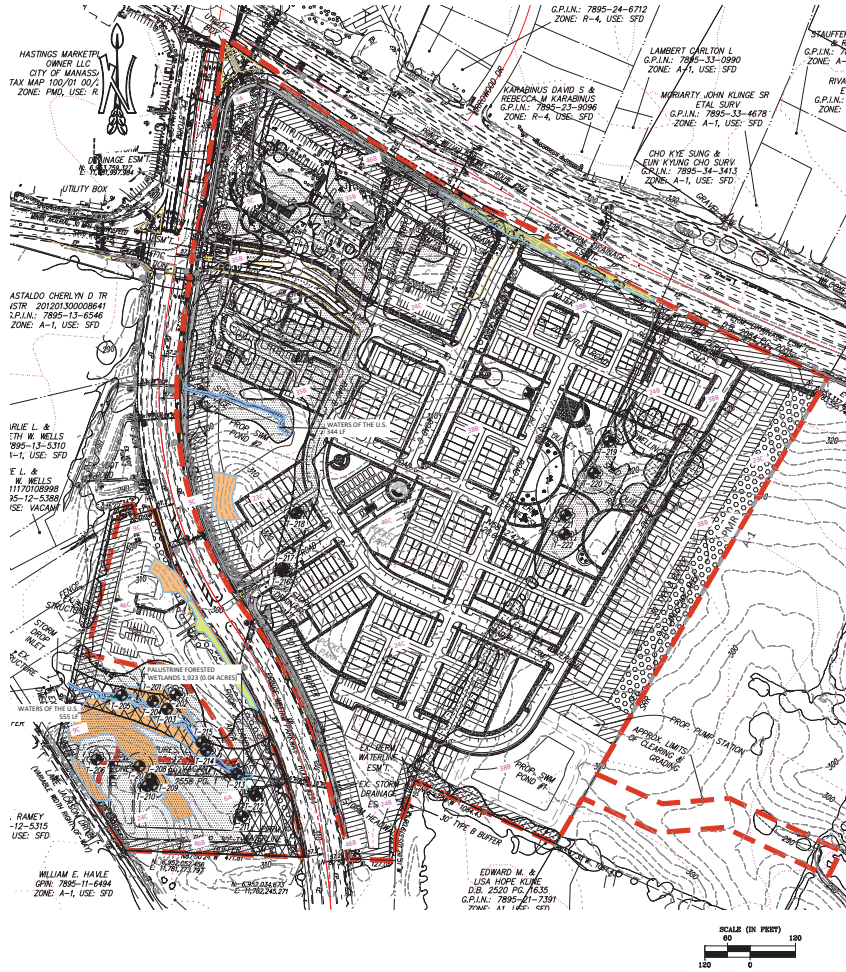


SCALE 1" = 150'





Attachment E



**LEGEND**

- PROJECT LIMITS
- SURVEYED PALUSTRINE FORESTED (PFO) WETLAND
- SURVEYED PALUSTRINE EMERGENT (PEM) WETLAND
- SURVEYED WATERS OF THE U.S.
- SURVEYED PALUSTRINE OPEN WATERS (POW)
- MATURE RED MAPLE STAND
- MATURE YELLOW POPLAR - WHITE OAK - NORTHERN RED OAK STAND
- MEDIUM-AGED EASTERN REDCEDAR STAND
- MATURE WHITE OAK STAND
- APPROX. 15% - 25% SLOPES
- APPROX. 25% AND GREATER SLOPES
- APPROX. SOIL MAP UNIT BOUNDARY
- SURVEYED SPECIMEN TREE LOCATION
- LIMITS OF DISTURBANCE
- EXISTING ENVIRONMENTAL RESOURCES (ER)

**KLINE ENVIRONMENTAL**  
13896 Parkeet Circle, Suite 101  
Chantilly, VA 20151  
PH: 703-466-5123 WWW.KLINEENVIRONMENTAL.COM

**KLINE PROPERTY**  
PRINCE WILLIAM COUNTY

**ENVIRONMENTAL  
CONSTRAINTS ANALYSIS**

REVISIONS	
DATE	COMMENTS

SHEET 1 of 2

SCALE: 1" = 120'

PROJECT DATE: 3/17/22

DRAFT: MFC	CHECK: MFC
FILE NUMBER: 440	

SOIL SUMMARY TABLE			
Map Unit	Map Unit Name	Highly Erodible?	Highly Permeable?
3A	Arlington silt loam	No	No
6A	Baile loam	No	No
9C	Brentsville sandy loam	Yes	No
10C	Buckhall loam	Yes	No
21C	Glennville-Buckhall complex	Yes	No
24B	Glennville-Buckhall complex	No	No
24C	Glennville-Buckhall complex	Yes	No
25A	Glennville loam	No	No
35B	Monocacy silt loam	No	No
38B	Meadowville loam	No	No
46B	Pennsylvania silt loam	No	No
46C	Pennsylvania silt loam	Yes	No
50D	Springville silt loam	No	No
W	Water	-	-

SOURCE NOTE: SOILS LISTED ABOVE AND SHOWN HEREON WERE DIGITIZED BY TNT FROM COUNTY GIS (2022).

SPECIMEN TREE TABLE

	Tree (Common Name)	DBH (Inches)	Critical Root Zone (Feet)	Condition	Notes & Recommendations
200	White Oak	37	37	Fair/Good	Double leader, dead limbs, some vines in canopy, one-sided
202	Red Maple	32	32	Fair	Double trunk, Japanese Honeylocust around base
203	Tulip Poplar	35	35	Fair	Japanese Honeylocust at base, Multiflora rose, Small wound at base
204	Red Maple	42	42	Fair	Double trunk, small cavity, buttressed base, water sprouts, broken limbs
205	Red Maple	52	52	Fair	Double trunk, leaning, dead limbs, some shallow roots
206	Northern Red Oak	36	36	Fair	Double trunk, tipped sapling, dead limbs
207	Northern Red Oak	36	36	Fair	Some dead limbs
208	Tulip Poplar	31.4	31.4	Fair/Good	Double trunk, water sprouts at base, insect damage
209	Tulip Poplar	35	35	Poor	Double trunk, many dead limbs, bark damage
210	Tulip Poplar	34	34	Fair	Double trunk, water sprouts
211	Red Maple	34	34	Poor	Double trunk, one-sided, insect damage
212	Green Ash	35	35	Poor	Mistily dead, many vines
213	Tulip Poplar	34	34	Poor	Double trunk, one-sided, insect damage
214	Green Ash	42	42	Poor	Multi trunk, dead limbs, dead leaders
215	Green Ash	56	56	Fair/Good	Double trunk, dead limbs, small dead leader
216	Red Maple	38	38	Fair	Multi trunk, leaning, vines
217	Black Cherry	57	57	Fair/Good	Multi trunk, many vines, dead limbs
218	Black Cherry	33	33	Fair	Animal burrow beneath knee, English ivy and other vines present on trunk and base, dead limbs, water sprouts
219	Northern Red Oak	39	39	Fair/Good	Prune dead limbs, remove the dead vines on trunk
220	Northern Red Oak	55	55	Fair	Weeping crotch, Remove by hand English ivy, Japanese Honeylocust at base, Prune broken limbs
221	Tulip Poplar	58	58	Fair	Propose to Saw, Double trunk, English ivy and Japanese Honeylocust at base, dead limbs
222	Black Cherry	32	32	Fair/Good	Multi trunk, dead leaders, vines in canopy and base, English ivy, Japanese Honeylocust at base

ENVIRONMENTAL RESOURCES TABLE

Onsite Wetlands and Waters of the U.S.	Total
Palustrine Forested Wetlands (PFO)	1,923 square feet (0.04 acres)
Waters of the U.S. (WOUS)	899 linear feet
Other Environmental Resource Calculations	Total
Approx. Acreage of Tree Save Area Proposed	~2.16 Acres
Acreage of Land to Remain Undisturbed	~28.10 Acres
Acreage of Land to Be Disturbed	~53.05 Acres
Total Acreage of ER Onsite (Wetlands/Waters of the U.S. and Steep Slopes >25%)	~3.32 Acres
Total Acreage of Proposed ER to Be Disturbed	~1.00 Acres

ECIA NARRATIVE AND NOTES

- PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY LAND DESIGN CONSULTANTS (LDC), 2016. EXISTING EASEMENTS MAY BE RELOCATED WITH THE DEVELOPMENT OF THE PROPERTY. THE LANDSCAPING REPRESENTED IN THE PROPOSED PLANS WILL NOT BE PRECLUDED BY FUTURE EASEMENTS.
- THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 82.38 ACRES, BASED ON TNT'S FIELD INVESTIGATION CONDUCTED IN JUNE 2021. THERE ARE NO PERENNIAL STREAMS LOCATED ON-SITE. AS SUCH, THERE IS NO SITE SPECIFIC BPA ASSOCIATED WITH THE SUBJECT SITE. A PRESERVATION AREA SITE ASSESSMENT WAS APPROVED BY THE COUNTY CONFIRMING THE LACK OF AN ON-SITE BPA (JAP2026-0046, DATED DECEMBER 15, 2021).
- THE WETLANDS AND WATERS OF THE U.S. LOCATED ON THE SITE WERE DELINEATED BY TNT ENVIRONMENTAL, INC. (TNT) IN JUNE 2021, PER THE CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL (LITERATURE) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL, EASTERN MOUNTAINS & Piedmont REGION. THE WETLAND DELINEATION WAS CONFIRMED DURING A JUNCTIONAL DETERMINATION WITH THE CORPS OF ENGINEERS (JMD-2020-0094, DATED SEPTEMBER 15, 2021). ADDITIONALLY, A PERENNIAL FLOW DETERMINATION WAS SUBMITTED TO THE COUNTY AND APPROVED (JAP2026-00046, DATED DECEMBER 16, 2021).
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 51155C021770, EFFECTIVE DATE JANUARY 5, 1995, NO FLOODPLAIN IS MAPPED WITHIN THE SUBJECT SITE'S BOUNDARIES.
- AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY LDC) INDICATES THAT SLOPES GREATER THAN 15 PERCENT ARE PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN.
- HIGHLY ERODIBLE SOILS ON-SITE INCLUDE WENTFORD SANDY LOAM (9C), BUCKHALL SANDY LOAM (10C), GALA SANDY LOAM (23C), AND GLENVILLE-BUCKHALL COMPLEX (24C). HIGHLY ERODIBLE SOILS IN THE AREAS OF THE LIMITS OF CLEARING AND GRADING WILL BE STABILIZED DURING SITE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE DCMA. NO HIGHLY PERMEABLE SOILS ARE MAPPED ON-SITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.
- VEGETATION COVER TYPES WERE CLASSIFIED ON-SITE BY TNT CERTIFIED ARBORISTS AS DEPICTED HEREON. A MATURE AGED (12"-20" DBH) YELLOW POKER, WHITE OAK, NORTHERN WHITE OAK STAND AND A MATURE AGED (12" TO 20" DBH) RED MAPLE STAND INCLUDING GREEN ASH, COMPRISES MUCH OF THE WESTERN PORTION OF THE SITE. THE CENTRAL PORTIONS OF THE SITE AS GRAPHICALLY DEPICTED HEREON CONSIST OF A MATURE AGED (12"-20" DBH) YELLOW POKER, WHITE OAK, NORTHERN WHITE OAK STAND, CONTAINING DOMINANT SPECIES INCLUDING RED MAPLE AND BLACK CHERRY, AND A MATURE AGED (12" TO 20" DBH) WHITE OAK STAND, WITH OTHER DOMINANT SPECIES INCLUDING NORTHERN RED OAK AND RED MAPLE. THE SITE BOUNDARIES AND EASTERN PORTION OF THE SITE CONTAINS A MEDIUM AGED BT TO 12" DBH EASTERN RED OAK STAND, WITH OTHER DOMINANT SPECIES INCLUDING BLACK WALNUT, BLACK CHERRY, ELM, AND HACKBERRY.
- SPECIMEN TREES WERE IDENTIFIED BY TNT CERTIFIED ARBORISTS AND ARE DEPICTED HEREON; THE LOCATIONS OF THESE SPECIMEN TREES HAVE BEEN SURVEY LOCATED BY LDC.
- TNT CONTACTED THE VIRGINIA DEPARTMENT OF CONSERVATION & RECREATION (DCR) TO EVALUATE THE PROJECT SITE'S POTENTIAL FOR PROTECTED SPECIES AND NATURAL HERITAGE AREAS. BASED ON DCR'S REVIEW, THE OCCOQUAN TRIBUTARY STREAM CONSERVATION UNIT (TCU) IS LOCATED WITHIN THE PROJECT SITE. THE TCU CONTAINS ONE (1) AQUATIC NATURAL HERITAGE RESOURCE, WHICH IS GIVEN A "MODERATE" BIODIVERSITY SIGNIFICANCE RANKING BASED ON ITS RARITY, QUALITY AND NUMBER OF ELEMENT OCCURRENCES IT CONTAINS. IN ADDITION TO THE OCCOQUAN TRIBUTARY TCU, THE CARR RUN STREAM CONSERVATION UNIT (CSU) IS ALSO LOCATED WITHIN TWO MILES OF THE PROJECT SITE AND CONTAINS ONE (1) AQUATIC NATURAL HERITAGE RESOURCE, WHICH IS GIVEN A "MODERATE" BIODIVERSITY SIGNIFICANCE RANKING. BOTH THE OCCOQUAN TRIBUTARY TCU AND THE CARR RUN TCU ARE ASSOCIATED WITH THE AQUATIC NATURAL COMMUNITY, WHICH IS BASED ON VIRGINIA COMMONWEALTH UNIVERSITY'S INSTAR (INTERACTIVE STREAM ASSESSMENT RESOURCE) DATABASE FOR THE INSTAR NATURAL STREAM ASSESSMENT SCORING SYSTEM. THESE STREAM RESOURCES HAVE A "HEALTHY" STREAM DESIGNATION AND CONTRIBUTES TO HIGH BIOLOGICAL INTEGRITY AT THE WATERSHED LEVEL. DUE TO THE POTENTIAL FOR THIS SITE TO SUPPORT POPULATIONS OF NATURAL HERITAGE RESOURCES ASSOCIATED WITH THE AQUATIC NATURAL COMMUNITY, DCR RECOMMENDS IMPLEMENTING AND STRICTLY ADHERING TO APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS RELATIVE TO SEDIMENT CONTROL AND STORM WATER MANAGEMENT. IN ADDITION, ESTABLISHMENT OR ENHANCEMENT OF RIPARIAN BUFFERS WITH NATIVE PLANT SPECIES IS RECOMMENDED.

TNT CONDUCTED A SEARCH OF THE VIRGINIA DGLF WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES WITHIN A 2-MILE RADIUS. THIS SEARCH RADIUS WAS SELECTED BECAUSE IT IS THE STANDARD RADIUS PROVIDED FOR REVIEW BY DGLF. THE WOOD TURTLE, A STATE-THREATENED SPECIES, THE WOOD TURTLE (GEMATEM INCONFLUA) IS NOTED AS HAVING POTENTIAL HABITAT WITHIN A TWO-MILE RADIUS OF THE PROJECT AREA. THE WOOD TURTLE IS NOTED AS HAVING POTENTIAL HABITAT WITHIN BUCKHALL BRANCH LOCATED APPROXIMATELY 0.5 MILES NORTH FROM THE PROJECT AREA. A SUITABLE HABITAT IS PRESENT; HOWEVER, THERE ARE NO DOCUMENTED OCCURRENCES OR "COLLECTION" RECORDS OF THIS SPECIES WITHIN THE LIMITS OF THE PROPOSED PROJECT. FURTHER, THE PROJECT SITE DRAINS SOUTH-SOUTHWEST TO A TRIBUTARY OF BUCKHALL BRANCH, NOT NORTH TO BUCKHALL BRANCH. BASED ON THE LACK OF PERENNIAL STREAMS LOCATED ON-SITE, IT IS TNT'S OPINION THAT THE PROJECT SITE DOES NOT APPEAR TO CONTAIN SUITABLE HABITAT FOR THE WOOD TURTLE, AND AS SUCH, THE PROPOSED DEVELOPMENT SHOULD NOT ADVERSELY AFFECT THE SPECIES.

TNT ALSO CONDUCTED A REVIEW OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) ONLINE INFORMATION FOR PLANNING AND CONSERVATION DATABASE. THE REVIEW IDENTIFIED TWO SPECIES, ONE (1) FEDERALLY LISTED THREATENED SPECIES, THE NORTHERN LONG-EARED BAT (MYOTIS LITOTROPUS) AND ONE (1) FEDERALLY LISTED ENDANGERED SPECIES, THE HAMPERELLA (PTILIMURIA) NODULOSA, ARE LISTED AS POTENTIALLY BEING PRESENT WITHIN THE GEOGRAPHIC AREA OF THE PROJECT. BASED ON TNT'S REVIEW OF THE PROJECT SITE, NO SUITABLE HABITAT APPEARS TO BE PRESENT ON-SITE FOR THE HAMPERELLA, WHICH PREFERS LARGE PERENNIAL ROOT SYSTEMS. ADDITIONALLY, BASED ON THE FINAL 401 RULE (BIL FEDERAL REGISTER 1000-1022), EFFECTIVE FEBRUARY 16, 2008 FOR THE NORTHERN LONG-EARED BAT, AS WELL AS A REVIEW OF USFWS NORTHERN LONG-EARED BAT WINTER HABITAT AND ROOST TREES (GS APPLICATION, UNDETERMINED UNIVERSALITY TAKES OF THE NORTHERN LONG-EARED BAT ARE NOT PROHIBITED FOR THE PROPOSED LAND DEVELOPMENT ASSOCIATED WITH THIS PROJECT. THE PROJECT SITE IS NOT WITHIN A 5-MILE RADIUS OF A KNOWN HIBERNACULUM AND IS NOT WITHIN 125 FEET OF A KNOWN OCCUPIED MATERNITY ROOST TREE. VOLUNTARY CONSERVATION MEASURES ARE LISTED FOR CONSERVATION OF THE NLER ON THE USFWS' WEBSITE; HOWEVER, THEY ARE NOT MANDATORY.

10. SITE SPECIFIC ENVIRONMENTAL RESOURCES IDENTIFIED ON-SITE INCLUDE WETLANDS AND OTHER WATERS OF THE U.S., SLOPES 25% AND GREATER AND SPECIMEN TREES. EACH OF THESE ENVIRONMENTAL RESOURCES ARE SHOWN ON THE ECIA AND LABELED PER THE LEGEND.

APPROXIMATE IMPERVIOUS/PERVIOUS SURFACE

	Impervious Acreage	Pervious Acreage
Existing Conditions	0.47 acres	61.93 acres
Proposed Conditions	25.12 acres	57.28 acres

SURVEYED WETLANDS AND WATERS OF THE U.S. TABLE

Wetlands and Waters of the U.S.	Total
Palustrine Forested Wetlands (PFO)	1,923 square feet (0.04 acres)
Waters of the U.S. (WOUS)	899 linear feet

ENVIRONMENTAL

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KLING STUBBINS

PROPERTY ANALYSIS

ENVIRONMENTAL CONSTRAINTS ANALYSIS

REVISIONS

DRAWN BY: JMM  
CHECKED BY: JMM  
DATE: 3/17/22

PROJECT DATE: 3/17/22

DRAFT: JMM

CHECK: JMM

FILE NUMBER: 440

SHEET 2 of 2

SCALE: NTS

# Kline Community





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Prepared by:



NOTE: This document was prepared to describe the design approach for this community and is subject to final engineering.





## PROJECT SUMMARY:

With approximately 45 acres of land area dedicated for recreational/institutional uses, the Kline community seeks to establish a delicate balance between preservation and growth. The intent is to ensure that the area preserves its unique character with distinctive silos and open farm land while also providing for sustainable growth.

Kline's primary goal is to create a sense of community by blending residential, commercial, recreational and cultural\* uses in a way that is functionally integrated to enhance the quality of life of everyone who occupies its space. Kline seeks to create a neighborhood which is vibrant, desirable, and accessible and one that offers a unique sense of identity.

Everything from the form of the streets, to the home placement on individual lots, has been selected to create a neighborhood with heightened community values.

This guide illustrates the design concepts behind the plan. It provides insight to the design and the process from which the community plan evolved.

\* Cultural uses include farmer's market, festival, concerts, and other events are encouraged to be programmed in public spaces within the development.



# Part I: The Plan

Design Guidelines

Prince William County, Virginia



### OVERVIEW:

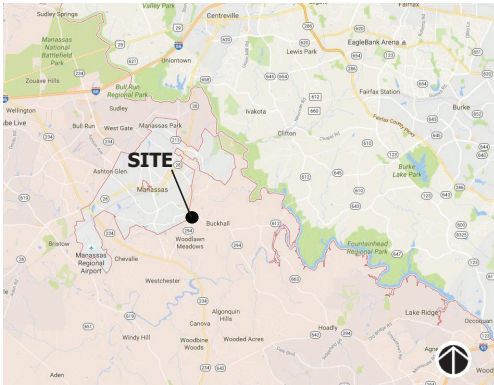
The Kline community contemplates approximately 100 acres located at the intersection of a parkway and a minor arterial road. The western half of the project will be zoned PMR and will provide commercial as well as residential uses. The eastern half of the property is intended for dedicated open space and recreational/institutional use. In addition, a parcel south of the intersection of Hastings Drive and Prince William Parkway is planned for B-1 commercial uses.

The non-residential component offers neighborhood serving commercial opportunities close to home and at a walking distance, hence offering non auto-dependent choices. The plan provides an extensive network of pedestrian as well as bicycle linkages that traverse along numerous amenities connecting residents within the various elements of the development.

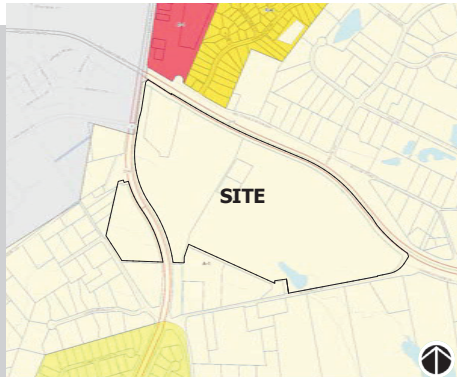
The Plan also features a park-like natural setting with preservation and reforestation areas combined with passive and active recreation. The mix of residential, commercial, and public recreation/institutional uses, as well as several neighborhood amenities, create a place for people to play and associate with others within the community.



## Regional Setting



## Local Setting



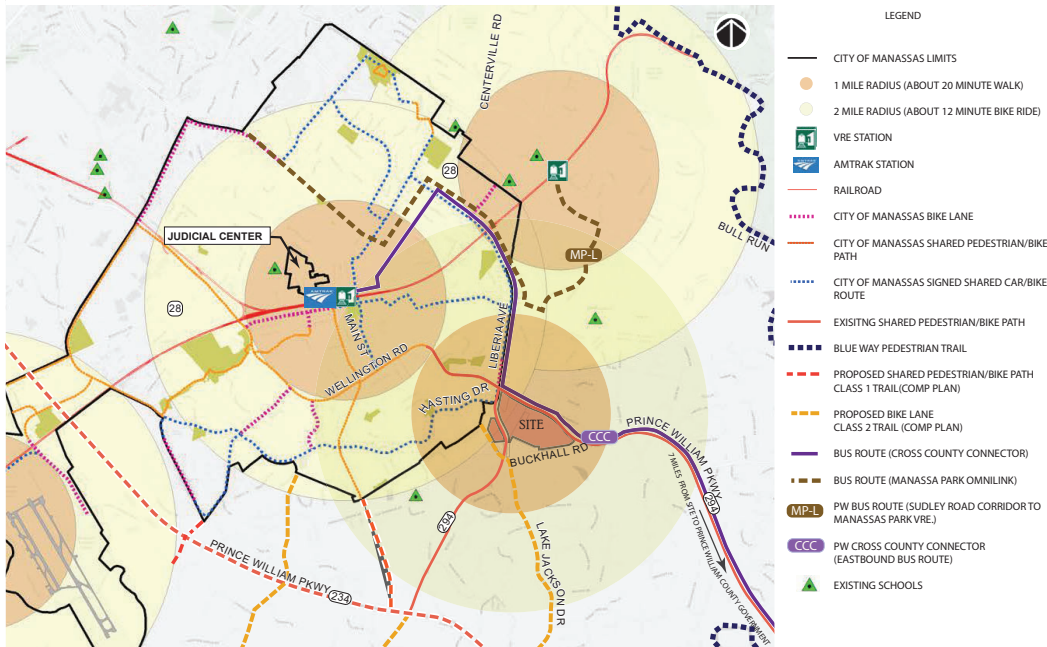
**Zoning**

- A-1 Agricultural
- B-1 General Business
- R-4 Min. Lot Size 10,000 sq. ft.
- SR-1C Suburban Residential Cluster

### LOCATION:

Kline is located in the Coles Magisterial District in Prince William County at the southeast corner of the intersection of Prince William Parkway and Liberia Avenue. It is strategically located just southeast of the City of Manassas and in close proximity to the City's retail and major regional employer, Micron, and rail services.

North of the site and across the Prince William Parkway is the Prince William Commerce Center, and the residential neighborhoods of Arrowood and Hynson Knolls (northeast). There are 1+ acre lot residential communities and some A-1 zoned parcels to the east and southeast of the property. Asbury Place and Williamsburg Estates residential developments are located southwest of the subject site.



### NODE CONNECTIVITY:

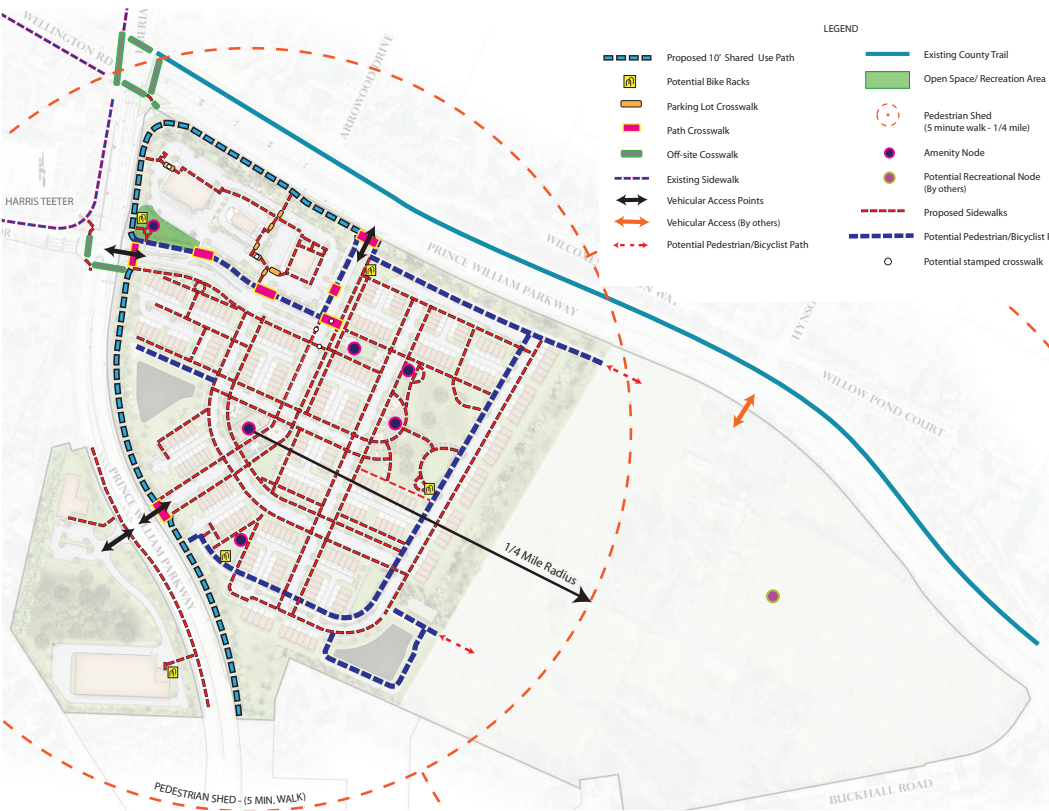
A community network is composed of nodes which are closely interconnected. Each node is a key component of a community, featuring concentrations of mixed use areas arranged in a compact, pedestrian and transit friendly manner.

The plan on the left shows how Kline interconnects with surrounding nodes located along the VRE rail line. The location of the site enables it to weave and extend the transportation network by generating a secondary node that not only provides additional spaces for human interaction, but also promotes transportation choices that connect to transit stations.

### MULTI-MODAL CONNECTIVITY:

Kline is located within 2 miles from the City of Manassas and Manassas Park VRE stations. The current bike trail and path infrastructure located in the vicinity of the site, offers a  $\pm 12$  minute bike ride to these stations. In addition, a generous proposed internal pedestrian and trail network will ensure connectivity at various multi-modal transportation levels.





Prince William County, Virginia

DESIGN GUIDELINES

## ORGANIZATIONAL FRAMEWORK:

The development features an interconnected street grid which discourages through traffic. All entry roads terminate at parks which serve as the corridor's backdrop and a welcoming space into the community. This strategy also helps with traffic calming to reduce speed.

## PEDESTRIAN SHEDS:

Pedestrians will enjoy sidewalks on both sides of all streets. Recreational and social gathering spaces have been strategically located to serve residents at a walking distance. The commercial core area of the community is located within a typical pedestrian shed (5 minute walk) to most dwelling units within the community.

## WALKABILITY & BICYCLING

One of Kline's greatest amenities is the extensive network of pedestrian and bicyclist linkages. Pedestrian facilities have been carefully designed to encourage non-motorized travel. Standard and high visibility crosswalks are proposed all across the community, featuring appropriate signage warning motorists to yield to pedestrians and bicyclists.





**Paving materials** at crosswalks shall create identifiable ground plane links throughout the development. Stamped crosswalks are encouraged where possible, and high visibility crosswalk striping should be reserved for uncontrolled locations where the visibility benefits are most needed.

**Traffic Signage** shall be designed and installed in accordance with the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) and VDOT standards.



**Paving Markings** shall emphasize the walkable nature of the area and shall provide warnings to ensure safety of pedestrians and bicyclists.

**Bike Racks** need to support the whole bike (not just one wheel) and enable the user to lock the frame and wheels of the bike with a cable or "U-shaped" lock. The racks shall be installed on a wide sidewalk with five (5) or more feet of clear sidewalk space remaining. The racks shall be four (4) feet from fire hydrants, curb ramps, and building entrances. Bike rack quantities shall be determined at site plan per DCSM standards.



**Water Station** shall be located a minimum of 60' from the adjoining bike path. The system shall be ADA compliant, with freeze resistant features. The finish shall complement other site furnishing colors.

## MOBILITY STRATEGY:

The mobility strategy within Kline is to provide multiple opportunities or choices in travel. For pedestrian and bicycle facilities, the mobility strategy is the provision of sidewalks, trails, and amenities interconnected by a network of public spaces and parks. For vehicles, the mobility strategy is to expand the street network and enhance the existing infrastructure.

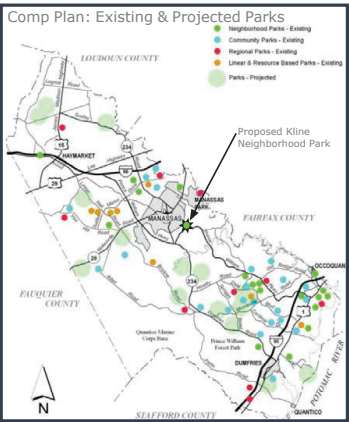
## MOBILITY ELEMENTS

Various site elements working together to create a harmonious sense of place is key in a walkable environment. The particular experience of a person in a particular setting is influenced by a person's perception of both physical and social elements. At Kline, numerous spaces provide opportunities for social interactions and these spaces include elements that encourage users to use non-motorized travel.

Sidewalk and plaza paving should be durable and easily maintained and repaired. If concrete is specified, when possible, individual unit pavers should be incorporated as edging or banding to create interest. In addition, concrete scoring (expansion and contraction joints) should be utilized to add variety and rhythm to the sidewalk and plaza paving, thus elevating its design above generic concrete sidewalks.

**NEIGHBORHOOD PARK:**

Per the Comprehensive Plan, new residential development with a density greater than 1 unit per acre should be within 1 mile of a neighborhood park, or provide such a facility. A review of the County's existing and projected parks shows a gap of neighborhood parks within the vicinity of the site. In an effort to enhance the quality of life of the existing community and provide optimal recreational amenities for new residents, Kline proposes an array of parks and amenities. Among these amenities is a centrally located large urban neighborhood park featuring tree save and reforestation areas, community greens and a plaza, as well as two playgrounds and a picnic area. In addition, almost half the eastern portion of the site is intended for recreational uses.



**AMENITY LEGEND:**

- 1 ENTRY PARK
- 2 TRANSITIONAL GREEN
- A ENTRY LINEAR PARK
- B LINEAR PARK
- C COMMUNITY GREEN
- D1 COMMUNITY PLAZA
- D2 PLAYGROUND (AGES 5-12)
- D3 PLAYGROUND (AGES 2-5)
- D4 NATURE GREEN
- D5 PICNIC AREA

**OPEN SPACE & RECREATION AREAS:**

The open space system for Kline consists of a significant perimeter buffering area, a centrally located network of parks/plazas, an open space/community garden area, and linear green pathways. Additional smaller scale pocket park areas are also included. The commercial area will feature an entry park, seating areas and pedestrian linkages connecting the non-residential areas.

Green spaces and amenities are strategically located, providing opportunities for people watching, outdoor socializing, and simply enjoying the outdoors. These spaces are interconnected with generous sidewalks, allowing non vehicular circulation throughout the community.

**WALKABILITY AMONG AMENITY DESTINATIONS:**

Kline provides a built environment that encourages non-vehicular circulation by connecting people with varied destinations of close proximity while offering visual interest in journeys throughout the network.

- E1 GARDEN GATHERING NODE
- E2 COMMUNITY GATHERING AREA
- E3 COMMUNITY GARDEN
- F LINEAR PARK
- G CORNER PARK
- H POCKET PARK
- I POND OPEN SPACE AREA
- J DEDICATED AREA (BY OTHERS)
- K POTENTIAL RECREATION/INSTITUTIONAL USE (BY OTHERS)

## 1 ENTRY PARK



## 2 TRANSITIONAL GREEN



## A ENTRY LINEAR PARK



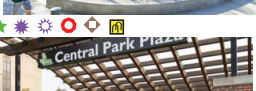
## B LINEAR PARK



## C COMMUNITY GREEN



## D1 COMMUNITY PLAZA



## D2 PLAYGROUND (AGES 5-12)



## D3 PLAYGROUND (AGES 2-5)



## D4 NATURE GREEN



## D5 PICNIC AREA



## AMENITIES:

In addition to the convenience of including commercial and other nonresidential uses in close proximity to the residential area, Kline also provides an array of opportunities for active and passive recreation. Amenities include several community parks that range from a central green neighborhood park embedded within a tree save/reforestation area, small pocket parks, greens and linear parks scattered within the community, to potential public recreational uses serving residents and the surrounding neighborhoods. Furthermore, Kline features a community garden where residents can collectively garden, connect with nature, and create a more sustainable local food system. This community garden will serve as a social gathering area, an outdoor classroom, and a retreat among other benefits and most importantly, it will foster a sense of community and ownership.

## AMENITY PROGRAM ELEMENTS:

- SITTING AREA
- LANDSCAPING/OPEN LAWN
- INFORMAL GATHERING
- FORMAL GATHERING
- DECORATIVE SITE FURNISHINGS (POTENTIAL BENCHES, TRASH RECEPTACLE, LIGHTING)
- THEMATIC DIRECTIONAL ID/SIGNAGE
- HARDSCAPE PLAZA WITH POTENTIAL SEATING WALLS
- PLAYGROUND
- POTENTIAL FREE STANDING PLAY STRUCTURES
- BIKE RACKS (PER DCSM STANDARDS)
- WATER STATION
- CLOCK

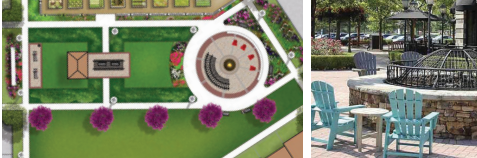
NOTE: AMENITY AREAS MAY INCLUDE ONE OR MORE OF THE POTENTIAL AMENITY PROGRAM ELEMENTS LISTED. LOCATION AND QUANTITIES TO BE DETERMINED AT SITE PLAN AND ARE SUBJECT TO CHANGE. These illustrative are intended to give a general graphic representation of the parks. Final design and location of elements to be determined at final engineering.



**E1 GARDEN GATHERING NODE** ■ ★ ☆ ○



**E2 COMMUNITY GATHERING AREA** ■ ★ ☆ ○



**E3 COMMUNITY GARDEN** ★ ☆



**F LINEAR PARK** ■ ★



**G CORNER PARK** ★ ☆ ○



**H POCKET PARK** ★ ☆ ○



**I POND OPEN SPACE AREA** ■



**J K POTENTIAL PUBLIC RECREATION/INSTITUTIONAL USE (BY OTHERS)**



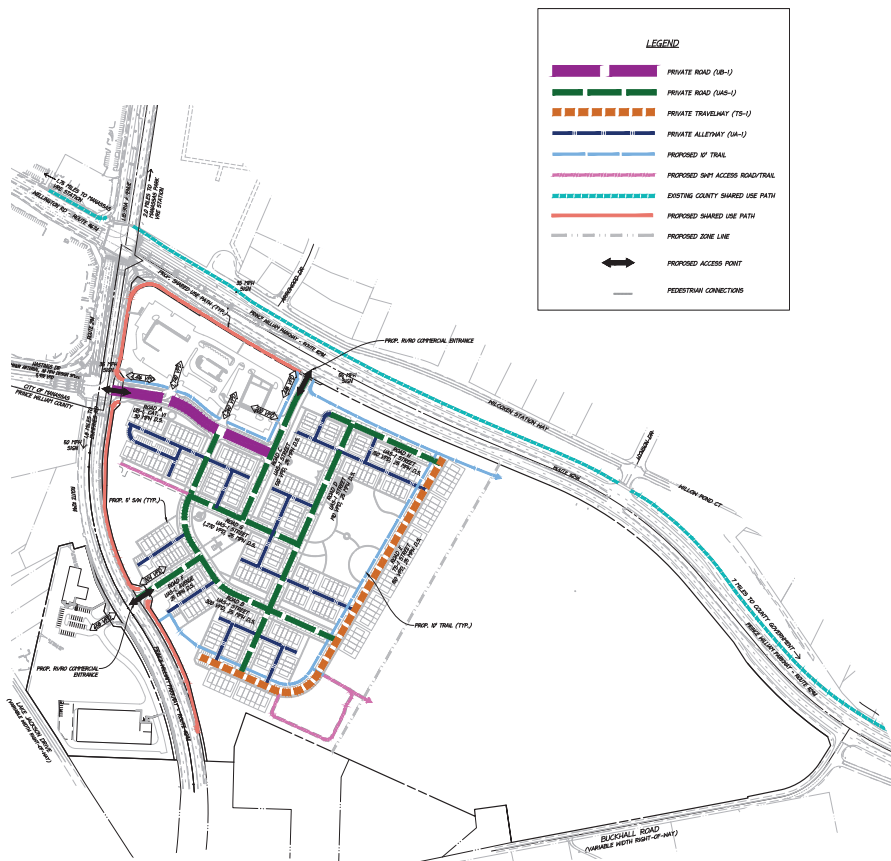
## AMENITY PROGRAM ELEMENTS:

Parks and gathering areas within Kline will feature elements that will provide an organized inviting streetscape appearance.

- SITTING AREA
- ★ LANDSCAPING/OPEN LAWN
- ☆ INFORMAL GATHERING
- FORMAL GATHERING
- DECORATIVE SITE FURNISHINGS (POTENTIAL BENCHES, TRASH RECEPTACLE, LIGHTING)
- THEMATIC DIRECTIONAL ID/SIGNAGE
- HARDSCAPE PLAZA WITH POTENTIAL SEATING WALLS
- ✕ PLAYGROUND
- POTENTIAL FREE STANDING PLAY STRUCTURES
- 🚲 BIKE RACKS (PER DCSM STANDARDS)
- 💧 WATER STATION
- ⌚ CLOCK

NOTE:  
AMENITY AREAS MAY INCLUDE ONE OR MORE OF THE POTENTIAL AMENITY PROGRAM ELEMENTS LISTED. LOCATION AND QUANTITIES TO BE DETERMINED AT SITE PLAN AND ARE SUBJECT TO CHANGE.

These illustratives are intended to give a general graphic representation of the parks. Final design and location of elements to be determined at final engineering.



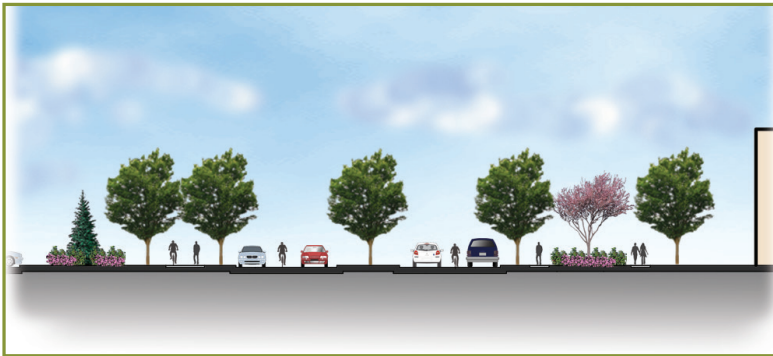
### STREET NETWORK & ACCESSIBILITY :

Kline's street grid encourages a pedestrian friendly circulation system with ample sidewalks and streetscape design. It provides for dispersion of traffic and multiple access points for emergency vehicles. Neighborhood streets encourage walking by providing sidewalks and trail connections as well as appropriate crosswalks at key intersections.

### TRAFFIC CALMING STRATEGIES:

Kline's street network is designed to lessen the impact of vehicle traffic. The lack of through streets slow down oncoming vehicles and give pedestrians a safe opportunity to cross the street. In addition, several colored stamped asphalt crosswalks will be installed which will not only slow traffic, but will enhance the appearance and function of the street, thus increasing its pedestrian friendliness. These strategies calm traffic and discourage cut through without losing the benefit of the street grid.

**A** PRIVATE ROAD UB-1



**B** PRIVATE ROAD UAS-1



**C** PRIVATE STREET TS-1



**KEY MAP:**












### OVERVIEW:

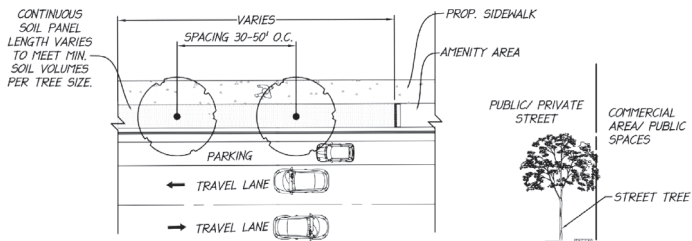
An organized street tree program will help provide the neighborhood with character definition. Streets within the community are assigned a different tree species creating a unique character and a sense of identity for its residents.

Deciduous street trees shall be provided along all roadways within the community in order to provide shade and to help define the neighborhood streetscapes.

Street trees to be spaced between 35-50 feet on center. Spacing to be determined upon soil volume calculations and in conformance with DCSM standards.

Sample list of plant material chosen may include:

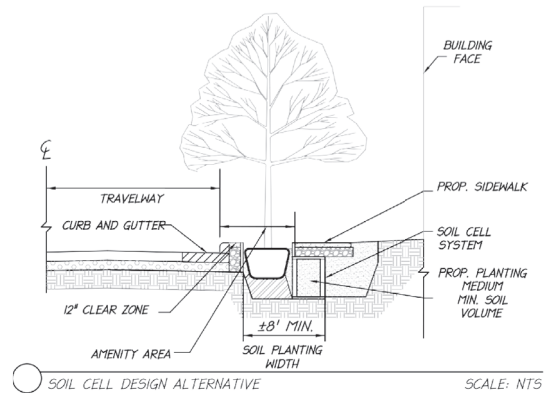
TREES TYPE A	TREES TYPE B	TREES TYPE C
Acer rubrum (red maple)	Liquidambar styraciflua (sweet gum)	Chionanthus virginicus (fringe tree)
		
Quercus phellos (willow oak)	Cladrastis kentuckea (yellowwood)	Magnolia virginiana (sweet bay magnolia)
		



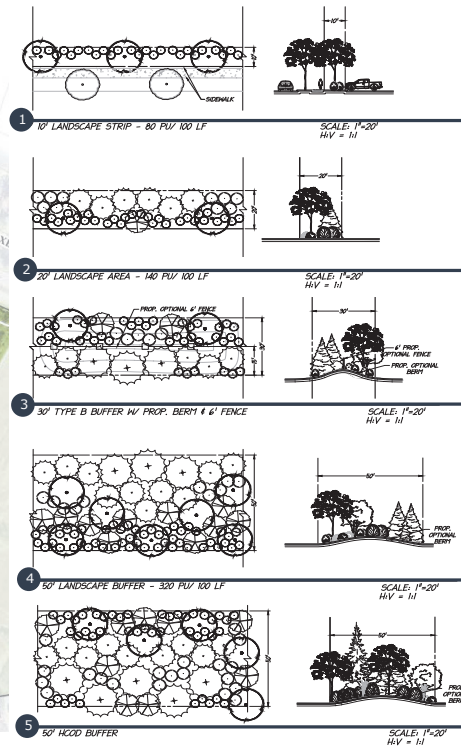
STREET TREE PLANTING DETAIL SCALE: NTS

### TREE PITS/AMENITY AREA:

Street tree planting shall be in conformance with detail 650.19 of the Design and Construction Standards Manual (DCSM). Tree pits shall provide adequate soil volumes per Table 8-8 of the DCSM. In the case where the streetscape design interrupts a continuous soil panel and dimensions to meet the minimum soil volume requirement, an alternate, acceptable design to support the root zone shall be implemented. Amenity panels will include a mixture of trees, shrubs and native ground cover.

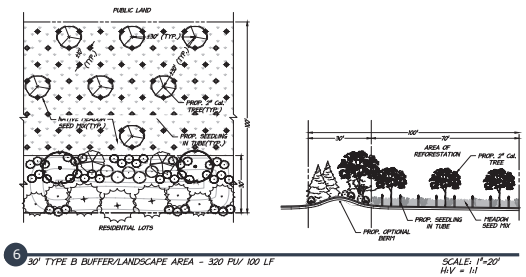


SOIL CELL DESIGN ALTERNATIVE SCALE: NTS



### BUFFERS & TRANSITIONAL AREAS:

Special attention has been given to mitigate transitions in uses and inadequate visuals by the use of buffers and landscaped areas within and at the perimeter of the community. Buffers in commercial areas are provided to adequately screen the use from adjacent residential properties as well as major thoroughfares. The types of buffers and their planting densities can be referenced from the Master Zoning Plan.



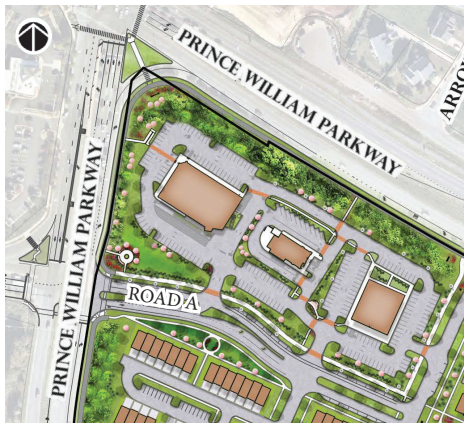


# PART II: Commercial Plan Details

Design Guidelines

Prince William County, Virginia

PMR



B-1



Prince William County, Virginia



DEVELOPMENT PROGRAM:

Approximately 146,000 gross square feet of commercial building area is programmed throughout the commercial component of Kline. These areas shall develop pedestrian nodes/plazas and encourage connection of non-residential spaces. All pedestrian circulations shall comply with the ADA standards.

Images shown are for informational purposes only and subject to change at time of site plan.



DESIGN GUIDELINES



## LOCATION & MASSING

Within pad sites, building siting and parking design should maximize opportunities for pedestrian and vehicular circulation between adjacent sites, such as inter-parcel connections and pedestrian pathways.

Pedestrian features are encouraged. Such features shall enhance the pedestrian environment and may include: patio/seating area, pedestrian area with benches, water fountain, clock tower, or other focal features or amenities.

Structures should not create unattractive views from neighboring uses by orienting blank building walls toward neighbors. Any visible building walls should incorporate architectural elements to create visual interest.

## FACADES

Principal entry to the building must be made prominent with canopies, overhangs, protruding mass or recessed mass.

Primary building materials should include brick, stucco, metal panel, siding, stone, cementitious materials and/or other equivalent materials.



## STORE FRONTAGE

Storefronts shall be allowed to express their individual character or "brand identity" so that a varied "texture" and experience can be achieved along the length of the street.

Recommended materials are wood, metal, brick, stone, glass and concrete, as well as plaster. A max. of 3 surfaces to be used in any one storefront.

Storefront facades, recessed doorways, outdoor spaces and passageways should be lit.

Awning material should be of a woven fabric or other material that projects the natural appearance of canvas. Contemporary metal canopies are also encouraged.

Awnings shall be simple in design with subdued patterns and a minimum of colors.

Awnings may encroach upon the sidewalk with no limits.



## WINDOWS/DOORS

Long expanses of wall unrelieved by fenestration or architectural articulation are not permitted.

Building entries should be clearly delineated and readily visible.

Large storefront display windows, located at the street level, where goods or services are visible from the street, are particularly encouraged.

Window sill height shall maintain a minimum 18" above the sidewalk elevation and shall not exceed 36".

## DETAILS

All canopy lighting must be recessed so as to not extend below the plane of the canopy.

Smaller scale, natural materials are encouraged whenever possible, especially on the predominant facades and near pedestrian areas.

When making a transition from one material to the next, it is recommended that the change occur at a hard edge or "bump-out" in the facade. This helps to create a surface for the first material to terminate into before the second one begins.

Buildings shall have a defined base, middle, and top.



## SIGNAGE/PROPORTION

Signage shall be coordinated with building materials and colors, and lighting shall utilize a consistent theme or style.

Signage, lighting, landscaping, and other exterior elements shall all be designed to complement and be in scale with the facade.

Secondary facades should be balanced in design and shall provide a distinction between lower and upper sections of the building.

Secondary signs for additional visibility at the rear and/or side of the buildings are allowed but such signs shall be compatible with the building and storefront as well as fit the overall character of the area.

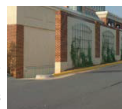
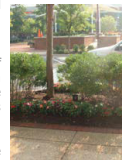
All building face elements shall be coordinated with the landscape plan to ensure balance, proportion, and continuity.

## PARKING/SCREENING

Parking areas should provide pedestrian linkages to the commercial structures and include crosswalks where appropriate.

Loading docks, truck parking, utilities, trash receptacles etc. should be located and screened in such a way that they are not viewed from the main street.

Mechanical and other equipment mounted on rooftops must be screened from view from public street. Screening used for roof-mounted equipment shall be designed as an integral part of the architecture to complement the building's mass and appearance.



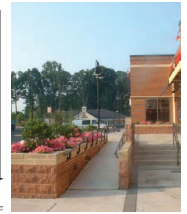
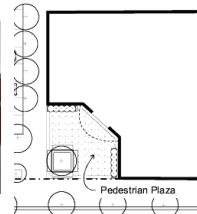
## GENERAL GUIDELINES:

Architectural guidelines encourage creative and well-designed individual expressions of tenant identity. Aesthetically appealing storefronts are essential to the creation of a dynamic and exciting dining, shopping, and leisure environment. Free-standing commercial buildings provide distinctive visual anchors which increase the mix of uses in the neighborhood.

Through the use of carefully selected materials, colors, graphics, effective lighting, sensitive detailing and fixtures, each commercial building within Kline should become a distinct and expressive participant in creating the community's "sense of place." The collection of these unique buildings will make the street experience a truly remarkable one.

## SENSE OF PLACE:

Open areas for public congregation shall be encouraged to the extent that these spaces do not interfere with pedestrian and vehicular flow, as well as activities occurring at the building edge. Pedestrian area with benches, water fountain, clock tower, or other focal features or amenities shall be strategically located to enhance the pedestrian experience. Special paving is preferred in these areas.







1 Overall Community Entry Feature



Max. Height: 10'  
Max. Area: 64 SF

2 Secondary Community Signs



Max. Height: 10'  
Max. Area: 64 SF

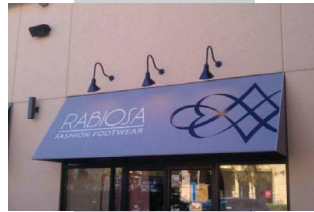
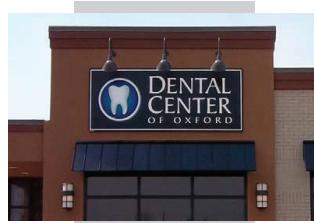


Max. Height: 5'  
Max. Area: 4 SF

3 Retail Shared Pylon Sign



Max. Height: 20'  
Max. Area: 80 SF



Max. Area: 2 SF per 1' of unit width

4 Secondary Retail Sign



Max. Height: 10'  
Max. Area: 80 SF

FOCAL POINTS:

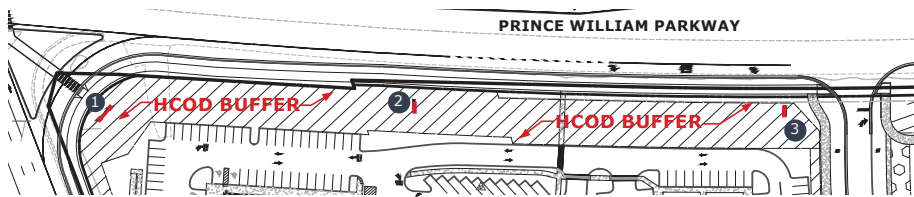
Entry signage shall be designed as an integral part of the community and may incorporate lighting and be visible from the street without encroaching into the public right-of-way. The principal entry to the commercial area must serve as a gateway and be made prominent with canopies, overhangs, protruding or recessed mass.

SIGNAGE:

A main community sign will serve as a focal point at the intersection of Prince William Parkway and Liberia Avenue. Commercial freestanding signs and secondary residential signs will all be consistent in design and materials to the monumental entry sign. Within the commercial buildings, sign type, style, materials and color shall be compatible with the building and the site. Height and area of all signs shall be in conformance with the zoning ordinance.

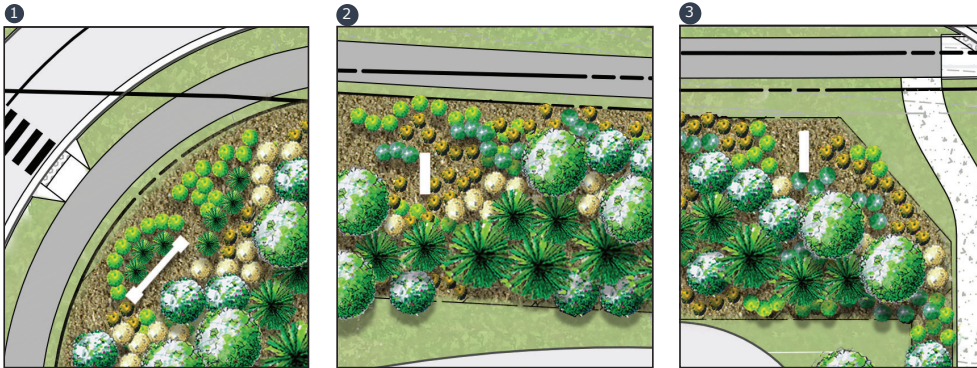
Building and business identification signs should state the name and address number of the building/business.





### HCOD SIGNAGE:

Proposed road frontage signage will be integrated into the Parkway's Highway Corridor Overlay District (HCOD) landscaping in a manner that meets the minimum HCOD requirements while allowing optimal visibility. The graphics on this page provide further details of the requirements, location and landscaping for these signs.



**Benches:** Seating must occur along streetscapes, plazas and open spaces, and shall be consistent with site furnishings implemented throughout the commercial area. Benches should be placed outside of the main pedestrian flow, but within close proximity to pedestrian zones. Seating should be placed in shaded open spaces; fixture/planting zone, plazas, parks and bus stops; to invite longer stays.



**Trash Receptacles** shall complement other furnishings and help to unify the image. Trash receptacles should not interfere with pedestrian traffic and therefore should be located within the planting zone near or along curbs for easy maintenance access.

**Planters** shall be used to visually enhance the space and provide areas for landscape relief, as well as to reduce or accent an architectural mass. Planters should be designed with consideration to both the physical form of the planters, as well as the plants used within each planter.



### STREETSCAPE ELEMENTS:

Sidewalks may be concrete, brick or other acceptable material but may incorporate decorative elements such as paver banding, interesting patterning in the concrete or other elements.

Pedestrian crosswalks shall be clearly marked with contrasting surface materials that complements the sidewalk paving.

Street trees shall be planted in grates or planting strips no less than 30 feet on center where feasible. Variations in the street tree pattern to acknowledge building or store entrances and other significant features shall be allowed.

### SITE FURNITURE:

Site furnishings shall play an important role in the overall character of the commercial area. Careful consideration must be given to the selection of site furnishings, such as those shown to the left. Coordination of materials and colors, functionality, durability and handicap accessibility are paramount to the selection and implementation of furnishings.

#### Recommended Colors:

- Grey
- Dark blue
- Black

#### Recommended Materials:

- Aluminum/Cast Aluminum
- Cast iron

Street furnishings shall be of high quality, consistent with the style and color of the selected streetscape light fixtures as well as other approved elements.



## LANDSCAPE ELEMENTS:

## Landscape Scheme

### CROSSWALKS WITH SPECIALTY PAVING

### TRASH RECEPTACLE (TYP.)

### SPECIALTY PAVEMENT

### BENCH (TYP.)



### CENTRAL FOCAL POINT

### PASSIVE OPEN SPACE

### ENHANCED LANDSCAPING

### PEDESTRIAN AMENITIES (BIKE RACKS, BENCHES, TRASH RECEPTACLES, WATER STATION)

### STREET LIGHT (TYP.)

### ENTRY ENHANCED LANDSCAPED AREAS



Landscaping in commercial areas shall provide for the following:

- Defining public gathering areas and pedestrian ways.
- Utilize a street tree hierarchy plan.
- Screening of utility transformers and pedestals, commercial trash and loading areas.
- Screening of cars in parking lots from street and pedestrian paths.
- Provide for adequate tree canopy in parking lots to reduce heat island effects.
- Provide for adequate landscaping to transition between dissimilar uses.

Sample list of plant material chosen may include:

#### CANOPY TREES

Willow Oak  
Pin Oak  
Columnar Maple  
Japanese Zelkova  
American Elm Imp. Var.  
London Planetree

#### ORNAMENTAL

Eastern Redbud  
Serviceberry  
Flowering Dogwood  
Crape Myrtle

#### SHRUBS

Azalea Sp.  
Hydrangea Sp  
Inkberry Holly  
Helleri Holly  
Blue Princess Holly  
Viburnum Sp.

## PLANTING AREAS & BUFFERS

Special landscape treatments, such as intensifying the size of trees, accent trees, decorative structures, accent lighting and special paving, should be provided at all primary commercial project entries and corners, and should highlight key features such as entry monument signs and other hardscape features.

Landscaping should be emphasized to designate the primary entry into commercial buildings. Annual flower beds should be used to provide an attractive accent element at project and building entries, monument signs, and other focal points. Tree and shrub planting should be grouped together to create strong accent points within the site plan unless circumstances dictate otherwise. Layered landscaping and a mix of deciduous and evergreen trees should be incorporated in the landscape design. Plant palettes should emphasize massing and form rather than individual or small groupings of shrubs and trees.

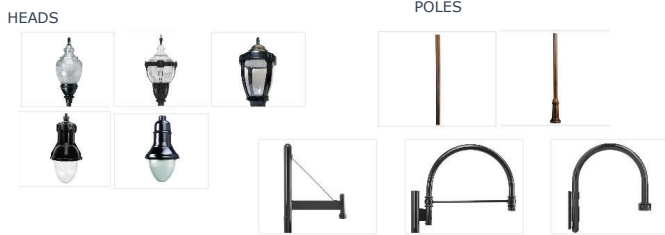
Landscaping design should consider maintenance needs and maintenance personnel access, particularly in areas near roadways. Tree placement should provide maximum shading of streets, sidewalks, parking areas, and outdoor public spaces without overhanging adjacent pedestrian and driving areas. Tree selection and siting should be designed to avoid future conflict with storefront and/or commercial sign visibility.

These illustratives are intended to give a general graphic representation of the public spaces. Final design and location of elements to be determined at final engineering.





### Light pole examples:



### Commercial lighting examples:



**PEDESTRIAN SCALE (8-15'):**  
To be used on commercial sidewalks, residential areas, plazas and parking areas.

**URBAN ROADWAY SCALE (15-25'):**  
To be used on main access avenue and parking areas.

### OVERALL LIGHTING PROGRAM:

The scale and design of the outdoor lighting within Kline is a critical element in determining the visual appeal and ultimate aesthetic success of the streetscape experience. Appropriate mounting height, arm length, pole/base diameter, and luminaire arrangement/size can visually impact scale. Kline's lighting program should be balanced, create a dramatic effect and have the appropriate scale.

### LIGHTING ELEMENTS:

Lighting shall be located and mounted to ensure safety and to minimize maintenance burdens. Full cutoff lantern style fixtures are required for all areas. Such lighting shall be designated on the construction plan for Kline and shall follow all Federal and Local standards for placement and intensity. The lighting plan shall conform to lighting plan guidelines.

Decorative seasonal banners are encouraged. Banners on light fixtures shall be made from fabrics that will withstand prolonged exposure to the sun and will allow air movement through the banner and discourage damage by strong winds.

Bollards should be both functional and aesthetically pleasing and provide adequate illumination to pedestrian pathway and plazas. Bollard design, location and durability must consider emergency and maintenance vehicles. Design should respond to the architectural style of the area and streetscape elements.

The street lights and general lighting scheme will be similar throughout the residential area and recreational amenities.



# PART III: Residential Plan Details

Design Guidelines

Prince William County, Virginia



### Rear Loaded Townhouse



Front Facade

### Front Loaded Townhouse



Front Facade

#### DEVELOPMENT PROGRAM:

Kline's community plan shall provide a variety of home types featuring unique architectural styles.

A residential housing mix of single family attached units such as rear-loaded townhouses and front loaded townhouse.



### DESIGN, DETAILS & MATERIALS:

Kline's architecture inserts design elements in the proper proportion and sizes. The design is focused on the appropriate use of materials and how they are used on all facades. Specific attention will be placed on choosing the right blend of colors. Colors of the front doors, shutters, roof shingles, columns, rails, brick, stone, and siding, all work together to create a beautiful exterior.

Architectural features may include:  
Elegantly classic exterior design appointed with a mix of materials, painted front door, shutters, gable dormers, bay windows and porches, among others.



#### LEGEND:

- ★ FOCAL POINT
- VISTA TERMINATION POINT

#### FOCAL POINTS:

Terminated vistas provide views that focus on a consciously chosen object or scenes to draw visual attention and enhance the human experience. These elements are a key component to place making. An iconic building at the end of a street, vertical elements, parks and corner plazas, among others, provide visual interest to a place. Kline will include these techniques as part of its place making strategy and will focus on these areas to bring aesthetically pleasing environments to the community.

#### SIGNAGE

A hierarchy of freestanding community signs has been established for the Kline community. In the residential area, freestanding column signs (Type 2b) are proposed along access points. Secondary monument signs (Type 2a) are proposed at the end of 2 entry streets.





### RESIDENTIAL STREETScape:

In an effort to create a sociable, pedestrian-scale neighborhood, Kline utilizes alleyways to separate the vehicular access from the home's front yard experience, thus enhancing the walkable character of the community. Front loaded units are only located at the development's edge, mostly on the eastern boundary.

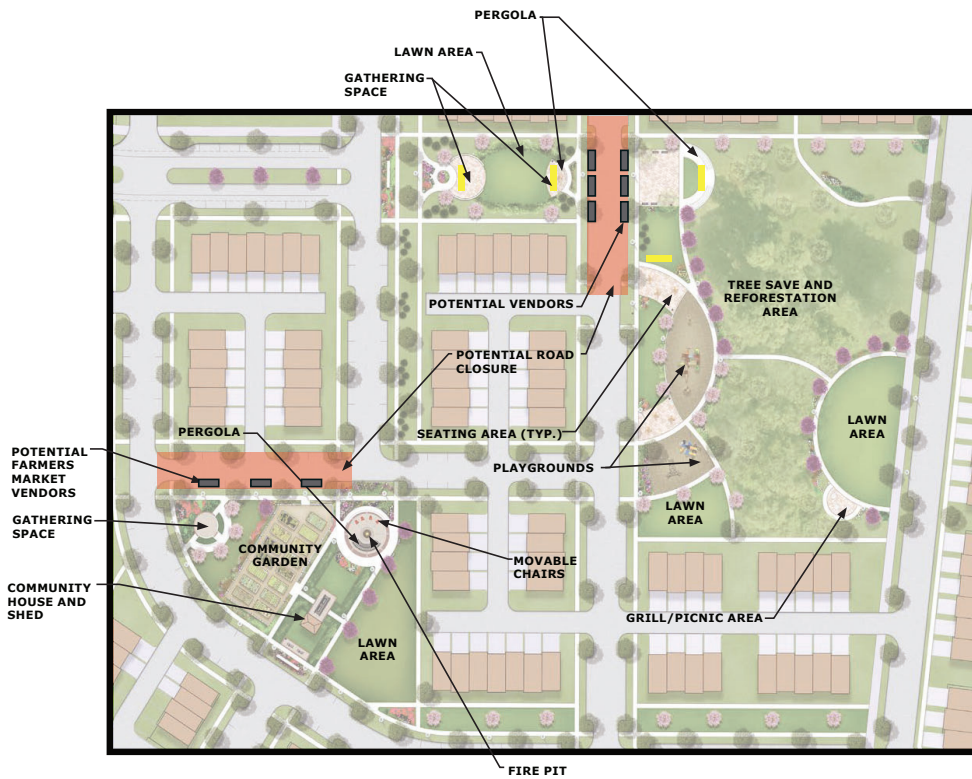
The extensive street grid within Kline allows for the neighborhood residential streets to be quieter with relatively low traffic volumes and speeds. On-street parking slows traffic and provides a buffer between pedestrians and moving vehicles.

The streetscape is intended to play a key role to support the social life of the neighborhood and focuses on buffering the sidewalk and adjacent homes from vehicles passing in the street and providing a generous, useable public realm through landscaping strips, sidewalk connections, and useable space and amenities.

### PUBLIC REALM CONNECTIONS:

The proposed public realm framework within Kline establishes connections between parks, homes and different land uses. Within a five-minute walk of most people's homes, the development designates specific areas for commercial, potential parks, community gardening, recreational activities, or other gathering places. The different destination choices, along with a pleasant and safe built environment encourages residents to walk and create a lively and positive public realm.





### SPECIAL EVENTS:

The amenities within Kline provide the setting for the community to program special cultural events. The interconnected street grid allows for temporary road closures without major disruptions of vehicular circulation. These optional road closures provide additional space for pedestrians to enjoy small scale farmer's markets and movie nights.

**POTENTIAL LOCATIONS FOR TEMPORARY SCREEN FOR PROGRAMMED MOVIE NIGHTS.**





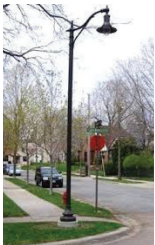
Playground Example



Community Garden Concept



Street Furniture Examples



Lighting Example



Pocket Park Design Concept



Streetscape Design Concept



Freestanding Playground Examples



Bike Trails

## Streetscape Elements & Amenity/Site Furniture

### STREETScape ELEMENTS:

With narrow two-way streets and parking on both sides, cars move very slowly and pedestrians feel safe. Elements such as width, curb return radii, on-street parking and a degree of connectivity are vital to walkability. Just as important to walkability is what lies beyond the curb which includes landscaping, sidewalks, street furniture and lighting. The street trees, on-street parking and building structure should offer enclosure.

**Street trees:** Shade trees specified are to be appropriate for the contextual setting with a proven record of durability. Canopy cover should provide adequate shading to pedestrians while not blocking signage on adjacent building facades. They should be planted with regular spacing in straight rows to create a continuous street edge.

**Lighting:** The lighting is to be pedestrian scale lighting, which ranges between 12' and 15' tall. Wherever possible, cobra head style fixtures are not to be allowed.

**Sidewalks:** All sidewalks shall have a minimum width of 5 ft.

### SITE FURNITURE:

Kline's residential area, pocket parks, and amenities will feature similar site furniture elements in color, style, and placement as the commercial area.

Recommended Colors:

- Grey
- Dark blue
- Black

Recommended Materials:

- Aluminum/Cast Aluminum
- Cast iron



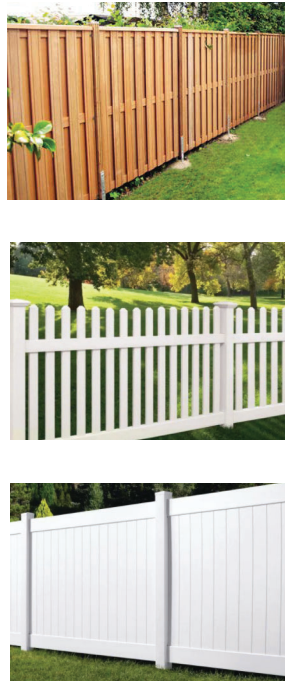
### Representative Community Garden Fencing



### Representative Seat Walls



### Representative Residential Fencing



#### AMENITY FENCING AND WALLS:

Fencing on amenity communal areas shall be made of aluminum or iron and finished with black paint, or paint which complements the color of the selected site furniture. Brick or stone piers and bases are encouraged.

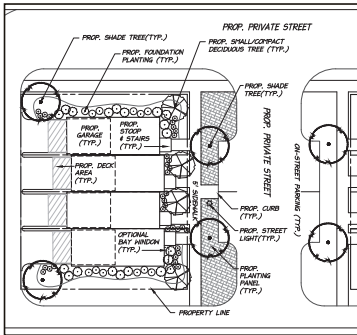
#### RESIDENTIAL FENCING:

Private on-lot fencing may be provided in order to compliment the unifying effect within the neighborhood. Fence locations would generally occur along the side and rear yards. Fence material would consist of wood, natural or white in color. Property corners must be established prior to the installation of fences. All fences shall be installed so that encroachment to the adjoining lot does not occur. Gates shall match the design, material, and color of the associated fence.

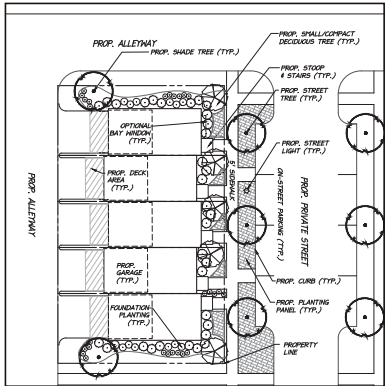
#### SEAT WALLS:

The placement of seat walls within the amenity areas help define outdoor rooms, identify space, and highlight focal points. Seat walls can be coordinating concrete block or stone with cap. Concrete walls complement well a contemporary style space.

Rear Loaded Townhouse detail:

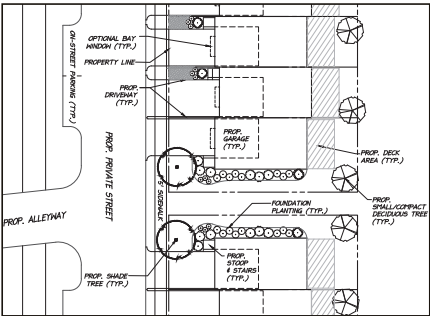


16' UNITS

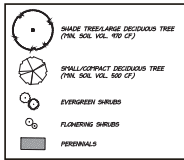


20' UNITS

Front Loaded Townhouse detail:



Plant Legend:



LANDSCAPE SCHEME:

Proper landscaping on residential properties promotes a sense of community, creates a more pleasant living environment, and promotes water and resource conservation, including but not limited to, storm water retention/percolation and best management practices. Choosing the correct plant material for the local environmental constraints will also ensure survival and success of the landscape. The use of native and improved cultivars can reduce the overall maintenance and resource allocation needed for the landscape.

Sample list of plant material chosen may include:

CANOPY TREES

Willow Oak  
White Oak  
Red Oak  
Pin Oak  
Red Maple  
Hickory  
Japanese Zelkova  
American Elm Imp. Var.  
London Planetree

SHRUBS

Azalea Sp.  
Hydrangea Sp  
Inkberry Holly  
Helleri Holly  
Spicebush

ORNAMENTAL/ EVERGREENS

Eastern Redbud  
Serviceberry  
Flowering Dogwood  
Witch Hazel  
Crape Myrtle  
Saucer Magnolia  
Sweetbay Magnolia  
White Pine  
American Holly  
Eastern Red cedar

PERENNIALS

Lavender  
Sage  
Sedum  
Daylily Sp.  
Black-eyed Susan  
Iris  
Switch grass  
Liriope



# Design Guidelines

Prince William County, Virginia

Kline Community

Stanley Martin

## Proposed Sign Standard Modifications

A coordinated set of freestanding signs are proposed within the PMR. The county sign ordinance anticipates the segregation of uses and does not fully address the coordination of signs being proposed for Kline Properties mixed use area.

The following new freestanding sign types are proposed:

1. Overall Community Entry Feature Sign 64 square feet
2. a. Secondary Community Signs 64 square feet
2. b. Secondary Community Signs 4 square feet,
3. Retail Shared Pylon Sign

The zoning ordinance provides the following specific requirements for Freestanding signs:

**Sec. 32-250.28. Location, number, size, height and code reference for signs.**

**Schedule A: Nonresidential Uses within Planned Mixed Use Zoning Districts:**

Sign Type	Number permitted per Lot or tenant (as specified herein)	Maximum Sign Area (sq. ft.)	Maximum Sign Height (ft.)	Code Reference
Freestanding (multi-tenant)	<del>1-3</del> per 800 feet of linear street frontage as represented in design guidelines. <del>Separate freestanding signs for pad sites not permitted</del>			
<u>Overall Community Entry Feature sign located in Secondary commercial use area (sign type 1 in design guidelines)</u>	<u>1 at intersection of Prince William Parkway and Liberia/Wellington</u>	<u>64 square feet</u>	<u>10 feet</u>	<u>N/A</u>
<u>Retail Shared Pylon (sign type 3 in design guidelines)</u>	<u>1 on Prince William Parkway frontage at location shown in design guidelines</u>	<u>80 square feet</u>	<u>20 feet</u>	<u>N/A</u>
<u>Secondary Retail Sign (sign type 4 in design guidelines)</u>	<u>1 on Prince William Parkway at intersection of Road C</u>	<u>80 square feet</u>	<u>10 feet</u>	<u>N/A</u>

Schedule B: Residential Projects within Planned Mixed Use Zoning Districts:

Sign Type	Residential Uses	Residential Projects		
	Prohibited	Number	Maximum Sign Area	Maximum Height
Freestanding		<del>1 per project entrance</del>	<del>64 per sign</del>	<del>12</del>
<u>Secondary Community Sign (sign type 2a in design guidelines)</u>		<u>1 at intersection Road A and Road C</u>	<u>64 square feet</u>	<u>10 feet</u>
<u>Secondary Community Sign (sign type 2b in design guidelines)</u>		<u>1 at intersection Road C and Prince William Parkway and 1 at intersection Road F and Prince William Parkway</u>	<u>4 square feet</u>	<u>5 feet</u>

VICINITY MAP  
SCALE: 1" = 2000'

3. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS GPM# 7095-23-0464, 1 7095-23-0402, AND ARE SUBJECT TO THE PROPOSED REZONING REITERATED BECAUSE OF THE STATUS OF THE PARCELS AS SUBJECT TO THE PROPOSED REZONING. THERE IS NO "OUT OF" OR "SUBJECT" REZONING REITERATED.
4. THE PARENT RESIDENT PERMIT FOR THE SITE IS 2016-000-0001.
5. THE PROPERTIES ARE NOW IN THE ZONES OF:  
GPM# 7095-23-0464  
HCLF, INC. AS RECORDED IN DEED BOOK 3102 AT PAGE 958 AMONG THE LAND RECORDS OF CLATSOP COUNTY, OREGON  
GPM# 7095-23-0402  
GRIFFIN VENTURES, INC. AS RECORDED IN DEED BOOK 2944 AT PAGE 1407 AMONG THE LAND RECORDS OF CLATSOP COUNTY, OREGON
6. TITLE INSURANCE BY ESTATE OF PRINCE HILLANTY COMPANY, FILE NUMBER PE-45916-0004, DATED OCTOBER 14, 2008 AND FILE NUMBER PE-45916-00046, DATED FEBRUARY 14, 2009.
7. THE BOARD'S SHOWING HEREON IS BASED ON A FIELD RUM SURVEY BY THIS FIRST PREPARED ON NOVEMBER 9, 2005.
8. THE CONTOUR INTERLINE IS 2 FEET.
9. THIS SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA), A NATIONAL FLUID DEFLECTION (NFD), HAS BEEN APPROVED (FD# AFD506-000400000) IN CONNECTION WITH THE PARENT RESIDENT.
10. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE PROPERTY SHOWN HEREON. THE PROPERTY SHOWN HEREON IS NOT A MAP MAP NO. W800027.2, 2, PANEL 07 OF 350, WITH AN EFFECTIVE DATE OF JANUARY 5, 1986.
11. THERE IS NO EVIDENCE OF A CEMETERY OR BURIAL GROUNDS ON THIS SITE.
12. THE SUBJECT PROPERTY DOES NOT HAVE ANY OF HIGHLY ENDORSEABLE SOILS FOR THE PROPOSED REZONING. THE PROPERTY SHOWN HEREON IS NOT A MAP MAP NO. W800027.2, 2, PANEL 07 OF 350, WITH AN EFFECTIVE DATE OF JANUARY 5, 1986.
13. EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION OF ANY KIND AS REQUIRED BY THE STATE OF VIRGINIA AND PRINCE HILLANTY COUNTY.
14. THIS SITE IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
15. ALL STOPWORKER MANAGEMENT SHALL BE OBTAINED, UNDERSTOOD AND MAINTAINED BY THE FEE RESPONSIBLE PARTY FOR THE PROPERTY SHOWN HEREON.
16. TRAFFIC AND/OR DIRECTIONAL SIGNAGE SHALL BE PROVIDED AS NECESSARY SUBJECT TO APPROVAL OF THE PRINCE HILLANTY COUNTY DEPARTMENT OF TRANSPORTATION.
17. ALL TRAVELWAYS PROPOSED MUST BE PRIVATELY MAINTAINED.
18. LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH PRINCE HILLANTY COUNTY ZONING ORDINANCE.

**SPECIAL USE PERMIT AREA: 12.85 ACRES (110.87' S.F.).**  
**ZONE: PWR (001.50)-M-3A**  
**\*THIS PARCEL IS SUBJECT TO THE KLINE COPARTNERSHIP REZONING (REC 200-0002). SEE NOTE 2 - THIS SHEET.**

**EXISTING USE: VACANT LAND**  
**PROPOSED USE: PHARMACY WITH DRIVE-UP WINDOW SERVICE**  
**MAXIMUM BUILDING HEIGHT PERMITTED-PROVIDED: 45'**  
**MINIMUM SETBACKS REQUIRED:**  
**FRONT: 20' FROM RIGHT-OF-WAY**  
**MINIMUM LOT WIDTH: 1 ACRE**  
**MINIMUM LOT AREA: NONE**  
**OPEN SPACE REQUIRED: 200'**  
**OPEN SPACE PROVIDED: 1308'**  
**MINIMUM LOT COVERAGE: 60%**  
**PROVIDED LOT COVERAGE: 65%**  
**MINIMUM FAR ALLOWED: 0.40**  
**PROVIDED FAR: 10.14**  
**PROPOSED BUILDING AREA: 14,800 G.S.F.**  
**11,500 G.S.F.**

**PARKING REQUIRED:**  
1 PER 200 NET S.F. UP TO 50,000 NET S.F.  
217,100 NET SQ. FT. = 56 SPACES REQUIRED

**PARKING PROVIDED:**  
75 SPACES (4 HANDICAP ACCESSIBLE - 3 REQUIRED)

**LOADING SPACES REQUIRED:** 1 FOR UP TO 30,000 NET SQ. FT.  
= 1 LOADING SPACE REQUIRED/PROVIDED

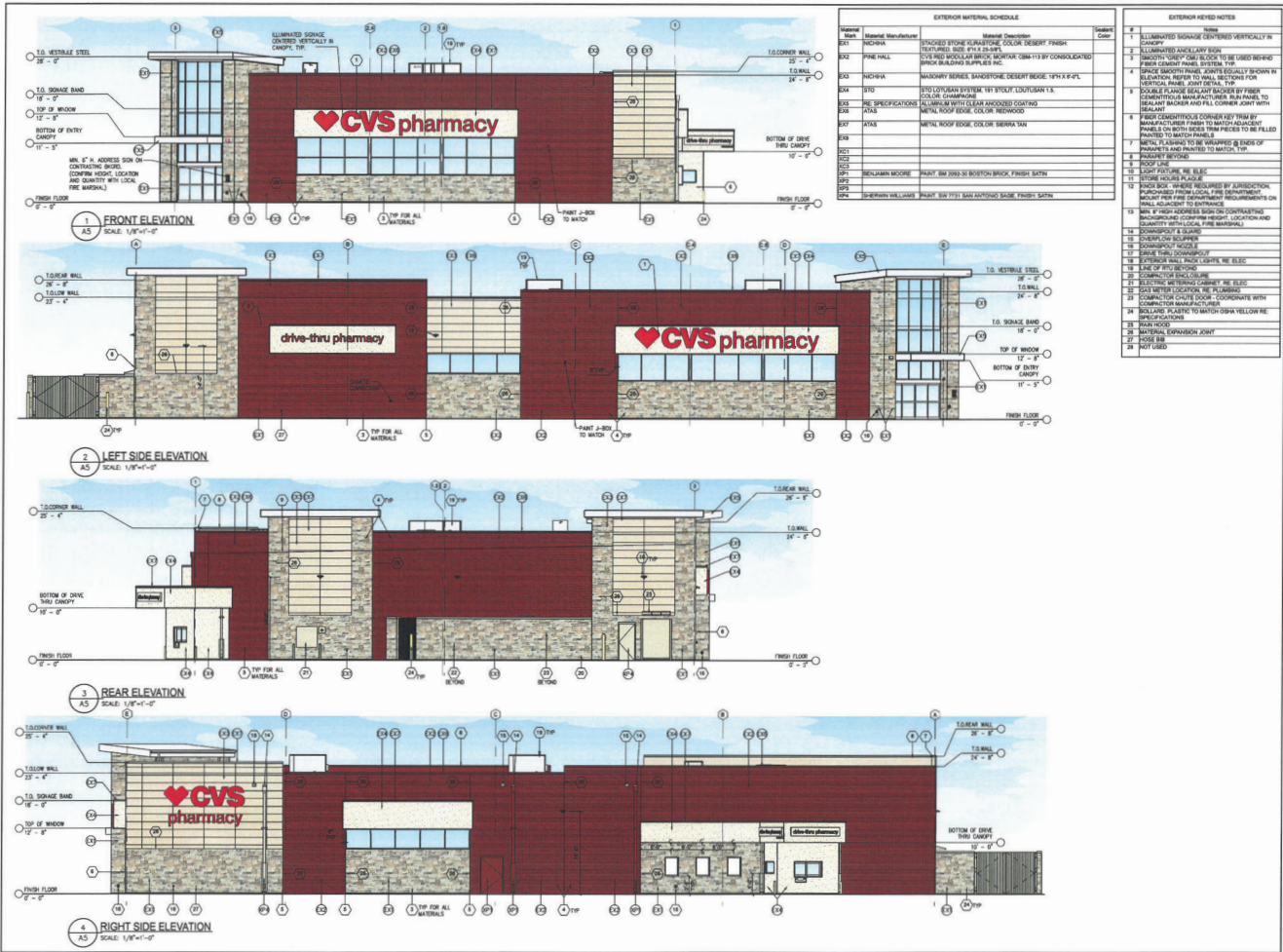
**STACKING SPACES:**  
REQUIRED 4 STACKING SPACES FOR EACH WINDOW  
PROVIDED 4 PER WINDOW

1. COVER SHEET
2. SPECIAL USE PERMIT PLAN
3. LANDSCAPE PLAN





0444651-2-0 Kline Property - Pad 1 - CYS/ENG/GEOP/Pad 1 CYS - SMP/4651-2-0\_Pad 1-ENG.dwg



**CVS pharmacy**

14K\_LR\_BUMPOUT  
LEFT CHAMFER ENTRY  
RIGHT BUMPOUT DRIVE THRU  
STORE NUMBER: 1801  
PRINCE WILLIAM COUNTY & ETC. 204 (SEC)  
MANASSAS, VA 20108  
PROJECT TYPE: RELOCATION  
DEAL TYPE: FEE FOR SERVICE  
CS PROJECT NUMBER: 101552

**LDG**

Larson Design Group, Inc.

1000 Commerce Park Drive  
Suite 201  
Wilmington, PA 17370  
Phone: 717.323.6603  
Fax: 717.323.9952  
www.larsondesigngroup.com

**ARCHITECTS ENGINEERS SURVEYORS**

**DEVELOPER:**

JEV & LLC  
1540-B UNION ROAD  
UNION COMMONS OFFICE PARK  
GASTONIA, NC 28054  
TEL: (704) 867-4628  
FAX: (704) 867-4623

**SEAL:**

REVISIONS:

NO.	DESCRIPTION

CVS PH: CL  
DRAWING BY: JMM  
DATE: 23 MAY 2017  
JOB NUMBER: 6550-201  
TITLE: EXTERIOR ELEVATIONS  
SHEET NUMBER: A5  
COMMENTS:



[illegible]

Signage Revised 6/8/17  
by:

**SERVICE  
NEON  
SIGNS  
INC**

6611 IRON PLACE  
SPRINGFIELD, VA.  
2215

PHONE: (703) 354-3000  
FAX: (703) 354-5810



14K\_LR\_BUMPOUT  
LEFT CHAMFER ENTRY  
RIGHT BUMPOUT DRIVE THRU  
STORE NUMBER: 1801  
PRINCE WILLIAM PKWY & RTE 294 (SEC)  
MANASSAS, VA 20110  
PROJECT TYPE: RELOCATION  
DEAL TYPE: FEE FOR SERVICE  
CS PROJECT NUMBER: 101552



Larson Design Group,

1000 Commerce Park Drive  
Suite 201  
Williamsport, PA 17701  
Phone: 570.323.6603  
Fax: 570.323.9902  
[www.landscapeincorp.com](http://www.landscapeincorp.com)

DEVELOPER

JEM X, LLC  
1540-B UNION ROAD  
UNION COMMONS OFFICE PARK  
GASTONIA, NC 28054  
TEL: (704) 867-4628  
FAX: (704) 867-4775

SEAL:

REVISIONS:

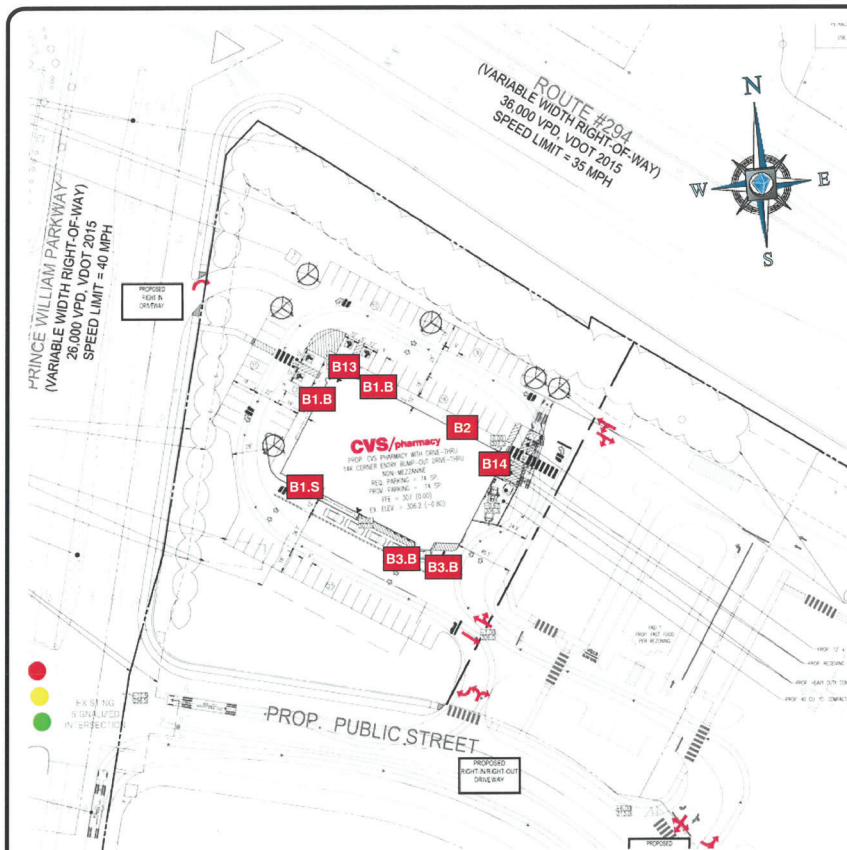
CVS PM: \_\_\_\_\_  
DRAWING BY: \_\_\_\_\_  
DATE: 22 MAY 2017  
JOB NUMBER: \_\_\_\_\_

### EXTERIOR ELEVATIONS

SHEET NUMBER

COMMENTS

A5



- B1.B** — ♥CVSpharmacy - IL-33-CL-L - Qty 2  
(93.58 ft² ea.)
- B1.S** — ♥CVS pharmacy - IL-43-CL-S - Qty 1  
7' 2 1/2" x 14' 9 1/8" (106.40 ft²)
- B2** — 18" drive-thru pharmacy - Illuminated - Qty 1  
24 1/8" x 19' 10 15/16" (40.03 ft²)
- B3.B** — 9" drive-thru pharmacy - Illuminated - Qty 1  
w/ Canopy Clearance vinyl letters panel  
20 1/2" x 10' 4" (17.65 ft²)
- B3.B** — 9" drive-thru pharmacy - Illuminated - Qty 1  
20 1/2" x 10' 4" (17.65 ft²)
- B13** — Operating Hours - Qty 1  
18 9/16" x 14 1/2" (1.88 ft²)
- B14** — Receiving Door Sign - Qty 1  
18" x 24" (3.00 ft²)

**SERVICE  
NEON  
SIGNS  
INC**

6611 IRON PLACE  
SPRINGFIELD, VA, 22151  
PHONE: (703) 354-3000  
FAX: (703) 354-5810

CUSTOMER'S NAME **#101522**  
**CVS pharmacy**

LOCATION **Intersection of  
Prince William Pky. & Route 294  
Manassas, VA 20110**

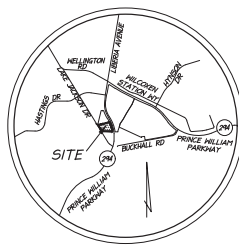
DRAWING # **Preliminary** DATE **06/08/17**  
SALESPERSON **Rick Pepper**

This design is the property of Service Neon Signs. Unauthorized use in whole or in part is prohibited. Violators will be prosecuted to the fullest extent of the law.  
This sign is intended to be installed in accordance with the requirements of Article 605 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**APPROVALS**  
CUSTOMER \_\_\_\_\_  
SALES \_\_\_\_\_  
PRODUCTION \_\_\_\_\_  
INSTALLATION \_\_\_\_\_

## SPECIAL USE PERMIT

SUP2022-00022

VICINITY MAP  
SCALE: 1" = 200'

## NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS GPN 708-0-0043 AND IS SUBJECT TO THE PROPOSED REZONING PROVISIONS BELOW. ONLY A PORTION OF THE PARCEL IS SUBJECT TO THIS APPLICATION AND SHALL BE REFERRED TO AS THE "SITE" OR "SUBJECT PROPERTY" HEREINAFTER.
2. THE PARENT REZONING NUMBER FOR THE SITE IS REZ 2016-00021.
3. THE PROPERTY IS NOW IN THE HANDS OF BOB VENTURES, L.L.C. AS RECORDED IN DEED BOOK 2494 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
4. TITLE REPORTS FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER 15-45916-0004, DATED OCTOBER 14, 2018 AND FILE NUMBER 15-45916-0004, DATED FEBRUARY 14, 2016.
5. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY THIS FIRM PERFORMED ON NOVEMBER 5, 2018.
6. THE CONTOUR INTERVAL IS 2 FEET.
7. THIS SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA). A PERENNIAL FLOW DETERMINATION (PFD) HAS BEEN APPROVED (PFD ASPON-0004000002) IN CONJUNCTION WITH THE PARENT REZONING.
8. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "M" AN AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 5105C0177 D, FIRM 171 OF 383, WITH AN EFFECTIVE DATE OF JANUARY 5, 1995.
9. THERE IS NO EVIDENCE OF A CEMETERY OR BURIAL GROUNDS ON THIS SITE.
10. THE SUBJECT PROPERTY DOES NOT HAVE AREAS OF HIGHLY ERODIBLE SOILS PER THE PRINCE WILLIAM COUNTY MAPPER. AN ENVIRONMENTAL CONSTRAINTS ANALYSIS WAS SUBMITTED IN CONJUNCTION WITH THE PARENT REZONING.
11. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND PRINCE WILLIAM COUNTY.
12. THIS SITE IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
13. ALL STORMWATER MANAGEMENT SHALL BE ON-SITE, UNDERGROUND AND MAINTAINED BY THE FEE SIMPLE OWNER IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
14. THE MONUMENT SIGN SHALL BE PROVIDED IN THE APPROPRIATE LOCATION SHOWN HEREON AND BE IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS - SEC.32-550, AND CONDITIONS OF THE PENDING REZONING AND THE SPECIAL USE PERMIT.
15. TRAFFIC AND/OR DIRECTIONAL SIGNAGE WILL BE PROVIDED AS NECESSARY SUBJECT TO APPROVAL OF THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION.
16. ALL TRAVELWAYS PROPOSED ON-SITE SHALL BE PRIVATELY MAINTAINED.
17. LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH PRINCE WILLIAM COUNTY ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCDM).
18. THE INTERPARCEL ACCESS SHALL BE PROVIDED IN THE GENERAL AREA DEPICTED AND MAY BE ADJUSTED AS PART OF THE FINAL SITE PLAN SUBJECT TO THE APPROVAL BY THE COUNTY.
19. NO BUFFER IS REQUIRED ALONG THE FRONTAGE OF TEN PRINCE WILLIAM PARKWAY IN ACCORDANCE WITH D.C.S.M. SECTION 802.9(A).

## SITE TABULATIONS:

SPECIAL USE PERMIT AREA: 14.1 ACRES (174,236 S.F.)  
 ZONE: B-1, GENERAL BUSINESS  
 THIS PARCEL IS SUBJECT TO THE KLINE COMMUNITY REZONING (REZ 2016-00021).  
 EXISTING USE: VACANT LAND  
 PROPOSED USE: SELF-STORAGE CENTER (IN ACCORDANCE WITH THE PROVISIONS OF SEC. 32-403(A))  
 MAXIMUM BUILDING HEIGHT PERMITTED: 40'  
 PROPOSED BUILDING HEIGHT: 40'  
 MINIMUM SETBACKS REQUIRED:  
 FRONT: 20' FIRST RIGHT-OF-WAY  
 SIDE / REAR: 20' FROM SIDE OR REAR YARD  
 MINIMUM LOT SIZE REQUIRED: 1 ACRE  
 MINIMUM LOT WIDTH: NONE  
 OPEN SPACE REQUIRED: 8%  
 OPEN SPACE PROVIDED: 45%  
 MINIMUM LOT COVERAGE: 8%  
 PROVIDED LOT COVERAGE: 150%  
 MAXIMUM FAR ALLOWED: 0.40  
 PROPOSED FAR: 0.274  
 (APPLICANT HEREBY REQUESTS A MODIFICATION TO INCREASE THE MAXIMUM PERMITTED FAR FOR SEC. 32-403(A)(7)).

## PARKING TABULATIONS:

PARKING REQUIRED:  
 3.2 SPACES PER 1,000 NET SQ. FT. OF OFFICE PLUS 1 SPACE PER EMPLOYEE AND 2 SPACES FOR THE RESIDENT MANAGER  
 1,906 NET SQ. FT. OFFICE = 6 SPACES  
 2 EMPLOYEES = 2 SPACES  
 0 RESIDENT MANAGER = 0 SPACES  
 TOTAL REQUIRED = 8 SPACES  
 PARKING PROVIDED:  
 9 SPACES (1 HANDICAP ACCESSIBLE)  
 NO LOADING SPACES REQUIRED/PROVIDED

## SHEET INDEX

1. COVER SHEET
2. SPECIAL USE PERMIT PLAN
3. LANDSCAPE PLAN



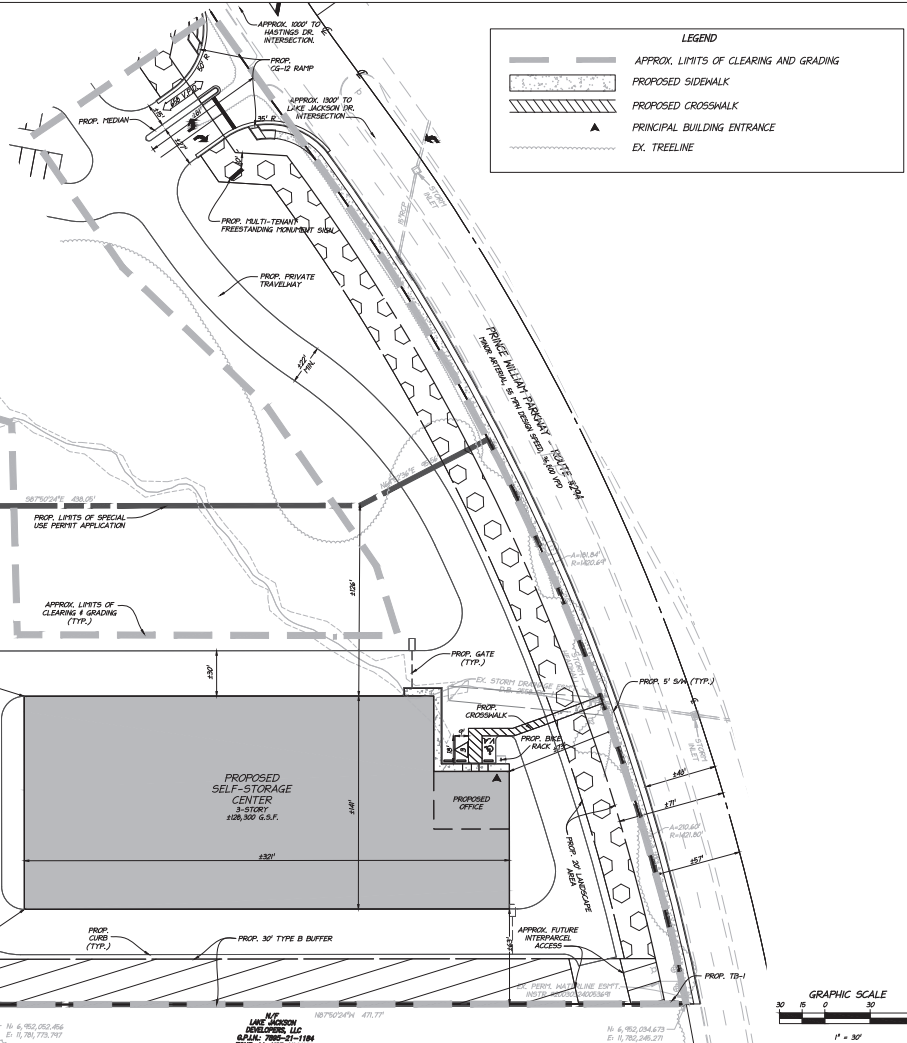
COVER SHEET

KLINE COMMUNITY-SELF  
STORAGE CENTER  
SPECIAL USE PERMITCOLLEGE PARK DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

RECEIVED BY:	DATE:	TIME:	BY:
PROJECT NO.:	DATE:	TIME:	BY:
PROJECT NAME:	DATE:	TIME:	BY:
PROJECT LOCATION:	DATE:	TIME:	BY:
PROJECT DESCRIPTION:	DATE:	TIME:	BY:
PROJECT STATUS:	DATE:	TIME:	BY:
PROJECT COMMENTS:	DATE:	TIME:	BY:
PROJECT SIGNATURE:	DATE:	TIME:	BY:
PROJECT SEAL:	DATE:	TIME:	BY:
PROJECT SCALE:	DATE:	TIME:	BY:
PROJECT AS SHOWN:	DATE:	TIME:	BY:
SHEET 1 OF 3	DATE: MARCH 2022	DRAWN: JEB	CHECK: JTT
FILE NUMBER: 180-0-01			



CURVE TABLE						
CURVE	ARC	RADIUS	TANGENT	DELTA ANGLE	BEARING	CHORD
C1	642.65'	1420.64'	326.92'	25.75/23°	N0720311°W	637.38'
C2	50.06'	1466.67'	25.09'	7.49/18°	N32°23'44"W	50.06'



**DL**  
 5 DAVEY HILL AVENUE, SUITE 200 WOODBRIDGE, VIRGINIA, 22191  
 PH: 703-680-4595 FX: 703-680-4775

SPECIAL USE  
PERMIT PLAN

ONLINE COMMUNITY-SELF  
STORAGE CENTER  
SPECIAL USE PERMIT  
CON DE MACINTOSH INSTITUTE

[illegible]

HEREBY CERTIFY THAT  
OTHER THAN THE REVISIONS  
KNOWN HEREON, NO OTHER  
CHANGES HAVE BEEN MADE.



SCALE:  
1" = 30'

SHEET 2 of 3

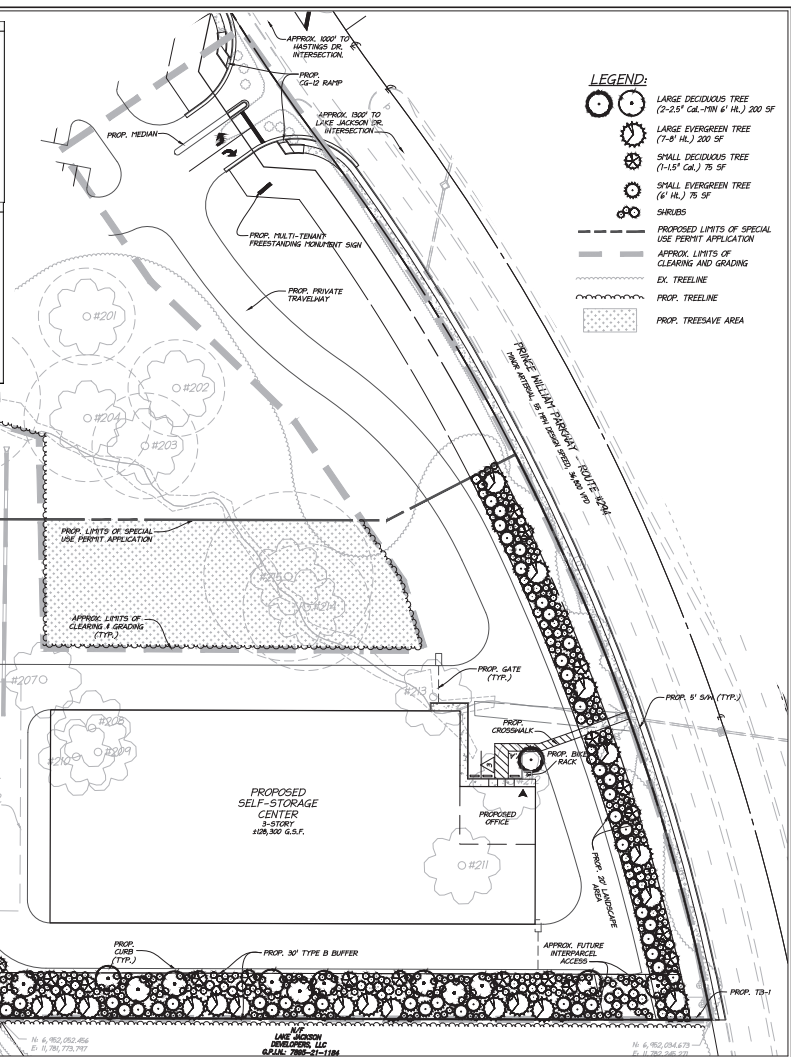
MARCH, 2022	
DRAFT: JMB	CHECK: MTM
FILE NUMBER: HPSI-2-1	

SCHEDULE A: 20' LANDSCAPE AREA (PW PROPERTY)		SCHEDULE A: 20' LANDSCAPE AREA (LAKE JACKSON DRIVE)	
1) Minimum required buffer area (A, B, or C):	0	1) Minimum required buffer area (A, B, or C):	0
2) Minimum width of landscaped yard:	20'	2) Minimum width of landscaped yard:	20'
3) Linear feet of buffer strip required along property line and/or right-of-way:	0	3) Linear feet of buffer strip required along property line and/or right-of-way:	0
4) Percentage of required buffer area occupied by existing woodland:	0%	4) Percentage of required buffer area occupied by existing woodland:	41%
5) Fence or wall or berm employed in buffer area:	Yes	5) Fence or wall or berm employed in buffer area:	Yes
6) Total number of plant units required in buffer strip:	547	6) Total number of plant units required in buffer strip:	210
7) Number of large deciduous trees provided:	1	7) Number of large deciduous trees provided:	0
Number of large evergreen trees:	1	Number of large evergreen trees:	0
Number of evergreen understory trees (medium, small, or compact):	24	Number of evergreen understory trees (medium, small, or compact):	10
Number of deciduous understory trees (medium, small, or compact):	0	Number of deciduous understory trees (medium, small, or compact):	4
Number of shrubs:	100	Number of shrubs:	63
Number of Ornamental Grasses:	0	Number of Ornamental Grasses:	0
Number of Perennials:	0	Number of Perennials:	0
8) Total number of plant units provided in buffer strip:	106	8) Total number of plant units provided in buffer strip:	73

SCHEDULE A: 30' LANDSCAPE AREA (SOUTHERN PROPERTY LINE)		SCHEDULE A: 30' LANDSCAPE AREA (WESTERN PROPERTY LINE)	
1) Minimum required buffer area (A, B, or C):	0	1) Minimum required buffer area (A, B, or C):	0
2) Minimum width of landscaped yard:	30'	2) Minimum width of landscaped yard:	30'
3) Linear feet of buffer strip required along property line and/or right-of-way:	0	3) Linear feet of buffer strip required along property line and/or right-of-way:	0
4) Percentage of required buffer area occupied by existing woodland:	0%	4) Percentage of required buffer area occupied by existing woodland:	100%
5) Fence or wall or berm employed in buffer area:	Yes	5) Fence or wall or berm employed in buffer area:	Yes
6) Total number of plant units required in buffer strip:	824	6) Total number of plant units required in buffer strip:	0
7) Number of large deciduous trees provided:	11	7) Number of large deciduous trees provided:	0
Number of large evergreen trees:	12	Number of large evergreen trees:	0
Number of evergreen understory trees (medium, small, or compact):	18	Number of evergreen understory trees (medium, small, or compact):	0
Number of deciduous understory trees (medium, small, or compact):	0	Number of deciduous understory trees (medium, small, or compact):	0
Number of shrubs:	221	Number of shrubs:	0
Number of Ornamental Grasses:	0	Number of Ornamental Grasses:	0
Number of Perennials:	0	Number of Perennials:	0
8) Total number of plant units provided in buffer strip:	252	8) Total number of plant units provided in buffer strip:	0

SCHEDULE D: TREE COVER CALCULATIONS	
Tree cover required:	179,238 SF
1) Grass site area:	10.0%
2) Percent of tree cover required:	17,923 SF
3) Total area of tree cover required:	17,923 SF
Tree cover provided:	9,875 SF
4) Tree cover from landscaping:	50,000 SF
5) Tree cover from preservation:	59,875 SF
6) Total tree cover provided:	59,875 SF

NOTES:  
 1. FINAL DESIGN AND MATERIAL SELECTION OF THE PROPOSED FENCE WILL BE DONE AT THE TIME OF FINAL SITE PLAN SUBMISSION.  
 2. A 30' LANDSCAPE BUFFER IS REQUIRED UNLESS THE PROPERTY IS REDESIGNED WITH THE BUFFER THAT BE REDUCED THE CATEGORY IN ACCORDANCE WITH THE SCOPED RULES.  
 3. NO PERMANENT LANDSCAPE STRIP OR INTERIOR PARKING LOT LANDSCAPING IS REQUIRED DUE TO LESS THAN 20' PARKING SPACES BEING PROVIDED ON SITE (SEE SEC. 20-100-0101, SCOPED RULES & SCOPED RULES).  
 4. PROPOSED LANDSCAPING SHALL BE LOCATED 90' AS TO MAINTAIN SAFE SIGHT DISTANCES IN ACCORDANCE WITH COUNTY AND STATE STANDARDS. MAJOR APPLICABLE LANDSCAPING LOCATED WITHIN A 50' DISTANCE (SIGHTMENTS) SHALL BE PROVIDED AND MAINTAINED TO REMAIN PERMANENT.  
 5. FINAL DESIGN AND MATERIAL SELECTION OF THE PROPOSED LANDSCAPING WILL BE DONE AT THE TIME OF FINAL SITE PLAN SUBMISSION.



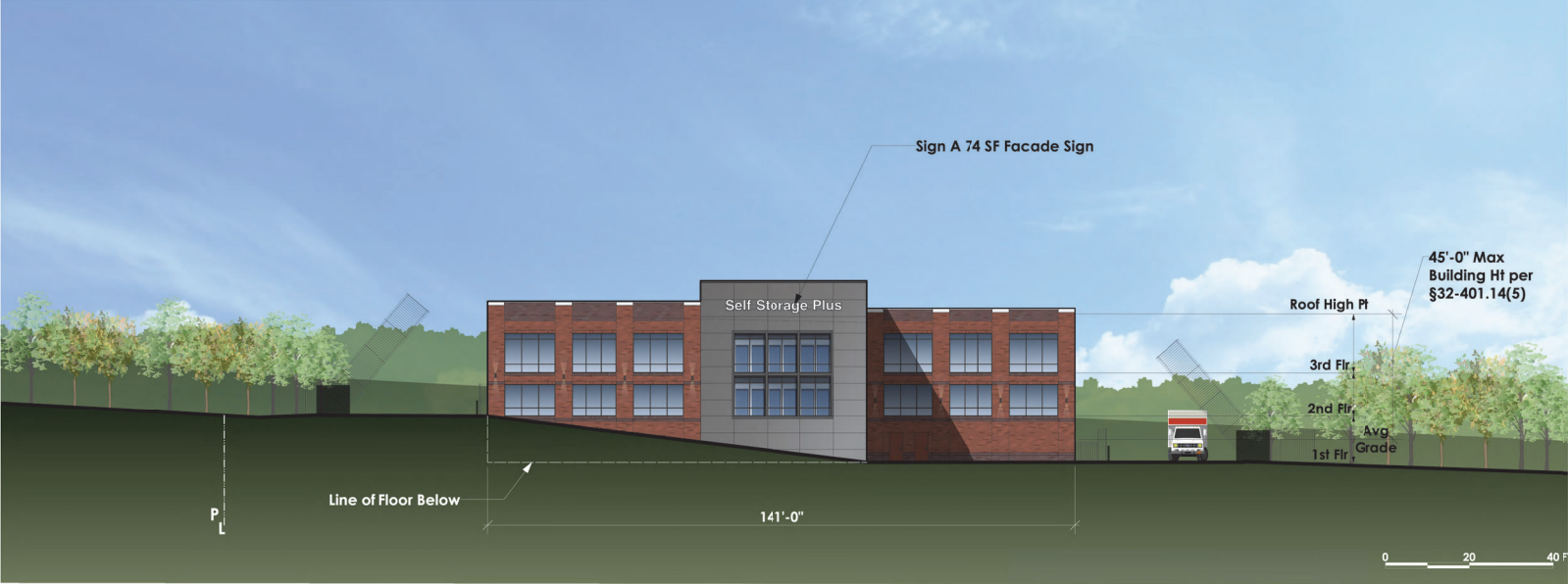
**LANDSCAPE PLAN**

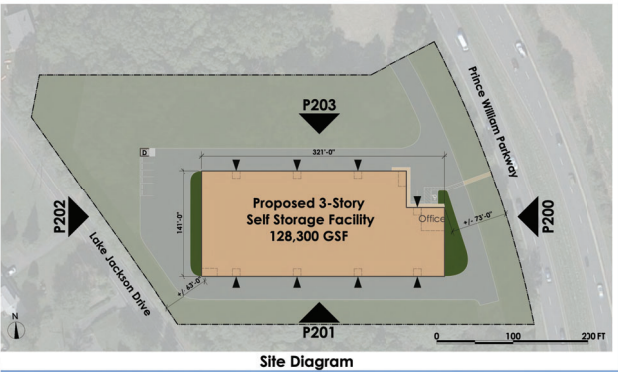
**KLINE COMMUNITY-SPECIAL STORAGE CENTER**

**SPECIAL USE PERMIT**

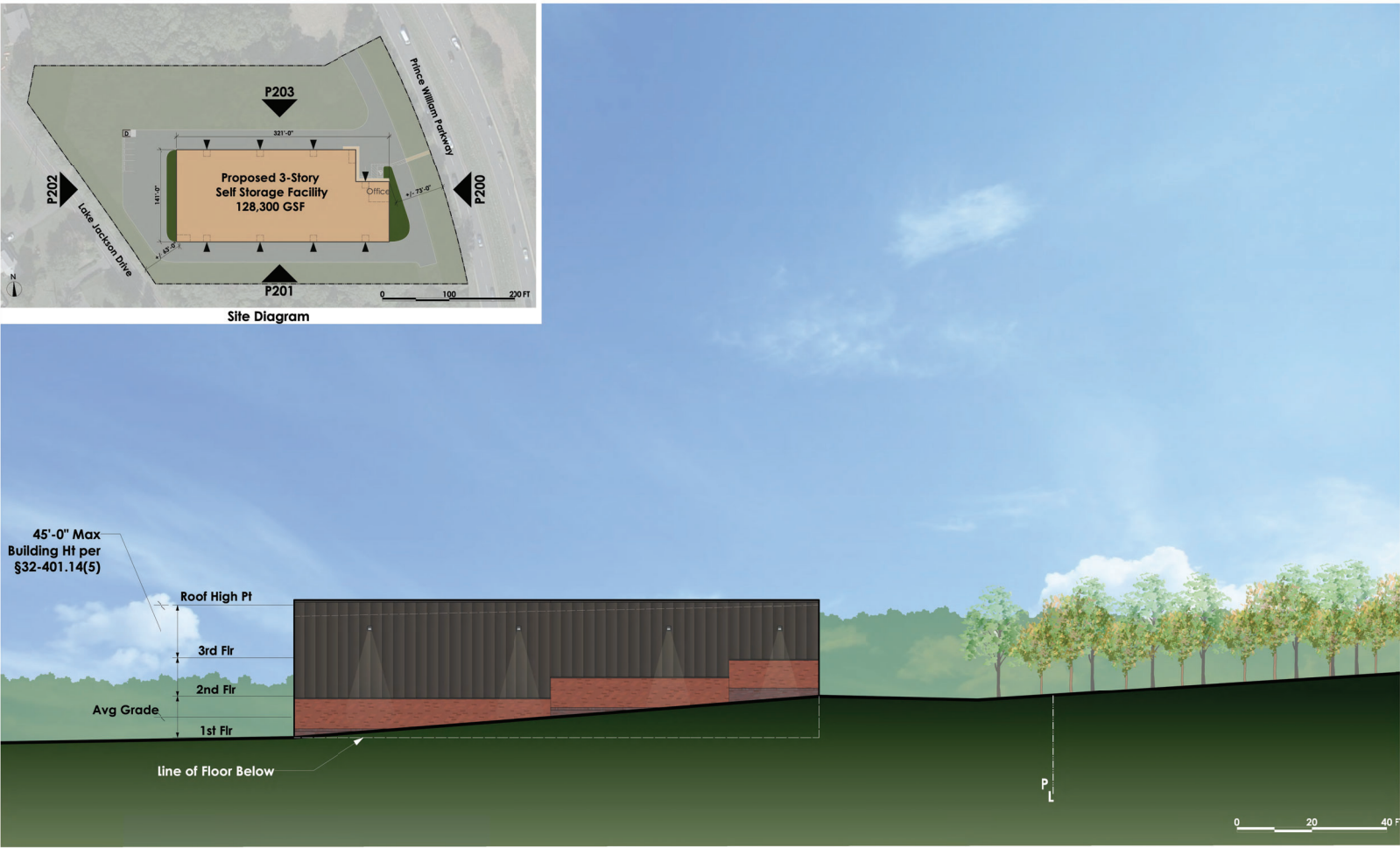
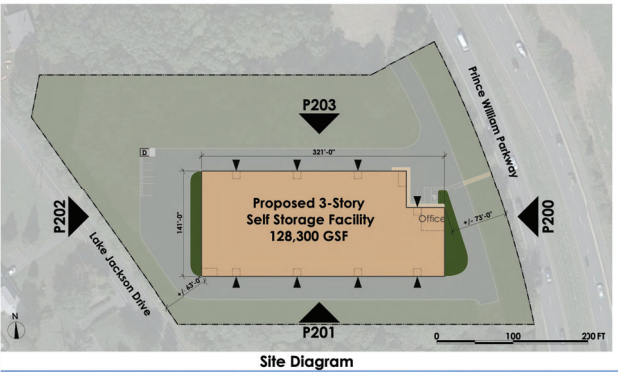
COLLEGE HASTINGS DISTRICT  
 PRINCE GEORGE COUNTY, VIRGINIA

DATE: 03/03/2022  
 DRAWN BY: J. HART  
 CHECKED BY: J. HART  
 FILE NUMBER: 180-21













## Prince William Parkway to Route 234



## Prince William Parkway to Manassas



*Line of Sight Exhibit  
Prepared by BWD Architects  
December 16, 2022*



Building Front



Line of Sight Exhibit  
Prepared by BWD Architects  
December 16, 2022



Along Lake Jackson Drive (Looking South)

*Line of Sight Exhibit  
Prepared by BWD Architects  
December 16, 2022*

VICINITY MAP

SCALE: 1" = 2000'

THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS GPW# 7905-23-064A, 1 7905-23-042, AND THE SUBJECTS TO THE PROPOSED ZENITHED BENTONED BEING A LOT OF ONE OF THE PARCELS ARE SUBDIVISION AND LOTS OF LAND IN THE CITY OF HILL COUNTY TEXAS TO THE "LOT OF NO. 34-B" PROPERTY HEREAFTER.

2. THE PARENT RECORD FOR THE SITE IS DE 82M-00001.

3. THE PROPERTIES ARE NON IN THE MEXICO CO.  
HILL COUNTY, TEXAS  
HILL, TEXAS AC RECORDED IN DEED BOOK 2202 AT PAGE 558 AMONG THE LAND RECORDS OF HILL COUNTY, TEXAS  
HILL, TEXAS AC RECORDED IN DEED BOOK 2202 AT PAGE 558 AMONG THE LAND RECORDS OF HILL COUNTY, TEXAS  
HILL, TEXAS AC RECORDED IN DEED BOOK 2494 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE HILLMOUNT COUNTY, TEXAS

4. TITLE REFERENCE: HILL COUNTY, TEXAS  
FILE NUMBER: FE-A59H-00046, DATED OCTOBER 14, 2005 AND FILE NUMBER FE-A59H-00046, DATED FEBRUARY 14, 2006

5. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY THIS FIRM PERFORMED ON NOVEMBER 9, 2005.

6. THE CONTOUR INTERVAL IS 2 FEET.

7. THIS SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA), A NATIONAL FLUID DETENTIONMENT (NFD) HAS BEEN APPROVED (FWS AFD20N-0004000002) IN COLLOCATION WITH THE PARENT RECORD.

8. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE FLOODPLAIN OF THE PROPERTY. THE PROPERTY IS NOT IN THE FLOOD MAP NO. WISBCCST2, 2, PANEL T/F OF 330, WITH AN EFFECTIVE DATE OF JANUARY 8, 1996.

9. THERE IS NO EVIDENCE OF A CANYON OR RURAL GRADATIONS ON THIS SITE.

10. THE SUBJECT PROPERTY DOES NOT HAVE ANY OF HIGHLY ERODIBLE SOILS FOR THE PRINCE CONSTRUCTION (PFC) HAS BEEN APPROVED (FWS AFD20N-0004000002) IN COLLOCATION WITH THE PARENT RECORD.

11. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION WORK COMMENCING ON THE PROJECT. THE PROJECT IS IN PRINCE HILLMOUNT COUNTY, TEXAS.

12. THIS SITE IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.

13. ALL STOPSMARKE MANAGEMENT SHALL BE OBTAINED, UNDERGROUND AND MAINTAINED BY THE FEE OWNER OF THE PROPERTY WITH ALL APPLICABLE REGULATIONS.

14. THE PROPOSED SIGN SHALL BE PLACED IN THE ADJUTANT LOCATION SHOWN HEREON AND BE IN COMPLIANCE WITH APPLICABLE ZENITHED REGULATIONS - 56C32-50.6 AND CONDITIONS OF THE CONTRACT AND THE TERMS OF THE ADJUTANT AGREEMENT.

15. TRAFFIC AND/OR DISCRETIONARY SIGNAGE SHALL BE PROVIDED AS NECESSARY SUBJECT TO APPROVAL OF THE PRINCE HILLMOUNT COUNTY DEPARTMENT OF TRANSPORTATION.

16. ALL TRAVELWAYS PROPOSED SHOULD SHALL BE PRIVATELY MAINTAINED.

17. LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH PRINCE HILLMOUNT COUNTY ZENITHED ORDINANCES AND THE TERMS OF THE ADJUTANT AGREEMENT.

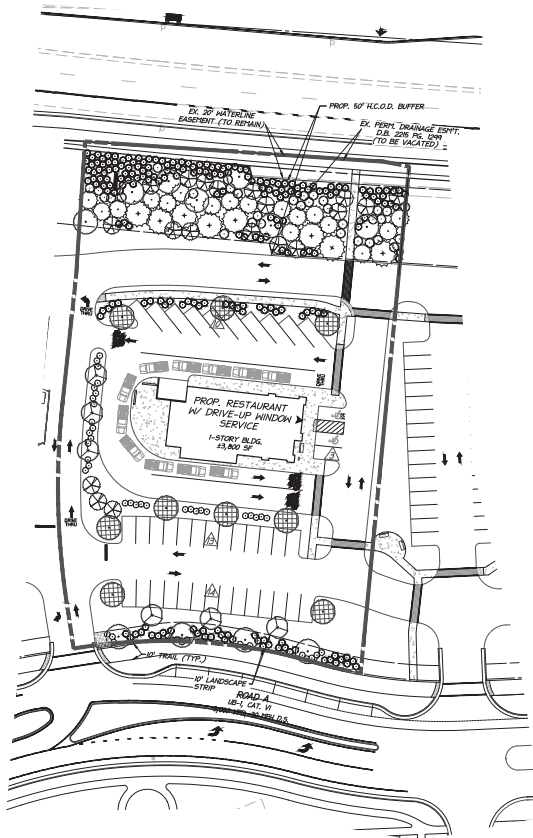
**SPECIAL USE PERMIT AREA: 11.55 ACRES (567,64 SF)**  
**ZONE: RWR (07,10,14-3-M)**  
 THIS PARCEL IS SUBJECT TO THE KLINE COMPANITY REZONING (RES 200-00001).  
 SEE NOTE 2 - THIS SHEET.  
**EXISTING USE: VACANT LAND**  
**PROPOSED USE: FREESTANDING RESTAURANT W/ DRIVE-UP WINDOW SERVICE**  
**MAXIMUM BUILDING HEIGHT PERMITTED/PROVIDED: 40'**  
**MINIMUM SETBACKS REQUIRED:**  
**FRONT: 25' FROM RIGHT-OF-WAY**  
**MINIMUM LOT SIZE: 1 ACRE**  
**MINIMUM LOT WIDTH: NONE**  
**OPEN SPACE REQUIRED: 20%**  
**OPEN SPACE PROVIDED: 125%**  
**MAXIMUM LOT COVERAGE: 40%**  
**MAXIMUM LOT COVERAGE: 44%**  
**MAXIMUM FAR ALLOWED: 10.0**  
**PROPOSED FAR: 10.06**  
**PROPOSED BUILDING AREA: 23,800 G.S.F.**  
**EXISTING BUILDING AREA: 8,000 G.S.F.**

PARKING REQUIRED:  
1 PER 75 NET SQ.FT. OF BUILDING AREA, MIN. 5 DESIGNATED SPACES  
\$3,000 NET SQ. FT. = 40 SPACES REQUIRED  
PARKING PROVIDED: 40 SPACES (2 HANDICAP ACCESSIBLE REQUIRED/PROVIDED)  
LOADING SPACES REQUIRED: 1 UP TO 10,000 NET SQ. FT.  
4. LOADING SPACES PROVIDED: 1 SPACE  
STACKING SPACES REQUIRED/PROVIDED: 6 QUELING SPACES FROM EACH ORDER BOARD.  
8 STACKING SPACES BETWEEN ORDER BOARD AND PICK-UP WINDOW.  
A. LOADING SHALL OCCUR OUTSIDE OF BUSINESS HOURS.

1. COVER SHEET
2. SPECIAL USE PERMIT PLAN
3. LANDSCAPE PLAN







NOTES:  
1. NO TREES SHALL BE PLANTED WITHIN THE EXISTING 50' WATERLINE EASEMENT ALONG PRICE HILLWAY PARKWAY.

#### SCHEDULE C PARKING LOT INTERIOR PLANTING

TOTAL PARKING SPACES AND AREA:	0	34,380 SF
INTERIOR LANDSCAPED AREA REQUIRED (% AND SF)	3%	1,725 SF
INTERIOR LANDSCAPED AREA PROVIDED (% AND SF)	8%	2,780 SF
NUMBER OF LARGE/MEDIUM TREES REQUIRED: (1 per every 200 SF)		9 TREES
NUMBER OF LARGE/MEDIUM TREES PROVIDED:		15 TREES

#### SCHEDULE D TREE COVER CALCULATIONS

TREE COVER REQUIRED:		
GROSS SITE AREA:	69,222 SF	1.59 AC.
PERCENT OF TREE COVER REQUIRED:	10%	
TOTAL AREA OF TREE COVER REQUIRED:	6,922 SF	
TREE COVER PROVIDED:		
TREE COVER FROM LANDSCAPING:	10,000 SF	
TREE COVER FROM PRESERVATION:	0 SF	
TOTAL TREE COVER PROVIDED:	10,000 SF	

#### SCHEDULE A (PW PKWY-HCOD) BUFFER AREA PLANTING

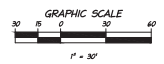
MINIMUM REQUIRED BUFFER AREA:	TYPE C-368 PER PROPOSED PLAN	
MINIMUM WIDTH OF LANDSCAPE YARD:		50 LF
LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE:		215 LF
PERCENTAGE OF REQ. BUFFER AREA OCCUPIED BY EXTS. WOODLAND:		0%
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:		NO
TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	215 LF x 320 PU / 100 LF	689 PU
NUMBER OF LARGE DECIDUOUS TREES PROVIDED:	7 x 10 PU =	70 PU
NUMBER OF LARGE EVERGREEN TREES:	8 x 10 PU =	80 PU
NUMBER OF EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT):	16 x 5 PU =	80 PU
NUMBER OF DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT):	16 x 5 PU =	80 PU
NUMBER OF SHRUBS:	190 x 2 PU =	380 PU
NUMBER OF ORNAMENTAL GRASSES:	1 x 1 PU =	1 PU
NUMBER OF PERENNIALS:	1 x 0.25 PU =	0.25 PU
TOTAL NUMBER OF PLANT UNITS PROVIDED:		690 PU

#### SCHEDULE B (PUBLIC ROAD) NONRESIDENTIAL LANDSCAPED STRIP

LINEAR FEET OF PROPERTY LINE ADJACENT TO PARKING LOT:	80 PU / 100 LF =	177 LF
TOTAL NUMBER OF PLANT UNITS REQUIRED:	80 PU x 100 LF =	145 PU
NUMBER OF PLANT UNITS PROVIDED ADJACENT TO PROPERTY LINE:		
NUMBER OF LARGE DECIDUOUS TREES:	4 PU x 10 PU =	40 PU
NUMBER OF LARGE EVERGREEN TREES:	0 PU x 10 PU =	0 PU
NUMBER OF EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT):	0 PU x 5 PU =	0 PU
NUMBER OF DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT):	0 PU x 5 PU =	0 PU
NUMBER OF SHRUBS:	32 PU x 2 PU =	64 PU
NUMBER OF ORNAMENTAL GRASSES:	0 PU x 1 PU =	0 PU
NUMBER OF PERENNIALS:	0 PU x 0.25 PU =	0 PU
TOTAL NUMBER OF PLANT UNITS PROVIDED:		144 PU

#### LEGEND:

- INTERIOR PARKING LOT TREE (2" Cal.) 200 SF
- LARGE DECIDUOUS TREE (2" Cal.) 200 SF
- LARGE EVERGREEN TREE (7-8" Ht.) 200 SF
- MEDIUM DECIDUOUS TREE (2" Cal.) 150 SF
- SMALL DECIDUOUS TREE (2" Cal.) 100 SF
- SMALL EVERGREEN TREE (7-8" Ht.) 100 SF
- SHRUBS



LANDSCAPE PLAN

KLINE COMMUNITY-RESTAURANT (W/ DRIVE-UP WINDOW SERVICE) SPECIAL USE PERMIT

DESIGNER	DATE
REVIEWER	DATE
APPROVED BY	DATE
ENGINEER	DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

SEAL: KLINE COMMUNITY-RESTAURANT (W/ DRIVE-UP WINDOW SERVICE) SPECIAL USE PERMIT

SCALE: 1" = 30'

SHEET 3 OF 3

DATE: MARCH 2022 CHECK: [Signature] FILE NUMBER: [Number]



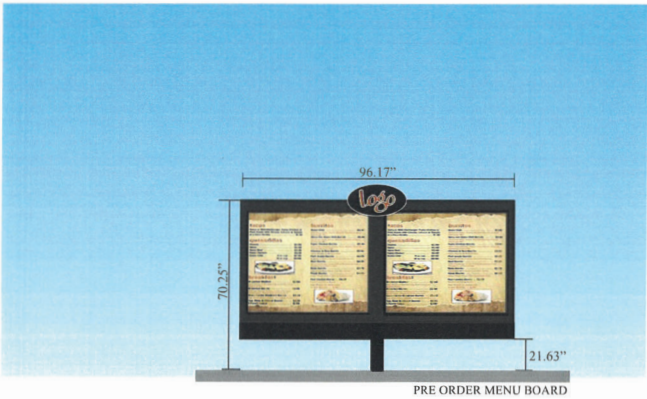
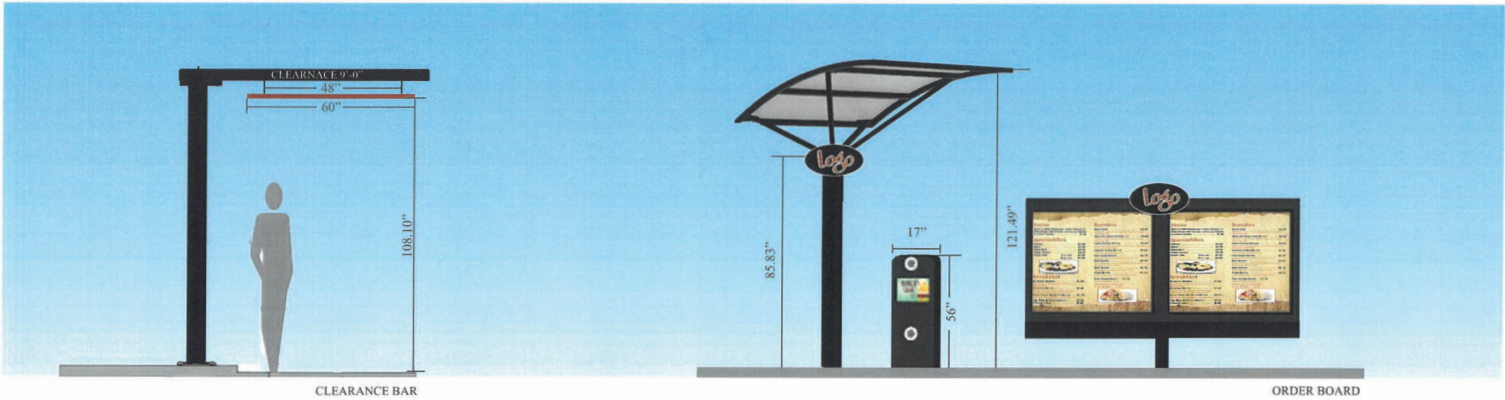
## Kline SUP - Fast Food Restaurant

Architectural Elevations 6.9.17

Note: For illustrative purpose only and subject to change.

PRINCE WILLIAM COUNTY, VA





# Kline SUP - Fast Food Restaurant

SIGNAGE 6.9.17



**Prince William County**  
PUBLIC SCHOOLS  
*Providing A World-Class Education*

## Prince William County School Board – Impact Statement

Date:	September 19, 2022		
Case Number:	REZ2016-00021		
Case Name:	KLINE PROPERTY (16 <sup>th</sup> Submission)		
Magisterial District:	Coles		
Description:	Rezone ±55.42 acres from A-1, Agricultural, to PMR, Planned Mixed Residential and B-1, General Business		
Proffer Evaluation Category:	<input type="checkbox"/> Pre-2016	<input type="checkbox"/> 2016-2019	<input checked="" type="checkbox"/> Post-2019

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table border="1"> <thead> <tr> <th colspan="2">Housing Units Proposed</th></tr> </thead> <tbody> <tr> <td>Single-Family</td><td>0</td></tr> <tr> <td>Townhouse</td><td>240</td></tr> <tr> <td>Multi-Family</td><td>0</td></tr> <tr> <td><b>Total</b></td><td><b>240</b></td></tr> </tbody> </table>	Housing Units Proposed		Single-Family	0	Townhouse	240	Multi-Family	0	<b>Total</b>	<b>240</b>	<table border="1"> <thead> <tr> <th colspan="2">Students Generated</th></tr> </thead> <tbody> <tr> <td>Elementary</td><td>65</td></tr> <tr> <td>Middle</td><td>32</td></tr> <tr> <td>High</td><td>45</td></tr> <tr> <td><b>Total</b></td><td><b>142</b></td></tr> </tbody> </table>	Students Generated		Elementary	65	Middle	32	High	45	<b>Total</b>	<b>142</b>
Housing Units Proposed																					
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<b>Total</b>	<b>240</b>																				
Students Generated																					
Elementary	65																				
Middle	32																				
High	45																				
<b>Total</b>	<b>142</b>																				

Developer Proposed Mitigation			
Monetary proffers are consistent with Monetary Policy Guide (for cases prior to July 1, 2016)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
School site, if offered, addresses a need identified in the School Division's CIP?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
The location and size of the school site, if offered, is acceptable to the School Division?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
For cases July 1, 2016 to present			
The student generation methodology in the developer's impact analysis is acceptable?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No*	<input type="checkbox"/> N/A
*If No, what is the correct student generation?	Elementary School		Total Students
	Middle School		
	High School		
Monetary proffers, if offered, are based on adopted CIP projects, in terms of cost and in the geographic area of the rezoning, in the developer impact statement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

## Developer Proposed Mitigation

- The applicant's current plan is for 240 townhouse units; revised from previous submissions of 250 total residential units consisting of 56 single-family units, 74 townhouse units, and 120 multi-family units.
- The applicant is committing to convey Land Bay D, approximately 45 acres, to the Prince William County Board of County Supervisors for county recreational and/or institutional use. Prior to the approval of the first residential site/subdivision plan, a 20-acre parcel within Land Bay D shall be conveyed.
- The applicant's revised Proffer Statement dated September 13, 2022, removes the previously proposed monetary contribution.

## Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2021-22			2026-27			2031-32		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,249	74	38,734	4,515	89.6%	40,586	2,663	93.8%	39,847	3,402	92.1%
Middle School	22,282 <sup>1</sup>	46	20,625	1,658	92.6%	20,741	1,898	91.6%	22,477	162	99.3%
	22,639 <sup>2</sup>										
High School	28,754	67	28,772	-18	100.1%	29,918	-1,164	104.0%	31,177	-2,423	108.4%

<sup>1</sup> Capacity on which available space is calculated for the 2021-22 school year.

<sup>2</sup> Capacity on which available space is calculated for the 2022-23 through 2031-32 school year. It reflects the 11-classroom addition opening at Gainesville MS and the six-classroom addition opening at Reagan MS in the 2022-23 school year.

## Current and Projected Student Enrollment & Capacity Utilization - Schools in same attendance area as Proposed Rezoning

Under the School Division's 2021-22 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

Assigned Schools	Available Space			2021-22			2026-27			2031-32		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Signal Hill ES	---	819	0	694	125	84.7%	731	88	89.3%	720	99	87.9%
Parkside MS	---	1,381	5	1,455	-74	105.4%	1,521	-140	110.1%	1,713	-332	124.0%
Osborn Park HS	2,430	---	7	2,776	-346	114.2%	2,869	-439	118.1%	3,225	-795	132.7%



## Current and Projected Student Enrollment

– Schools in same attendance area as Proposed Rezoning, including the effect of students generated from Proposed Rezoning

Assigned Schools	Available Space			2021-22			2026-27			2031-32		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Signal Hill ES	---	819	0	694	125	84.7%	796	23	97.2%	785	34	95.8%
Parkside MS	---	1,381	5	1,455	-74	105.4%	1,553	-172	112.5%	1,745	-364	126.4%
Osborn Park HS	2,430	---	7	2,776	-346	114.2%	2,914	-484	119.9%	3,270	-840	134.6%

## Schools Capital Improvements Program (CIP) Projects

that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated)

Elementary School	Yorkshire Area Elementary School (2031)
Middle School	
High School	14 <sup>th</sup> High School (2026)

Note: The capacity utilization of an individual school due to the impact of future Schools CIP projects will vary based upon the attendance area modifications approved by the School Board.

## School Board Comments and Concerns

- Current and projected enrollment at the assigned elementary school (Signal Hill) shows capacity available for the proposed elementary school students.
- Current and projected enrollment exceeds capacity at the assigned middle school (Parkside) and assigned high school (Osborn Park). The 14<sup>th</sup> High School identified in the approved 2023-32 CIP may address the overcrowding at Osborn Park High School. However, there are currently no measures to address the projected overcrowding at Parkside Middle School.
- The applicant has committed to convey Land Bay D to the County for public recreation and/or institutional use.
  - The School Board would prefer inclusion of the term “public educational use” rather than “institutional use”, or equivalent means of specifying public school as an intended use.
- For these reasons, the School Board is not opposed to the subject application.




**PLANNING COMMISSION RESOLUTION**
**MOTION: FONTANELLA**
**November 30, 2022**
**SECOND: GORDY**
**Regular Meeting**
**Res. No. 22-136**
**RE: REZONING #REZ2016-00021, KLINE PROPERTY  
COLES MAGISTERIAL DISTRICT**
**ACTION: DEFERRAL TO DATE CERTAIN OF FEBRUARY 22, 2023**

**WHEREAS**, this is a request to rezone ±55.42 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, and B-1, General Business, to permit a mix of residential, commercial, and office uses, with associated development waivers/modifications and signage modifications and commit ±45 acres to be conveyed for public use; and

**WHEREAS**, this is concurrently being processed with Special Use Permit #SUP2017-00037, Special Use Permit #SUP2022-00022, and Special Use Permit #SUP2022-00023; and

**WHEREAS**, the property is located east of the City of Manassas, southeast of the intersection of Prince William Parkway and Liberia Avenue, north of Buckhall Road, and is identified on County maps as the following GPINs: 7895-12-8843; 7895-23-2666; 7895-23-4912; 7895-32-0193; 7895-32-7841; and 7895-33-1607; and

**WHEREAS**, the site is currently designated CEC, Community Employment Center, and SRR, Semi-Rural Residential, in the Comprehensive Plan; and

**WHEREAS**, the site is zoned A-1, Agricultural, and is partially located within the Domestic Fowl Overlay District and Prince William Parkway Highway Corridor Overlay District; and

**WHEREAS**, County staff recommends that the Planning Commission recommend approval of this Rezoning for the reasons stated in the staff report; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 30, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by deferral of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and defer Rezoning #REZ2016-00021, Kline Property, to a date certain of February 22, 2023 and with the option to schedule sooner, to allow the Applicant additional time to address the following issues associated with the proposal:

- Most significantly, the uncertainty of public land conveyance and dedication contingencies. There should be timing triggers for conveyance of the 45 acres and ultimate uses should be clarified and protected. There should be associated community outreach on the totality of the plan, to include those that live nearby and are affected by this plan, and not just to special groups who clearly benefit. Exclusivity of use is not the same as public use. If county taxpayers are paying for this land, then it should be of benefit to all.
- A complete transportation analysis needs to be conducted to protect citizens from unnecessary congestion and delays at an already busy intersection. Traffic generated by all considered uses, to include the final determined uses in Land Bay D, should be part of this. Other consideration should be given to increased traffic being generated in other parts of the county that ultimately pass through this intersection. A plan to mitigate back-up at the Hastings/Parkway intersection should be presented. The need for a traffic light or other control associated with finalized uses of Land Bay D should also be considered as part of this plan.
- A formal commitment to affordable housing. An attempt should be made to provide affordable housing that approaches the goals contained in the draft Housing Chapter of the 2040 Comprehensive Plan. A number of recent residential land use applications have included these commitments, and Stanley Martin should return with a plan that does much more than offer \$250 per dwelling unit, the equivalent of \$60,000.
- Completely and accurately describe the housing types and quantities that will be used on the site, as currently there seems to be vagueness that offers options besides the proposed townhouses. If the housing types are limited to two, then so state in proffers. The developer is reminded that the Planning Commission recommendation on the Land Use Chapter for this site was to replan it at CR T-1B.
- Re-examine, reconsider, and reduce the dependency on waivers for lot widths, setbacks, and buffers that impact the livability and usability of this planned community. Project should adhere to the buffer and setback requirements as set forth in the DCSM and Zoning Ordinance, as opposed to requesting waivers simply in order to increase the housing density.
- Revise the proposed self-storage area to bring it into line with the scale and site character of the surrounding area.
- Address impacts to watershed as well as the surrounding well and septic systems by including a meaningful well monitoring proffer to protect nearby residents.

**Votes:**

**Ayes:** Berry, Fontanella, Gordy

**Nays:** Brown, Kuntz , Moses-Nedd, Sheikh

**Abstain from Vote:** None

**Absent from Vote:** McPhail

**Absent from Meeting:** None

**MOTION FAILED TO CARRY**

Attest:

*Oly Peña*

Oly Peña

Clerk to the Planning Commission



**PLANNING COMMISSION RESOLUTION**

**MOTION: BROWN**

**November 30, 2022**

**SECOND: KUNTZ**

**Regular Meeting  
Res. No. 22-136**

**RE: REZONING #REZ2016-00021, KLINE PROPERTY  
COLES MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND APPROVAL**

**WHEREAS**, this is a request to rezone ±55.42 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, and B-1, General Business, to permit a mix of residential, commercial, and office uses, with associated development waivers/modifications and signage modifications and commit ±45 acres to be conveyed for public use; and

**WHEREAS**, this is concurrently being processed with Special Use Permit #SUP2017-00037, Special Use Permit #SUP2022-00022, and Special Use Permit #SUP2022-00023; and

**WHEREAS**, the property is located east of the City of Manassas, southeast of the intersection of Prince William Parkway and Liberia Avenue, north of Buckhall Road, and is identified on County maps as the following GPINs: 7895-12-8843; 7895-23-2666; 7895-23-4912; 7895-32-0193; 7895-32-7841; and 7895-33-1607; and

**WHEREAS**, the site is currently designated CEC, Community Employment Center, and SRR, Semi-Rural Residential, in the Comprehensive Plan; and

**WHEREAS**, the site is zoned A-1, Agricultural, and is partially located within the Domestic Fowl Overlay District and Prince William Parkway Highway Corridor Overlay District; and

**WHEREAS**, County staff recommends that the Planning Commission recommend approval of this Rezoning for the reasons stated in the staff report; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 30, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2016-00021, Kline Property, subject to the proffers dated November 18, 2022, and for the Applicant to address the following items prior to consideration by the Board of County Supervisors:

- The Applicant agreed to increase the proffered Housing Preservation and Development Fund monetary contribution to \$2,500 per unit.
- Work with staff to finalize the conveyance of the 25 acres for public and civic use prior to the Board of County Supervisors meeting.

**ATTACHMENT:** Proffer Statement, dated November 18, 2022

**Votes:**

**Ayes:** Brown, Gordy, Kuntz, McPhail, Moses-Nedd, Sheikh

**Nays:** Berry, Fontanella

**Abstain from Vote:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

Attest:

  
\_\_\_\_\_  
Oly Peña

Clerk to the Planning Commission





**PLANNING COMMISSION RESOLUTION**

**MOTION: FONTANELLA**

**November 30, 2022**

**SECOND: BROWN**

**Regular Meeting**

**Res. No. 22-138**

**RE: SPECIAL USE PERMIT #SUP2017-00037  
KLINE PROPERTY – PHARMACY (DRIVE-THROUGH)  
COLES MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND APPROVAL**

**WHEREAS**, this is a request for a special use permit to allow a drive-through facility associated with a pharmacy/retail store; and

**WHEREAS**, this is concurrently being processed with Rezoning #REZ2016-00021, Special Use Permit #SUP2022-00022, and Special Use Permit #SUP2022-00023; and

**WHEREAS**, the ±2.4-acre site is located southeast of the intersection of Prince William Parkway and Liberia Avenue and is identified on County maps as GPINs 7895-23-2666 (portion) and 7895-23-4912 (portion); and

**WHEREAS**, the site is currently designated CEC, Community Employment Center, in the Comprehensive Plan; and

**WHEREAS**, the site is zoned A-1, Agricultural, and is located within the Domestic Fowl Overlay District and Prince William Parkway Highway Corridor Overlay District; and

**WHEREAS**, County staff recommends that the Planning Commission recommend approval of this special use permit for the reasons stated in the staff report; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 30, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2017-00037, Kline Property – Pharmacy (Drive-Through), subject to the conditions dated November 17, 2022.

**ATTACHMENT:** SUP Conditions, dated November 17, 2022

**Votes:**

**Ayes:** Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd, Sheikh

**Nays:** None

**Abstain from Vote:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

Attest:

*Oly Peña*

Oly Peña

Clerk to the Planning Commission



**PLANNING COMMISSION RESOLUTION**

**MOTION: FONTANELLA**

**November 30, 2022**

**SECOND: GORDY**

**Regular Meeting**

**Res. No. 22-140**

**RE: SPECIAL USE PERMIT #SUP2022-00022  
KLINE PROPERTY – SELF-STORAGE CENTER  
COLES MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND APPROVAL**

**WHEREAS**, this is a request for a special use permit to allow a self-storage center with an associated increase in the Floor Area Ratio (FAR); and

**WHEREAS**, this is concurrently being processed with Rezoning #REZ2016-00021, Special Use Permit #SUP2017-00037, and Special Use Permit #SUP2022-00023; and

**WHEREAS**, the ±4.1-acre site is located ±725 feet south of the intersection of Hastings Drive and Prince William Parkway, east of Lake Jackson Drive, west of Prince William Parkway, and is identified on County maps as GPIN 7895-12-8843 (portion); and

**WHEREAS**, the site is currently designated CEC, Community Employment Center, in the Comprehensive Plan; and

**WHEREAS**, the site is zoned A-1, Agricultural; and

**WHEREAS**, County staff recommends that the Planning Commission recommend approval of this special use permit for the reasons stated in the staff report; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 30, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2022-00022, Kline Property – Self-Storage Center, subject to the conditions dated November 17, 2022, and for the Applicant to address the following items prior to consideration by the Board of County Supervisors:

- Applicant consider revising the proposed self-storage area to bring it in line with the scale and site character of the surrounding area.
- Address broader length façades with appropriate architectural details that are consistent with the front of the building.

**ATTACHMENT:** SUP Conditions, dated November 17, 2022

**Votes:**

**Ayes:** Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Sheikh

**Nays:** Moses-Nedd

**Abstain from Vote:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

Attest:

*Oly Peña*

Oly Peña

Clerk to the Planning Commission



**PLANNING COMMISSION RESOLUTION**

**MOTION: FONTANELLA**

**November 30, 2022**

**SECOND: GORDY**

**Regular Meeting**

**Res. No. 22-139**

**RE: SPECIAL USE PERMIT #SUP2022-00023  
KLINE PROPERTY – RESTAURANT (DRIVE-THROUGH)  
COLES MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND APPROVAL**

**WHEREAS**, this is a request for a special use permit to allow a drive-through facility associated with a restaurant; and

**WHEREAS**, this is concurrently being processed with Rezoning #REZ2016-00021, Special Use Permit #SUP2017-00037, and Special Use Permit #SUP2022-00022; and

**WHEREAS**, the ±1.6-acre site is located southeast of the intersection of Prince William Parkway and Liberia Avenue, and is identified on County maps as GPINs 7895-23-2666 (portion) and 7895-23-4912 (portion); and

**WHEREAS**, the site is currently designated CEC, Community Employment Center, in the Comprehensive Plan; and

**WHEREAS**, the site is zoned A-1, Agricultural, and is located within the Domestic Fowl Overlay District and Prince William Parkway Highway Corridor Overlay District; and

**WHEREAS**, County staff recommends that the Planning Commission recommend approval of this special use permit for the reasons stated in the staff report; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 30, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2022-00023, Kline Property – Restaurant (Drive-Through), subject to the conditions dated November 17, 2022.

**ATTACHMENT:** SUP Conditions, dated November 17, 2022



**Votes:**

**Ayes:** Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd, Sheikh

**Nays:** None

**Abstain from Vote:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

Attest:

*Oly Peña*

Oly Peña

Clerk to the Planning Commission



**PRINCE WILLIAM**  
COUNTY

## **Rezoning #REZ2016-00021, Kline Property**

**#SUP2017-00037, Kline Property – Pharmacy (Drive-Through)**

**#SUP2022-00022, Kline Property – Self-Storage Center**

**#SUP2022-00023, Kline Property – Restaurant (Drive-Through)**

Coles Magisterial District

*Scott F. Meyer*

*Planning Office*

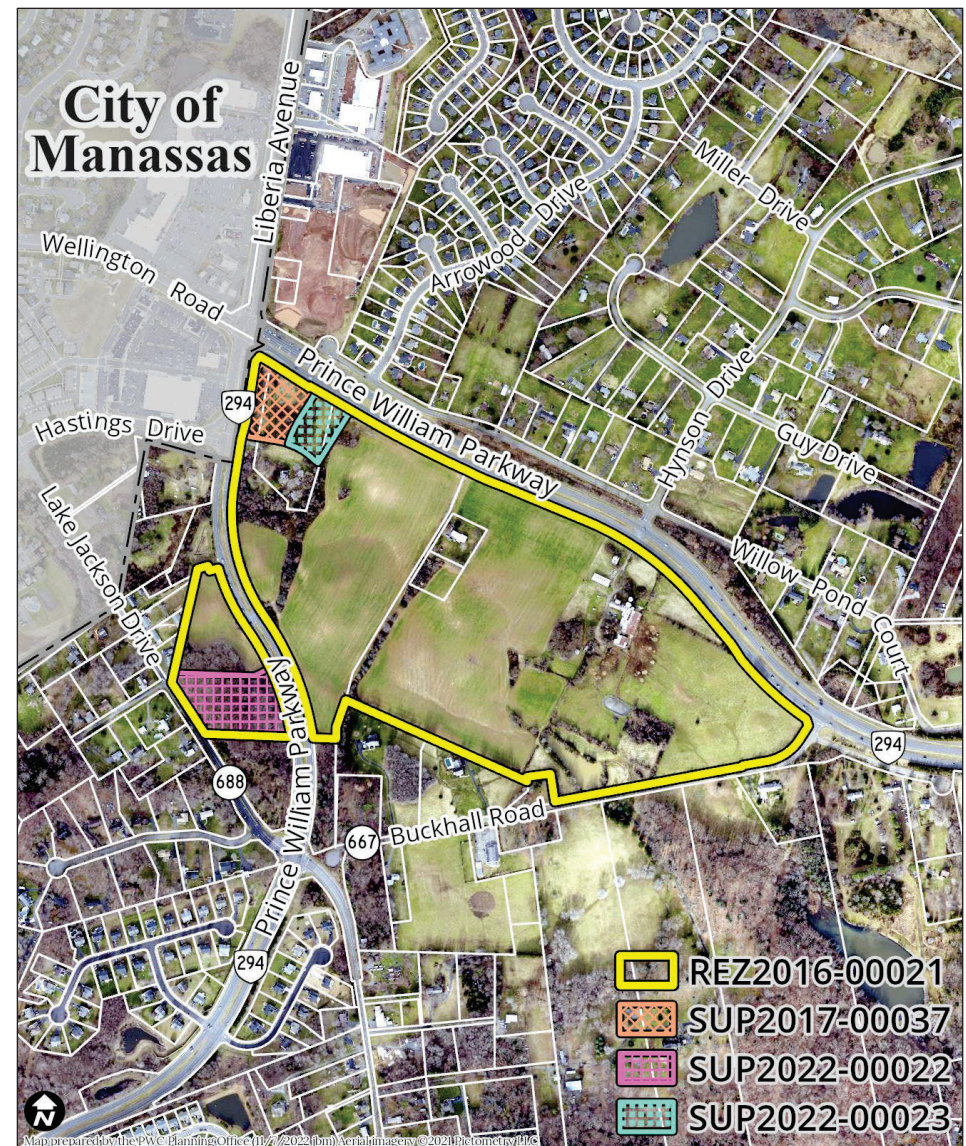
#REZ2016-00021, Kline Property  
#SUP2017-00037, Kline Property – Pharmacy (Drive-Through)  
#SUP2022-00022, Kline Property – Self-Storage Center  
#SUP2022-00023, Kline Property – Restaurant (Drive-Through)



## ❑ Requests (4 concurrent):

1. #REZ2016-00021 – To rezone ±55.42 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, and B-1, General Business, to permit a mix of residential, commercial, and office uses, including up to 240 single-family attached (townhouse) residential dwelling units, with associated development waivers/modifications and signage modifications, and to convey ±45 acres to the County for public use. (±100.45 acres subject property, total)
2. #SUP2017-00037 – To allow a drive-through facility associated with a pharmacy/retail store. (±2.4 acres)
3. #SUP2022-00022 – To allow a self-storage center with an associated increase in floor area ratio. (±4.1 acres)
4. #SUP2022-00023 – To allow a drive-through facility associated with a restaurant. (1.6 acres)

## ❑ Recommendation: Approval





#REZ2016-00021, Kline Property

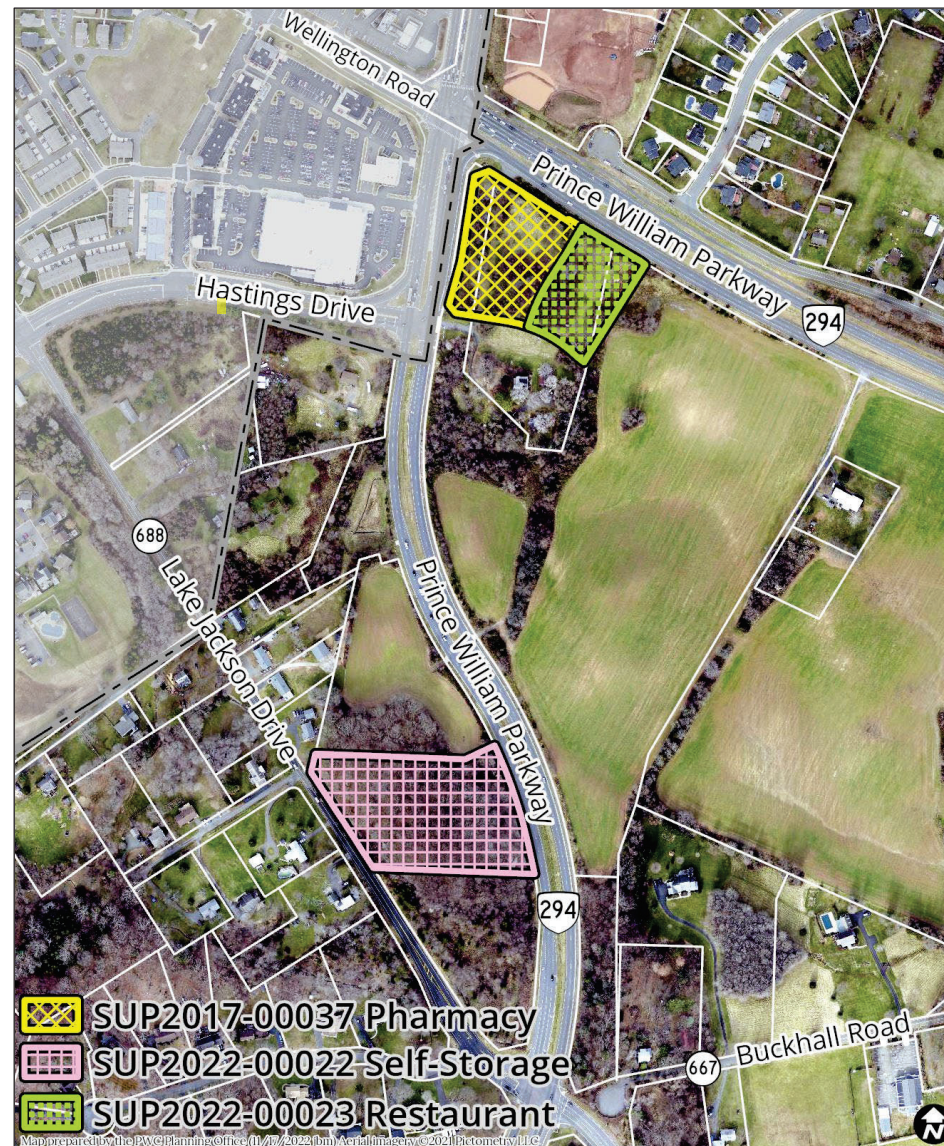
#SUP2017-00037, Kline Property – Pharmacy (Drive-Through)

#SUP2022-00022, Kline Property – Self-Storage Center

#SUP2022-00023, Kline Property – Restaurant (Drive-Through)



PRINCE WILLIAM  
COUNTY





**#REZ2016-00021, Kline Property**  
**#SUP2017-00037, Kline Property – Pharmacy (Drive-Through)**  
**#SUP2022-00022, Kline Property – Self-Storage Center**  
**#SUP2022-00023, Kline Property – Restaurant (Drive-Through)**



**PRINCE WILLIAM**  
COUNTY





#REZ2016-00021, Kline Property  
#SUP2017-00037, Kline Property – Pharmacy (Drive-Through)  
#SUP2022-00022, Kline Property – Self-Storage Center  
#SUP2022-00023, Kline Property – Restaurant (Drive-Through)



PRINCE WILLIAM  
COUNTY

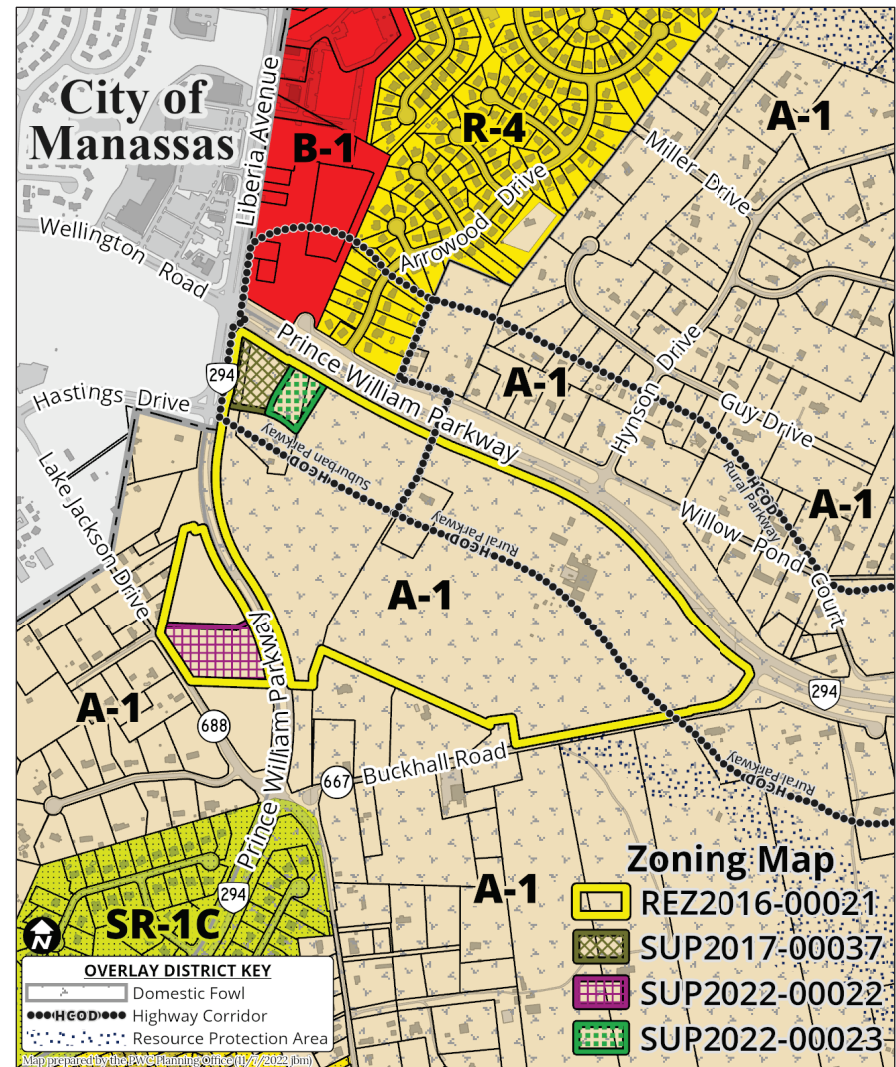
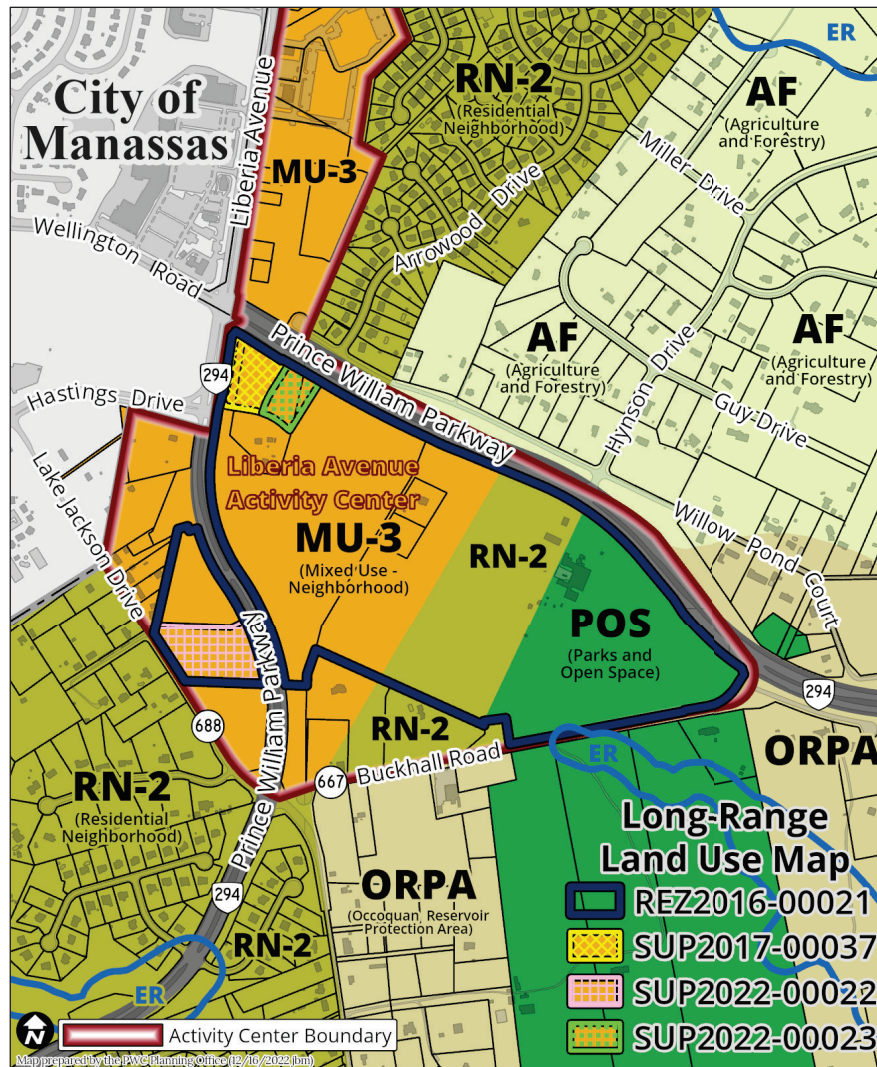




#REZ2016-00021, Kline Property  
 #SUP2017-00037, Kline Property – Pharmacy (Drive-Through)  
 #SUP2022-00022, Kline Property – Self-Storage Center  
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PRINCE WILLIAM  
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LDC

LAND USE PLAN

KLINE  
PROPERTY

4000 DAWKIN ROAD, SUITE 201, WOODBRIDGE, VIRGINIA 22192  
 PH: 703.666.0000 FAX: 703.666.0001

COLES TRANSMETAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

REVISION	DATE	DESCRIPTION	APPROVED BY
1	03/01/2022	INITIAL DESIGN	ENGINEER
2	03/01/2022	REVISION	ENGINEER

I HEREBY CERTIFY THAT  
 OTHER THAN THE REVISIONS  
 SHOWN HEREON, NO OTHER  
 CHANGES HAVE BEEN MADE

**RAUTHEN H. MARSHALL**  
 EIR No. 1854-B  
 03/01/22

SCALE:  
1" = 50'

SHEET 2 OF 6  
 DATE: MARCH 2022  
 DRAFT: CHECK:  
 FILE NUMBER:  
 REFERENCE:

**SUBJECT PROPERTIES:**

G.P.N.	RECORD OWNER	INSTRUMENT	AREA
7896-0-6840	BKR VENTURES, L.L.C.	DEED BOOK 2081 PAGE 1407	0.34658 AC
7896-0-6842	BKR VENTURES, L.L.C.	DEED BOOK 2081 PAGE 1407	2.63754 AC
7896-0-070	KLINE VENTURES LLC # LEO GEO VENTURES LLC	INSTRUMENT NO. 202007007775	0.99998 AC
7896-0-007	JAMES O. & SYLVIA K. BOWMAN (PARCEL 1)	DEED BOOK PRR PAGE 148	0.14254 AC
7896-0-007	JAMES O. & SYLVIA K. BOWMAN (PARCEL 2)	DEED BOOK PRR PAGE 148	0.00254 AC
7896-0-007	KLINE VENTURES LLC # LEO GEO VENTURES LLC	INSTRUMENT NUMBER 202007007775	57.32777 AC
7896-0-0044	WELF, INC.	DEED BOOK 202 PAGE 150	0.00302 AC
ALL PROPERTIES ARE CURRENTLY ZONED A-1			TOTAL AREA: 60.05461 AC

**LAND BAY INFORMATION:**

LAND BAY A - ZONE B-1  
 PROPOSED DESIGNATION: B-1  
 APPX. LAND BAY AREA = 19.24657 ACRES  
 MAX. FAR = 0.404  
 MAX. GFA = 8143,924 S.F.  
 MIN. OPEN SPACE = 18' (11.29 ACRES)  
 BUILDING HEIGHT = 45 FT.  
 \* CHANGES TO PROPOSED ALLOWABLE FAR MAY BE APPROVED UNDER SEPARATE APPLICATION.

**PLANNED DEVELOPMENT DISTRICT: PPR  
 (247,640 ACRES)**

LAND BAY B - ZONE PPR (NON-RESIDENTIAL)  
 PROPOSED DESIGNATION: PPR (NON-RESIDENTIAL)  
 APPX. LAND BAY AREA = 16.7469 ACRES  
 PROP. FAR = 0.0  
 PROP. GFA = 230,500 S.F.  
 MIN. OPEN SPACE = 308' (14.85 ACRES)  
 MAX. LOT COVERAGE = 70%  
 MAX. BUILDING HEIGHT = 45 FT.

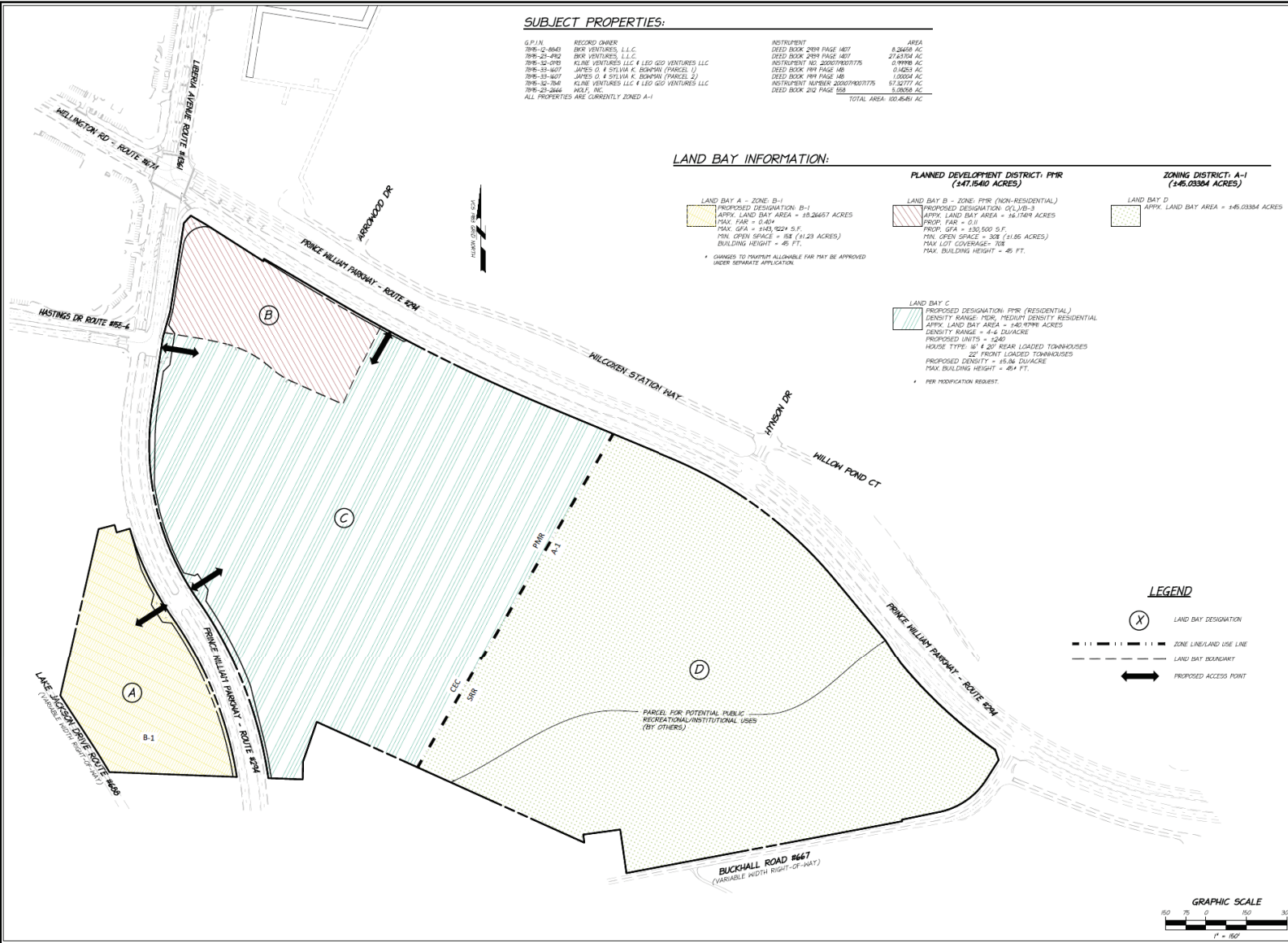
**ZONING DISTRICT: A-1  
 (145,0334 ACRES)**

LAND BAY D  
 APPX. LAND BAY AREA = 145.0334 ACRES

LAND BAY C  
 PROPOSED DESIGNATION: PPR (RESIDENTIAL)  
 DENSITY RANGE: LOW, MEDIUM DENSITY RESIDENTIAL  
 APPX. LAND BAY AREA = 145.0334 ACRES  
 DENSITY RANGE = 4-4 DU/ACRE  
 PROPOSED UNITS = 580  
 HOUSE TYPE: 16' x 20' REAR LOADED TOWNHOUSES  
 20' FRONT LOADED TOWNHOUSES  
 PROPOSED DENSITY = 45.04 DU/ACRE  
 MAX. BUILDING HEIGHT = 45 FT.  
 \* PER MODIFICATION REQUEST.

**LEGEND**

- (X) LAND BAY DESIGNATION
- ZONE LINE/LAND USE LINE
- LAND BAY BOUNDARY
- PROPOSED ACCESS POINT





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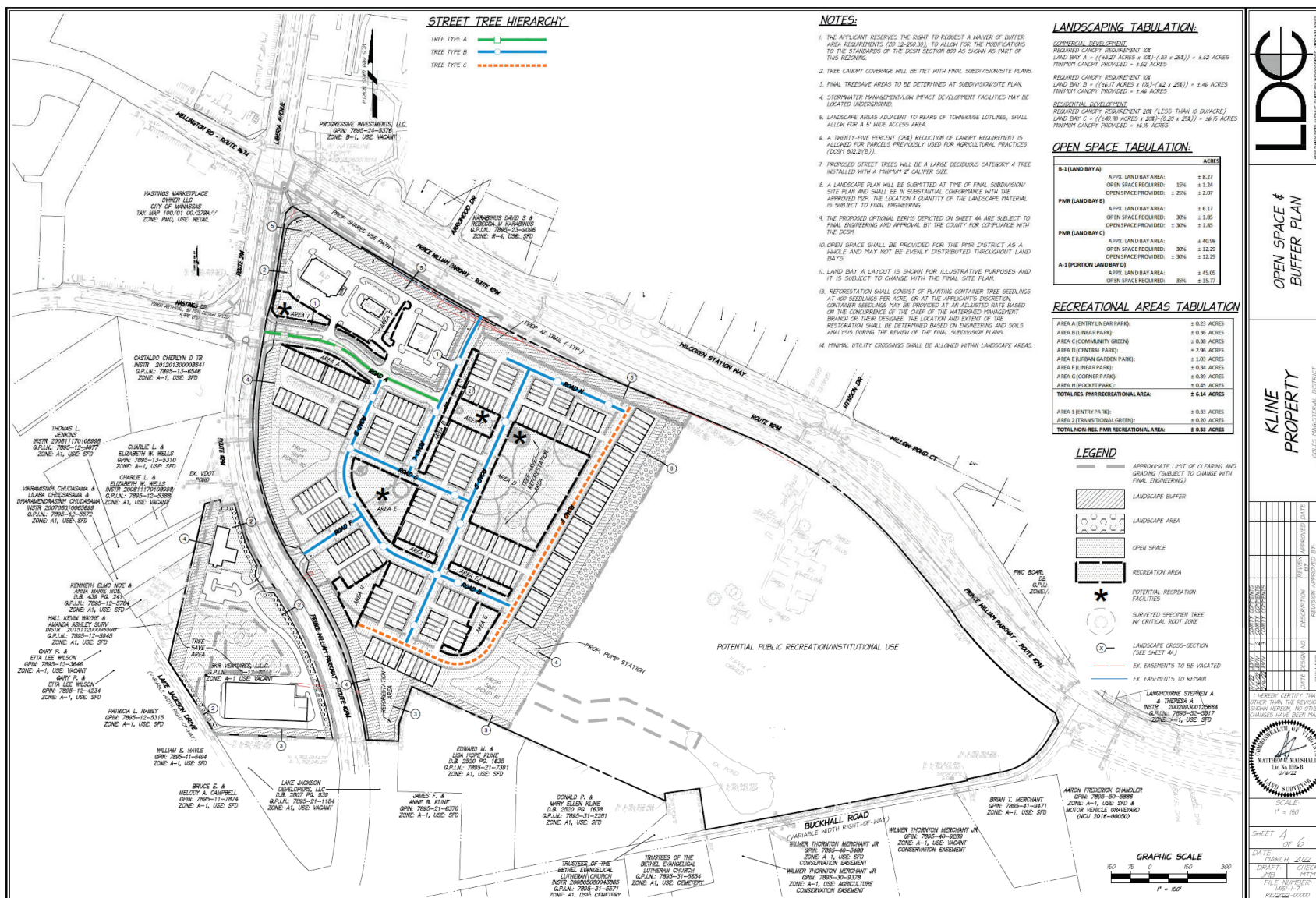
#SUP2022-00023, Kline Property – Restaurant (Drive-Through)



PRINCE WILLIAM  
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Amenity Programming

AMENITIES:

In addition to the convenience of including commercial and other nonresidential uses in close proximity to the residential area, Kline also provides an array of opportunities for active and passive recreation. Amenities include several community parks that range from a central green neighborhood park embedded within a tree save/ reforestation area, small pocket parks, greens and linear parks scattered within the community, to potential public recreational uses serving residents and the surrounding neighborhoods. Furthermore, Kline features a community garden where residents can collectively garden, connect with nature, and create a more sustainable local food system. This community garden will serve as a social gathering area, an outdoor classroom, and a retreat among other benefits and most importantly, it will foster a sense of community and ownership.

AMENITY PROGRAM ELEMENTS:

- SITTING AREA
- ★ LANDSCAPING/OPEN LAWN
- ✱ INFORMAL GATHERING
- ☼ FORMAL GATHERING
- DECORATIVE SITE FURNISHINGS (POTENTIAL BENCHES, TRASH RECEPTACLE, LIGHTING)
- THEMATIC DIRECTIONAL ID/SIGNAGE
- ◊ HARDSCAPE PLAZA WITH POTENTIAL SEATING WALLS
- ✕ PLAYGROUND
- POTENTIAL FREE STANDING PLAY STRUCTURES
- 🚲 BIKE RACKS (PER DCSM STANDARDS)
- 💧 WATER STATION
- 🕒 CLOCK

NOTE:  
AMENITY AREAS MAY INCLUDE ONE OR MORE OF THE POTENTIAL AMENITY PROGRAM ELEMENTS LISTED. LOCATION AND QUANTITIES TO BE DETERMINED AT SITE PLAN AND ARE SUBJECT TO CHANGE.

These illustratives are intended to give a general graphic representation of the parks. Final design and location of elements to be determined at final engineering.





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1 Overall Community Entry Feature



Max. Height: 10'  
 Max. Area: 64 SF

2 Secondary Community Signs



Max. Height: 10'  
 Max. Area: 64 SF



Max. Height: 5'  
 Max. Area: 4 SF

3 Retail Shared Pylon Sign



Max. Height: 20'  
 Max. Area: 80 SF



Max. Area: 2 SF per 1' of unit width

4 Secondary Retail Sign



Max. Height: 10'  
 Max. Area: 80 SF



Rear Loaded Townhouse



Front Facade



PMR



DEVELOPMENT PROGRAM:

Approximately 146,000 gross square feet of commercial building area is programmed throughout the commercial component of Kline. These areas shall develop pedestrian nodes/plazas and encourage connection of non-residential spaces. All pedestrian circulations shall comply with the ADA standards.

Images shown are for informational purposes only and subject to change at time of site plan.



B-1



Front Loaded Townhouse

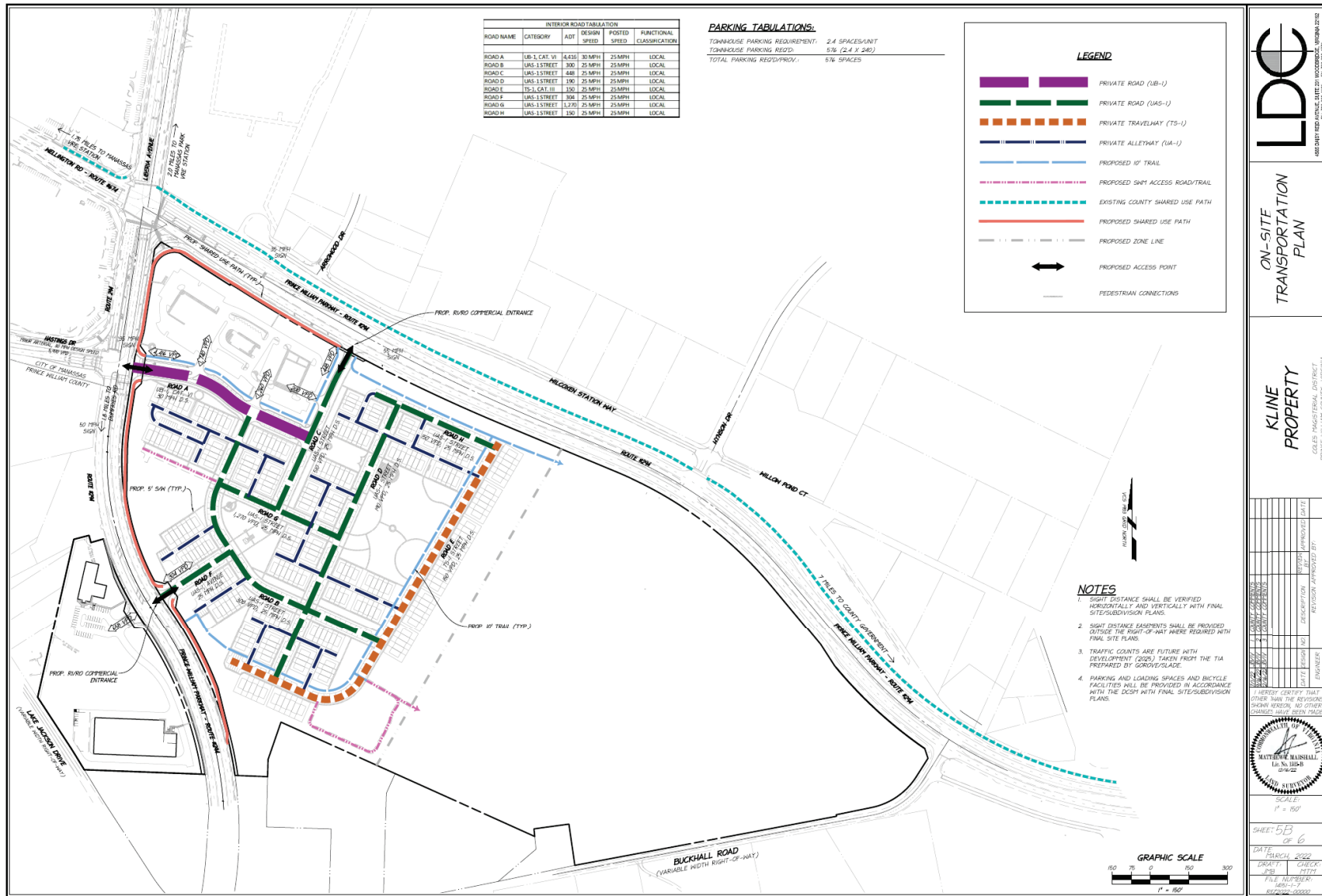


Front Facade

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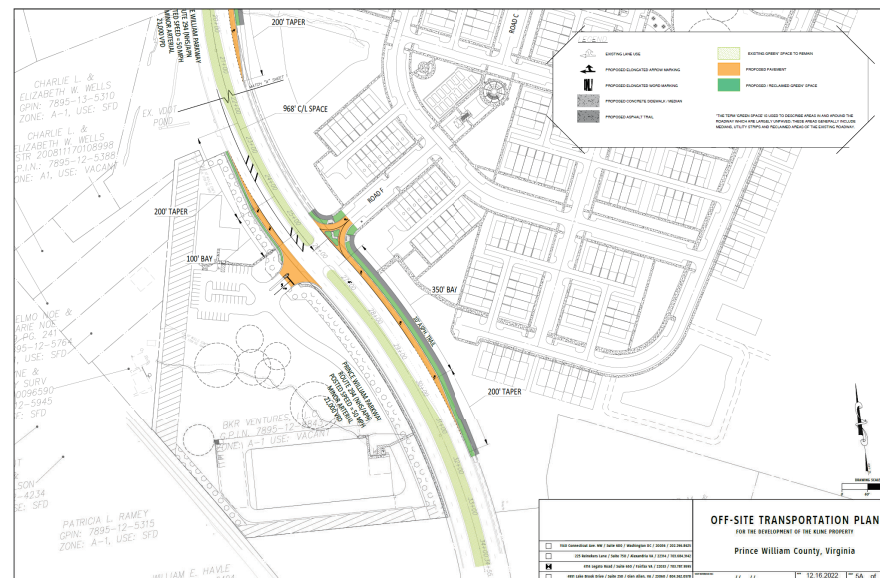
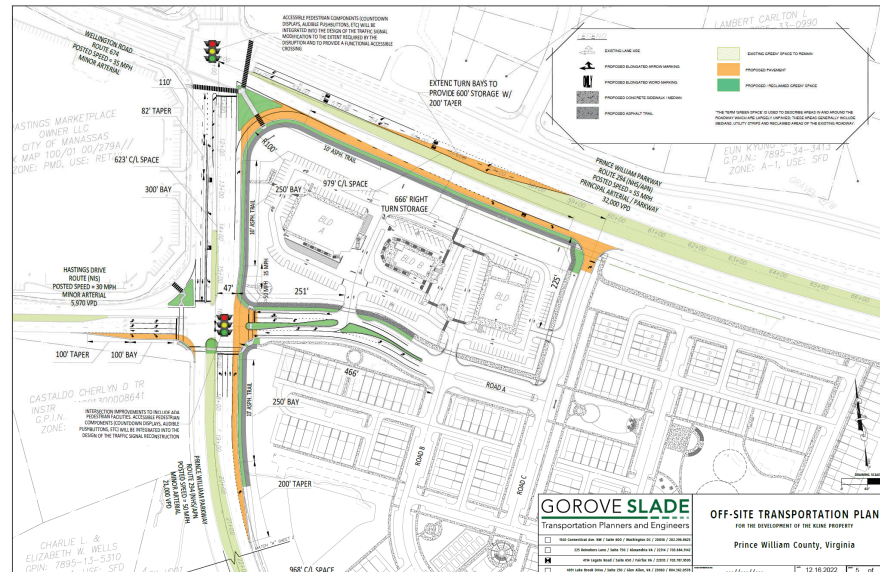


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#REZ2016-00021, Kline Property

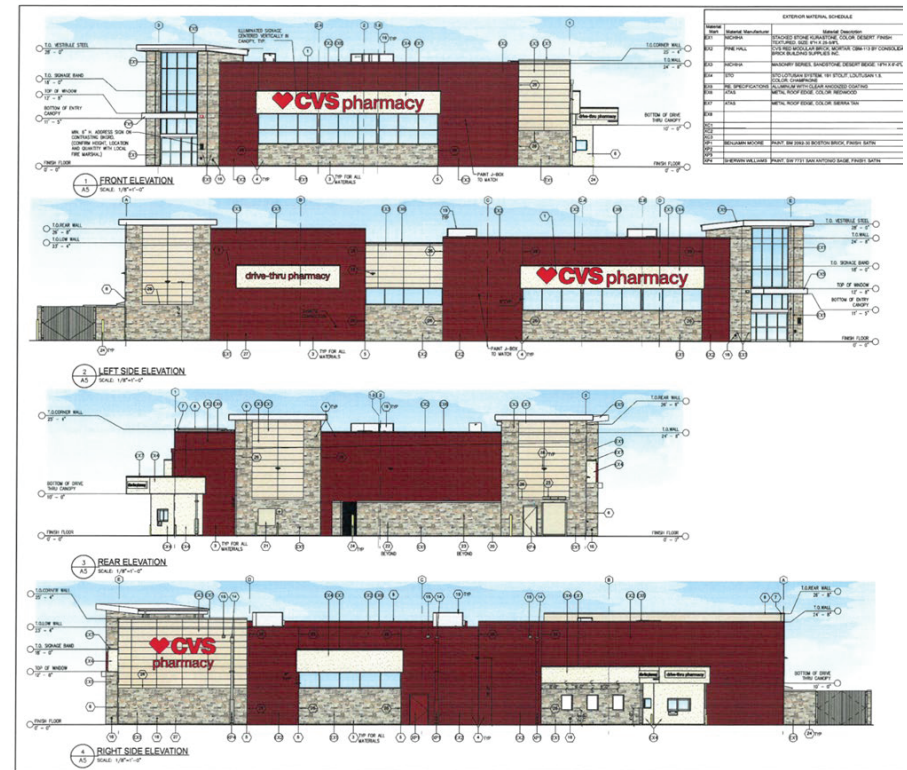
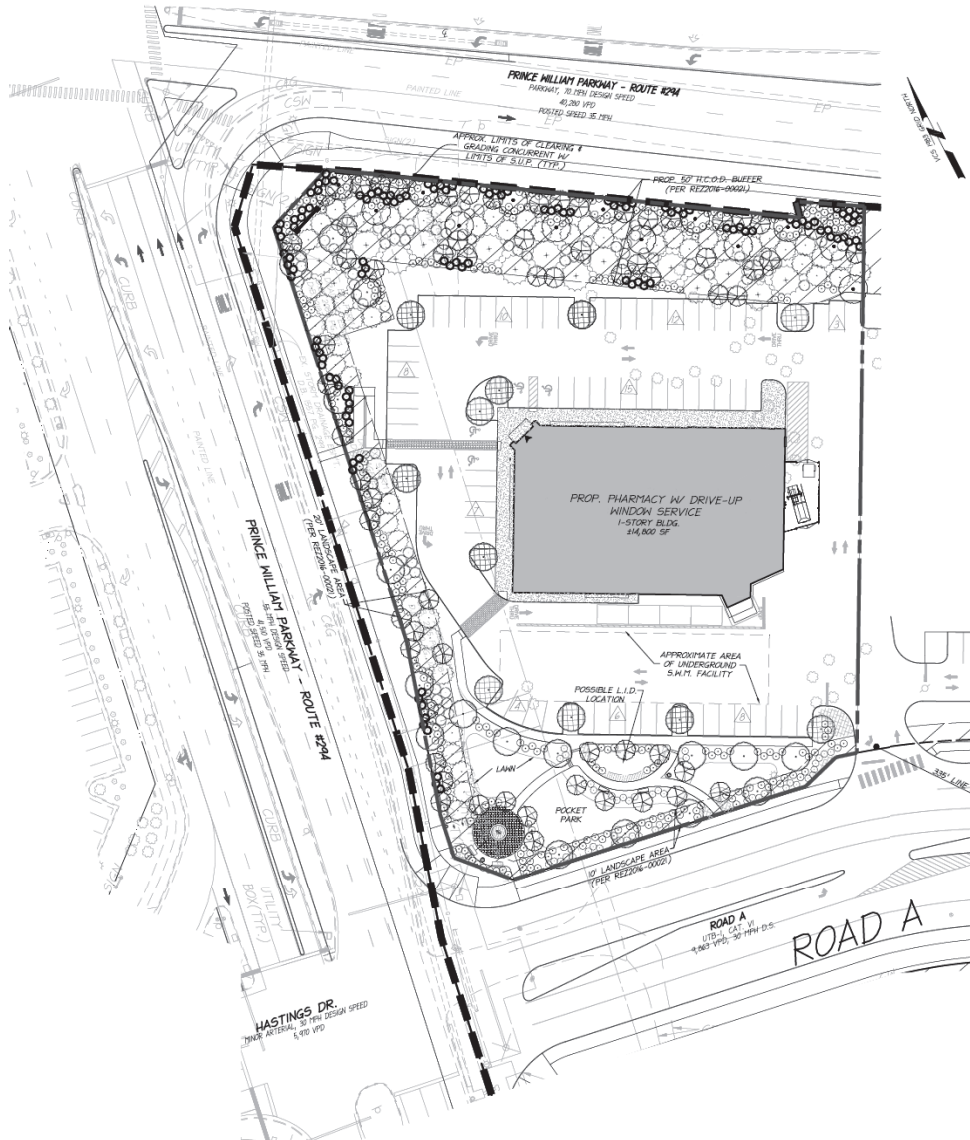
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COUNTY

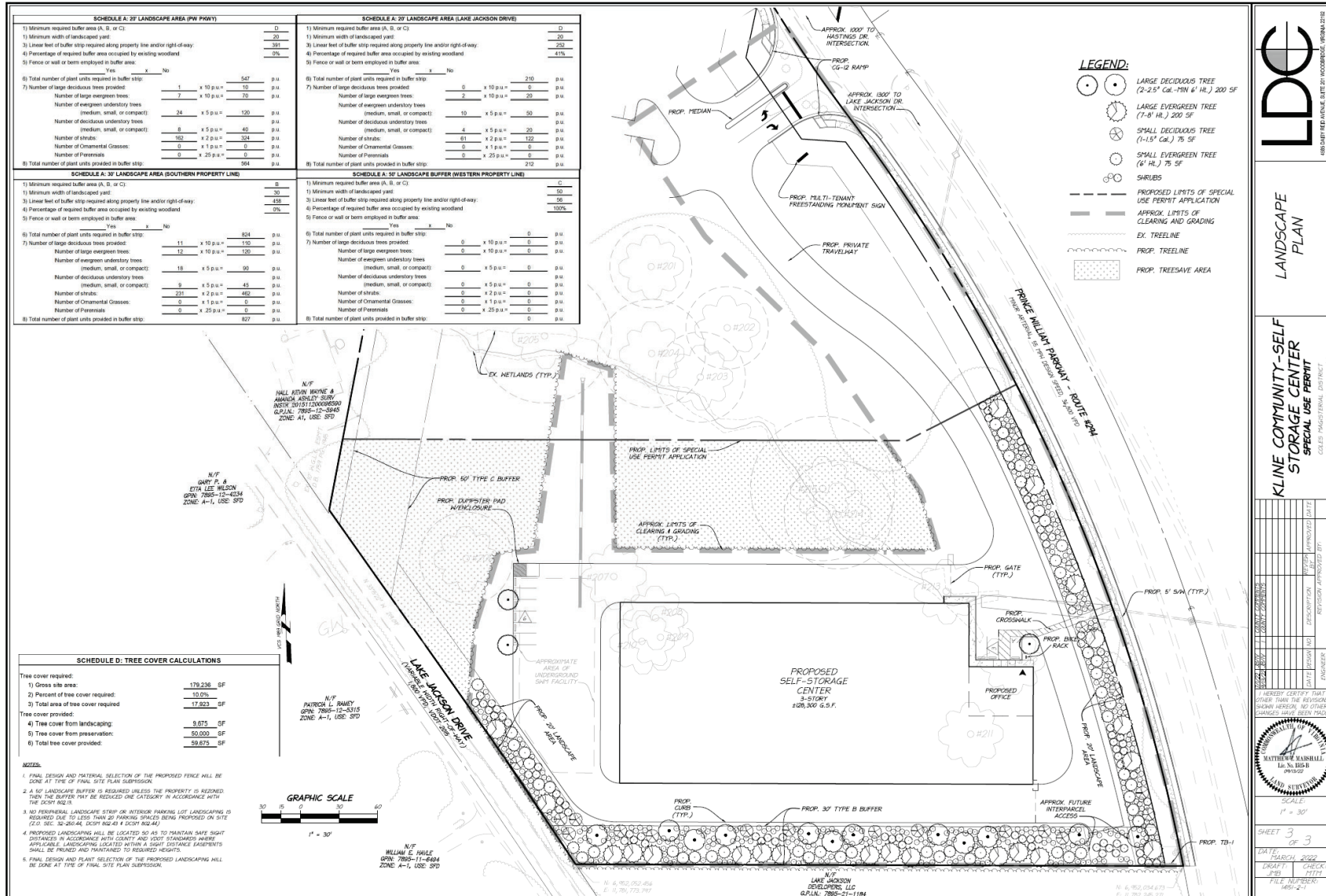




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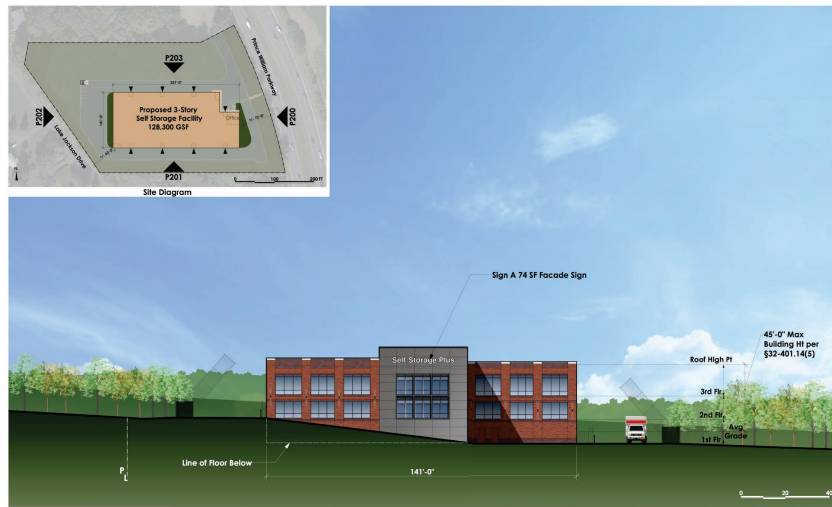
PRINCE WILLIAM  
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PRINCE WILLIAM  
 COUNTY



bwdarchitects

P-200  
 SHEET 1 OF 4  
 12/12/2022

Front Elevation Facing Prince William Parkway (E)  
 Prince William Pkwy Self Storage - Prince William Co, VA

ARCLAND

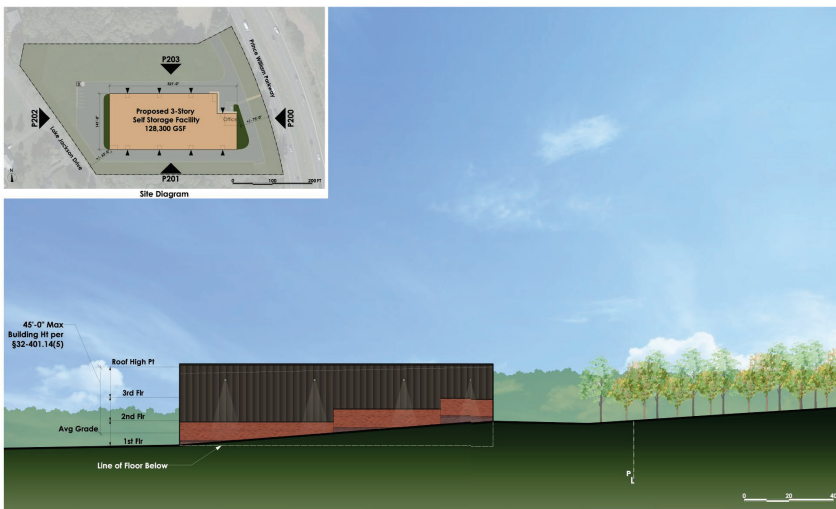


bwdarchitects

P-201  
 SHEET 2 OF 4  
 12/12/2022

Side Elevation along Upper Level Loading (S)  
 Prince William Pkwy Self Storage - Prince William Co, VA

ARCLAND

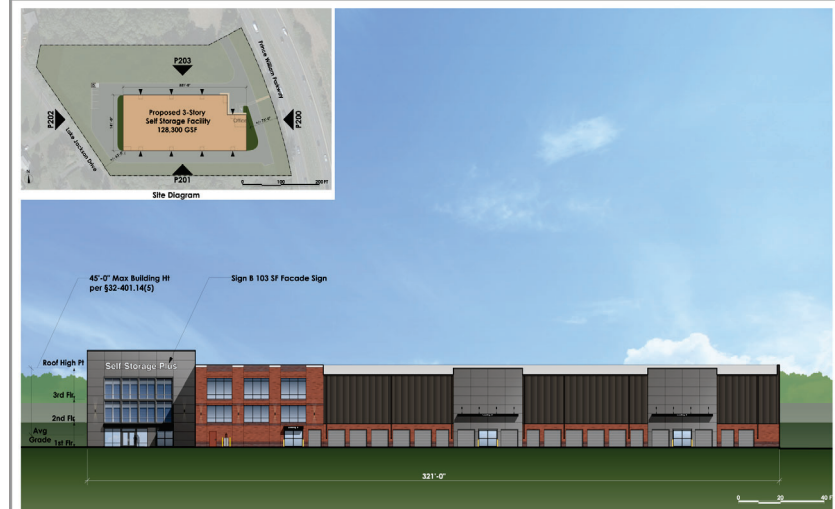


bwdarchitects

P-202  
 SHEET 3 OF 4  
 12/12/2022

Rear Elevation Facing Lake Jackson Drive (N)  
 Prince William Pkwy Self Storage - Prince William Co, VA

ARCLAND



bwdarchitects

P-203  
 SHEET 4 OF 4  
 12/12/2022

Side Elevation along Lower Level Loading (W)  
 Prince William Pkwy Self Storage - Prince William Co, VA

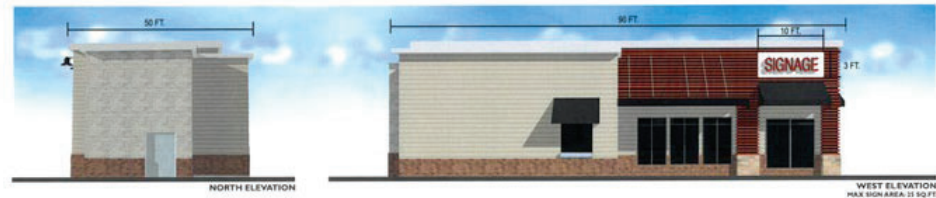
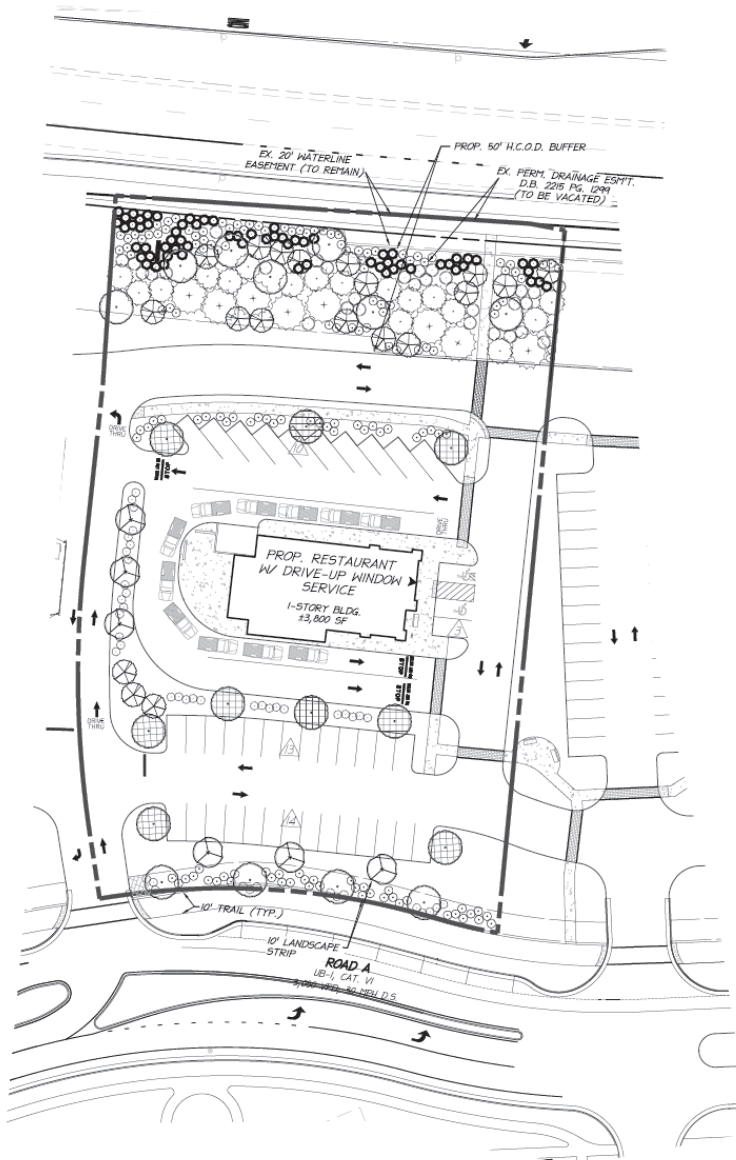
ARCLAND



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PRINCE WILLIAM  
 COUNTY



Kline SUP - Fast Food Restaurant

Architectural Elevations 6/9/17

Note: For illustrative purposes only and subject to change.



Kline SUP - Fast Food Restaurant

SIGNAGE 6/9/17

Note: For illustrative purposes only and subject to change.



### Summary of Proposal's Strengths

- Proffered Master Zoning Plan (MZIP)
- Coordinated, planned development
- Consistency with adopted MU-3 land use designation
- Public Recreation/Institutional/Educational Use Option for Land Bay D (45 acres)
- Land Bay D Consistency with adopted RN-2 and POS land use designations
- Community Design Guidelines
- High Level of Design Quality
- Coordinated Signage / Entrance Features
- Pedestrian Connectivity Options & Orientation
- Preservation of two existing concrete silos in Land Bay D
- Tree Preservation Plan
- Community Recreational Facilities & Amenities
- On-Site and Off-Site Transportation Improvements

### Summary of Proposal's Weaknesses

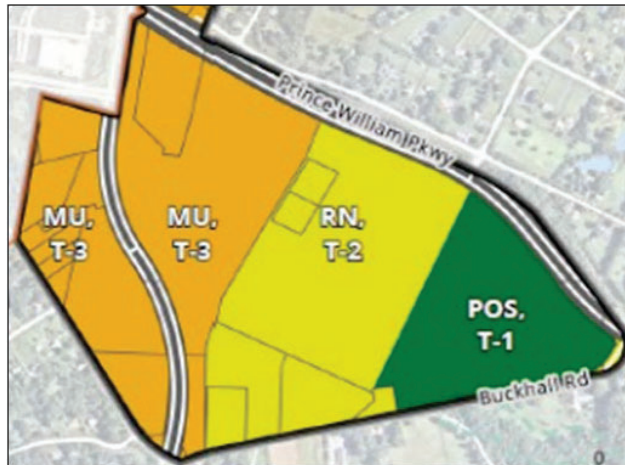
- Limits of Clearing & Grading in Land Bay A
- Drive-Through /Drive-Up SUP Uses in Land Bay B; (In Liberia Avenue Activity Center, drive-through uses are specifically discouraged.)
- Uncertainty of Public Land Conveyance & Dedication Contingencies

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## Pathway to 2040 Comprehensive Plan Update

Extracted from the proposed Liberia Avenue Activity Center Land Use Plan:



- As proposed, the Kline Community is consistent with the policies within Liberia Avenue Activity Center and the MU-3, RN-2, and POS land use designations, as recently adopted by the Board of County Supervisors.



**Staff Recommendation:** **Approval** of Rezoning #REZ2016-00021, Kline Property, subject to the proffers dated January 10, 2023, and for the following reasons:

- Proposed Development & Area Compatibility: The proposed Kline Community is implementing a planned, mixed use development that is context-sensitive through a coordinated plan of development, responsive to surrounding land use patterns, mitigating impacts through proffers, providing traffic improvements, and conveying a public use site.
- Commitment to Quality Design: As proffered, the land use mixture, assemblage/layout of uses, overall site design, land use intensity, variety of open space/landscaping areas, and design guidelines deliver a high-quality planned community.
- Strategic Plan: If approved, the proposal would allow over 143,000 square feet (SF) of nonresidential uses. The project aligns with the Strategic Plan goal to increase the commercial tax base.

#SUP2017-00037, Kline Property – Pharmacy (Drive-Through)  
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## **Summary of Proposal's Strengths**

- As conditioned through the SUPs, cohesive architectural/design theme, enhanced/supplemental landscaping, site access, onsite circulation, onsite security measures, and pedestrian connectivity
- As conditioned through the SUPs, use and operational parameters.
- Conditioned building and signage elevations for SUP uses

## **Summary of Proposal's Weaknesses**

- Drive-Through/Drive-Up SUP Uses in Land Bay B (in MU-3 Area)
- Scale, Massing, and Architecture of Self-Storage Center on Periphery of Project

#SUP2017-00037, Kline Property – Pharmacy (Drive-Through)  
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#SUP2022-00023, Kline Property – Restaurant (Drive-Through)



**Staff Recommendation:** **Approval** of the SUPs, subject to the conditions dated January 10, 2023, for the following reasons:

*For the Self-Storage Center, additional consideration of perimeter fencing, building-mounted downward lighting, internally lit signage, and window treatment design features.*

- The proposed pharmacy with drive-through facility, restaurant with drive-through facility, and self-storage center with an associated increase in the Floor Area Ratio (FAR) can all be compatible and permitted uses within the area context for proposed Land Bays A and B, among a mixture of retail/commercial and office uses and to serve the surrounding area.
- As conditioned through the SUPs, a cohesive architectural/design theme and building elevations, enhanced/supplemental landscaping, site access, onsite circulation, onsite security measures, pedestrian connectivity, and use/operational parameters are proposed.
- As per the Strategic Plan, the SUPs have an associated timing element, which ensures a level of nonresidential development if the SUPs are commenced.