

MOTION:

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

SECOND:

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

ACTION:

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 MU-3, Neighborhood Mixed Use, in the Comprehensive Plan, and is located within the Liberia Avenue Activity Center; and

WHEREAS, the site is currently zoned A-1, Agricultural, (pending PMR, Planned Mixed Residential, through #REZ2016-00021), and is 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.) 22-138; 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 Special Use Permit #SUP2017-00037, Kline Property – Pharmacy (Drive-Through), subject to the conditions dated January 10, 2023;

January 17, 2023
Regular Meeting
Ord. No. 23-
Page Two

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

ATTACHMENT: SUP Conditions, 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

SPECIAL USE PERMIT CONDITIONS

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

Applicant: 8341 Parkway, LLC

Owner(s): BKR Ventures, LLC and Wolf, Inc.

GPINs: 7895-23-2666 (portion), 7895-23-4912 (portion) ("Property")

Special Use Permit Area: ± 2.4 acres

Zoning: A-1, Agricultural (current) {pending PMR zoning, O(L)/B-3 uses}

Magisterial District: Coles

Date: January 10, 2023

The following conditions are intended to offset the impacts of the proposal and would render the application consistent with the applicable chapters of the Comprehensive Plan. If the conditions of this special use permit ("SUP") or the special use permit plan are in conflict with the Zoning Ordinance or the Design and Construction Standards Manual ("DCSM"), the more restrictive shall apply unless otherwise specified herein by this special use permit.

The Applicant shall file a site plan within two (2) years of approval of this special use permit and shall have up to five (5) years from the date of final site plan approval to commence the use. The term "Applicant" shall include current and future owners. Issuance of an occupancy permit constitutes commencement of the use.

1. **Site Development** – The Applicant shall develop the Property in substantial conformance with the Special Use Permit Plan entitled "Kline Community – CVS (Pharmacy w/ Drive-Up Window Service)" prepared by Land Design Consultants, dated March 2022, and revised through July 11, 2022 (the "SUP Plan"). Minor modifications from the SUP Plan may be allowed to meet applicable regulations and standards necessary to obtain final site plan approval for this development or to coordinate with the adjoining development.
2. **Use Parameters**
 - a. **Use Limitations** – The use approved with this special use permit shall include a drive-up/pick-up window service in accordance with Zoning Ordinance Section 32-400.07 in conjunction with a by-right retail store of approximately 14,800 square feet in floor area, as shown on the SUP Plan.
 - b. **Hours of Operation** – Hours of operation may be 24 hours per day, 7 days per week.
3. **Community Design**
 - a. **Architecture** – The Applicant shall submit the architectural construction plan drawings at least three (3) weeks prior to the request for the building permit release letter, for review and approval of compatibility with the SUP Plan by the Planning Office. The building materials shall incorporate colors that are compatible with the design theme, prepared by Larson Design Group and dated May 22, 2017, and variations in color of the surrounding buildings in Land Bay B of the Kline Property rezoning (#REZ2016-00021).

SUP Conditions – Kline Property – Pharmacy (Drive-Through)

- b. Building Design Theme – The overall design theme of the pharmacy/retail building shall be in general conformance to the architectural elevations prepared by Larson Design Group, dated May 22, 2017.
- c. Flexibility of Design Branding & Identity – Variation from the building and signage elevations shall be permitted to allow future design updates to the subject use, provided the integrity of the overall site layout is not compromised and subject to a finding by the Planning Director that the variation will provide an equal or improved design. The Applicant shall submit the architectural elevations and/or any sign designs to the Planning Director for review and approval for consistency with the architecture proposed herein a minimum of two (2) weeks prior to the request for issuance of the building permits for such building or sign permits.
- d. Landscaping – The Applicant shall provide landscaping on-site in substantial conformance with Sheet 3 of the SUP Plan. Landscape plantings shall consist of drought tolerant species appropriate for the climate and location proposed and shall predominantly consist of indigenous, native species.
- e. Refuse Storage Areas – The refuse storage shall be screened with a solid masonry enclosure that matches the material types and material colors of the main building. The refuse storage enclosure shall be gated to prohibit viewing this area from adjoining properties, public rights-of-way, and private streets. Compliance with this condition shall be shown on the final approved site plan.
- f. Lighting – Freestanding lighting shall be limited to full cutoff fixtures that direct downward and shall comply with outdoor lighting standards for nonresidential uses as required by Zoning Ordinance Section 32-250.203.
- g. Signage – All signage shall comply with the standards set forth in the Zoning Ordinance Section 32-250.27-28 and the Design and Construction Standards Manual (“DCSM”). In addition, the following shall apply to signage and advertisements on the Property:
 - i. Handicapped Parking Signage – Parking and signage for handicapped customers shall be provided onsite, in accordance with the DCSM and other current standards.
 - ii. Sign Permits – Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
 - iii. Onsite Directional Signage (including the Drive-Up Window Service) – Directional signage shall be provided as required or needed.

SUP Conditions – Kline Property – Pharmacy (Drive-Through)

4. **Site Maintenance** – The Owner/Applicant shall maintain the Property and shall pick up trash, litter, and debris on a daily basis, or more often if needed.
5. **Graffiti Removal** – Graffiti on the Property shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by sign regulations in Section 32-250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
6. **Environment**

Stormwater Management/BMP – SWM/BMP practices shall be provided onsite, offsite, and/or underground, as determined at final site plan approval.
7. **Transportation**
 - a. Pedestrian Access – Sidewalks and crosswalks as shown on the SUP Plan shall be provided on the final site plan. Sidewalk and crosswalk connections shall be provided as shown on the SUP Plan and as shown in the Design Guidelines provided with #REZ2016-00021, Kline Property.
 - b. Stacking Spaces – The drive-through stacking spaces shall be located as shown on the SUP Plan and shall be no less than the minimum number required in the DCSM.
 - c. Obstruction of Travelways – The Applicant shall ensure that any vehicles associated with any use of the Property do not obstruct the travel ways, fire lanes, adjoining road network, or parking spaces as shown on the SUP Plan.
8. **Vehicular Provision of Access** – The internal private travelways and joint driveways shall be approved for construction, bonded, and constructed to a degree operational and useable by the public by utilizing the use approved herein (i.e., paved with curb and gutter) prior to the issuance of an occupancy permit for the drive-up window service on the Property whether joint driveways are built by the Applicant or others.
9. **Internal Maintenance** – The internal private road(s), joint driveways, and joint travelways in Rezoning #REZ2016-00021, Special Use Permit #SUP2022-00022, and Special Use Permit #SUP2022-00023 shall be maintained by the owners of the properties served and/or the owner(s) of the underlying property including the owner of the subject Property. Parking, walking, and driving surfaces shall be maintained in a manner that facilitates safe pedestrian and vehicle traffic at all times.
10. **Connection to Public Water & Sewer** – The Property shall be connected to public water and sewer with the Applicant bearing all costs associated with providing all onsite and offsite facilities to make such connection.

January 17, 2023



PRINCE WILLIAM
COUNTY

12-B – 12-E are
combined cases.

Please refer to the Staff Report
and presentation included
with **Item 12-B.**