



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

November 23, 2016

TO: Planning Commission

FROM: Stephen L. Donohoe, Current Planning Manager

SUBJECT: Special Use Permit #PLN2014-00313, Dulles Area Muslim Society Greater
Gainesville - **Brentsville Magisterial District**

The above-referenced special use permit request was heard at the November 2, 2016 Planning Commission public hearing. The public hearing was opened and public testimony was received.

The Planning Commission closed the public hearing and deferred action to a date certain of December 7, 2016. The Planning Commission moved to defer the case in order to:

- A. Allow the applicant and staff time to address the list of conditions provided by Commissioner McKay to ensure consistency with similar approved uses
- B. Investigate ways for providing an on-site septic system on the property
- C. Clarify/Define the list of specific uses proposed for the site

The applicant and staff have addressed each of the conditions provided in the list by Commissioner McKay. In Attachment A, the staff responses reference whether the condition has been included in the revised conditions (attached), is a minimum design standard/requirement and is not conditioned, or is a condition opposed by the applicant.

Attachments (2):

- A. Staff Responses to List of Requested Conditions (Commissioner McKay)
- B. Revised SUP Conditions dated November 23, 2016

ATTACHMENT A - REQUESTED CONDITION CHART

Item	Planning Commissioner - Condition Changes/Request	STAFF RESPONSES - Condition/Comment
1	<p>ADD Site Development</p> <p>ADD If needed, changes to the layout to accommodate an on-site septic system may be necessary. Applicant may locate drain fields on the site, but the limits of clearing and grading must be maintained.</p>	<p>The Applicant continues to request connection to public sewer.</p>
2	<p><u>Use Parameters</u></p> <p>ADD NEW Daycare/School No daycare or school shall be permitted.</p>	<p>Condition provided. See 2.b.</p>
3	<p><u>Friday Hours of Operation</u> -</p> <p>CHANGE wording - there shall not be a service or event of 150 vehicles or more that begins 30 minutes before or 30 minutes after high school release times.</p>	<p>Friday service times are already limited in Condition 2.d. The Applicant does not wish to change the current condition.</p>
4	<p>ADD Recreation Field Hours - The hours of the recreation field use shall be limited to daylight hours, and a note to this effect shall be shown on the final site plan</p>	<p>Condition provided. See 2.g.</p>
5	<p>ADD Noise - No outdoor loudspeakers or amplified noise shall be permitted.</p>	<p>Condition provided. See 2.h.</p>
6	<p>Community Design</p> <p>ADD Materials</p> <p>The buildings shall be constructed with the primary materials being brick, masonry, natural stone, cut stone or similar or a combination thereof.</p>	<p>Condition provided. See 3.a.</p>
7	<p>ADD Refuse Storage Area</p> <p>The refuse storage areas shall not be located within any setback, buffer or landscape strip and will be screened with a solid masonry enclosure, which is compatible with the building and gates that prohibit viewing this area from adjoining properties and public rights of way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition will be evidenced with the final site plan approval.</p>	<p>Condition provided. See 3.e.</p>
8	<p>ADD Building Lighting - Building mounted security lighting, which is full cut-off directed toward the building and in compliance with the</p>	<p>Minimum standard: All lighting provided on-site is subject to the Zoning Ordinance. In order</p>

	Zoning Ordinance, shall be permitted. Compliance with this condition shall be demonstrated with a note on an approved site plan.	to reduce redundancy, staff did not include this condition.
9	<p>Signage</p> <p>ADD to freestanding entrance side section “and compatible with the proposed building design and materials in compliance with the Zoning Ordinance</p>	Condition provided. See 6.a.
10	ADD Parking and Signage for handicapped shall be provided in accordance with the DCSM and other current standards.	Minimum standard: Required per the Zoning Ordinance and Design Construction Standards Manual. In order to reduce redundancy, staff did not include this condition.
11	<p>ADD Maintenance of Property (St. Katherine’s, Victory Crossing, Renaissance Montessori, Park Valley)</p> <p>a. Site Maintenance – the owner/applicant shall maintain the site and shall pick up trash, litter and debris on a daily basis.</p> <p>b. Graffiti Removal – The applicant agrees to remove any graffiti from the property.</p>	Conditions provided. See 10 & 11.
12	<p>ADD Environment (St. Katherine’s, Victory Crossing, Fireside, Renaissance Montessori, Park Valley, Park Valley Expansion)</p> <p>a. Low Impact Design – The Applicant shall utilize low impact development (LI) as permitted by the DCSM and to the extent feasible due existing soil types on the Property, a minimum of two LID techniques to treat parking lot runoff. Said techniques may include, but shall not be limited to, bioretention areas, filter strips and/or other practices that can be integrated into landscaping areas and parking islands as shown on the SUP plan. /’/shall comply with the standards contained within the DCSM and compliance with this condition shall be demonstrated on the final approved site plan.</p> <p>b. Minimize Clearing and Grading – The Applicant shall develop in substantial conformance with the limits of clearing and grading as shown on the Plan. These limits do not preclude the removal</p>	Conditions provided. See 5. a (relocated Water Quality condition), b., c. & d.

	<p>of diseased, noxious and/or invasive vegetation outside of these limits.</p> <p>c. MOVE Water Quality - Move Water Quality #7 wording to environment section</p> <p>d. Stormwater Management – The SWM/BMP facilities shall each individually not exceed the respective footprint as shown on the Plan. The SWM/BMP facilities shall be designed as a wet pond, If the SWM/BMP facilities cannot be designed as a wet pond, the applicant may utilize a dry pond design with a four (4) foot tall black vinyl chain link fence. If a dry pond design is utilized, the applicant shall provide, where feasible, additional landscaping for screening</p>	
13	<p>Transportation</p> <p>CHANGE d. Fridays and Large Special Events – The applicant will provide an off duty uniformed police officer for traffic control at the entrance during the main Friday service and during other Holy Day Services. Additionally, traffic control shall be provided for any large special event or service. For purposes of this conditions, a “large” special event or service shall mean one that is anticipated to generate in access ADD “of 150 vehicles and/or the services don’t have at least a 45 minute gap in between service release and start times OR as needed to be determined by the Pr Wm County Police.”</p>	<p>The conditions include a limitation for Friday service. Therefore, the Applicant does not wish to change the current condition.</p>
14	<p>ADD No Obstruction of Travel Ways (St. Katherine’s, Victory Crossing, Fireside, Montessori, Park Valley, Park Valley Expansion)</p> <p>The Applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network, landscaped areas, parking spaces as shown on the SUP plan or Vint Hill Rd.</p>	<p>Condition provided. See 7.b.</p>
15	<p>ADD Parking (Fireside, Park Valley)</p> <p>The parking onsite shall not exceed 300 spaces.</p>	<p>Development of the site shall be in substantial conformance to the SUP plan. The SUP plan limits the site to 300 parking spaces.</p>

16	<p>Fire and Rescue ADD Fire Suppression (St. Katherine's)</p> <p>The religious institution, administrative offices, meeting rooms and related facilities shall have fire suppression systems (sprinklers or equivalent) installed by the Applicant in compliance with the applicable National Fire Protection Association (NFPA) or equivalent standards.</p>	<p>The structure is subject to the Building & Fire code which will determine fire suppression requirements prior to construction.</p> <p>Applicant is planning to connect to public water. The condition was not necessary in this case.</p>
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Updated Comment:

Fire & Rescue - Since the Planning Commission public hearing, staff has updated the Fire and Rescue information. The responding Fire and Rescue station (Linton Hall #25) is actually operating at 54% capacity. The capacity of the station is a function of the average number of incidents responded to by the station and the number of tactical units (equipment, trucks, ambulance, etc.) at the station. The station responded to 1,086 incidents (average), which is well within the recommended standard of 2,000 incidents. The station is operating within capacity, contrary to the Fire and Rescue information provided in the staff report issued October 21, 2016. Therefore, there are no weaknesses related to the Fire and Rescue chapter of the Comprehensive Plan.

**PROPOSED
SPECIAL USE PERMIT CONDITIONS**
Applicant / Owner: ADAMS Greater Gainesville LLC
Special Use Permit #PLN2014-00313, Dulles Area Muslim Society Greater Gainesville
Prince William County GPIN: 7495-71-6506 (the "Property")
Special Use Permit Area: ± 14.89 acres
Zoning: A-1, Agricultural
Magisterial District: Brentsville
Date: ~~October 20~~ November 23, 2016

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

The Applicant shall file a site plan within three (3) years of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval or two years following the completion of the Vint Hill Road widening project from Schaeffer Lane to Sudley Manor Road (PWC #0215-076-146), whichever occurs later, to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development – The Property shall be developed in substantial conformance with the following plans and conditions herein. If needed, changes to the layout and limits of clearing and grading to accommodate an on-site septic system may be necessary. Minor modifications in connection with final site plan review or final engineering shall be permitted.
 - a) "Special Use Permit Plan – All Dulles Area Muslim Society Greater Gainesville," prepared by Ross, France & Ratliff, Ltd., dated February 6, 2014, last revised August 6, 2016, (hereinafter, the "SUP Plan").
 - b) "Landscape Plan, prepared by Ross, France & Ratliff, Ltd., dated February 6, 2014, last revised August 3, 2016, (hereafter, the "Landscape Plan").
2. Use Parameters
 - a) Special Use Permit Area – The special use permit shall apply to the entire +/- 14.8 acre property.
 - b) Permitted Uses – The uses approved with this special use permit shall be limited to a religious institution and related facilities including, administrative offices, meeting rooms and playgrounds/play areas. If a childcare or private school use is requested in the future, a special use permit amendment shall be required

(“Sunday School” or religious instruction in connection with the religious institution is permitted and not precluded by this condition).

- c) Maximum Building Area – The maximum gross square footage of the total building shall not exceed 22,400 sq. ft. and the maximum capacity of the prayer hall shall be 500 people.
- d) Friday Hours of Operation —~~TT~~To avoid conflict with background traffic associated with nearby school release times, Friday service times shall not be scheduled between the hours of 2:00 p.m. and 3:30 p.m.
- e) Phasing – The building, uses and parking may be constructed in one or multiple phases. If phased, as part of the first phase of construction and prior to commencement of the use, construction of the right and left turn lanes on Vint Hill Road shall be provided (subject to modification approved by County Transportation). Also, as part of the first phase of construction, the landscaping and berm shown on the Landscape Plan shall be provided. An occupancy permit for any portion or phase of a building shall vest the applicant’s right to thereafter construct the remaining structures/uses beyond the three (3) and five (5) year requirements above. The use of the site for those uses as approved with this special use permit shall commence no sooner than the time of occupancy permit issuance for the first permanent structure on the site.
- ~~f)~~ Parking – All parking for the use shall be provided on-site. No vehicles associated with this use shall be parked along Schaeffer Lane, Garry Glen Drive, Kettle Run Road, or Vint Hill Road, or any other neighboring street.
- ~~g)~~ Recreation / Play / Ball Field – The play field, as shown on the SUP plan, shall not be lit.
- ~~h)~~ Outdoor Speakers – Outdoor speakers, if provided, shall not be audible beyond the limits of the SUP area.

3. Community Design

- a) Architecture/Building Elevations – The design of the building to be constructed on the Property shall be in general conformance with the illustrative elevations entitled “Gainesville Community Center, Virginia” (the “Building Elevations”). The primary façade building materials shall be brick, EIFS, brick veneer, hardiplank, synthetic stone, masonry, block, and/or architectural pre-cast concrete. The foregoing shall not preclude use of other building materials for building features, such as fascia, trim, roofing and/or other secondary building elements.

- b) Building Height – The height of the building shall be limited to 45 ft., inclusive of the dome feature. A non-inhabited spire architectural element may be incorporated into the design of the building at a height not to exceed 60 feet. This condition shall be enforced irrespective of Note #8 shown on the SUP Plan.
- c) Landscaping – Landscaping shall be provided as shown on the Landscape Plan, subject to changes incorporated on the final site plan approved by the County. Any changes or minor modifications shall not include a reduction in the DCSM requirements for plant units in buffers and landscape areas.
 - i. Vint Hill Rd. Landscaping & Berm – As shown on the Landscape Plan, the Applicant shall provide a minimum 10 foot wide landscape strip along Vint Hill Road. Additionally, a 3-4 foot tall berm that is partially landscaped shall be provided along this property frontage in accordance with the Landscape Plan.
 - ii. A 30-foot wide Type B buffer planted with 180 plant units per 100 linear feet shall be provided along the property lines shared with abutting residential uses. Within the buffer areas shown on the Landscape Plan, the applicant may utilize existing vegetation, supplemented with new planting units as needed, in order to meet the Type B buffer planting standards. Unless otherwise waived or modified by the County, this planting area shall not be located in existing or proposed parallel utility easements. Compliance with this condition shall be demonstrated on the final approved site plan.
 - iii. The Applicant shall not disturb and shall preserve the existing landscaping within the area shown on the Landscape Plan in the southeast corner of the property as “Archaeological Site Limits.”
- d) Parking Lot Lighting - The height of freestanding lighting fixtures shall not exceed sixteen (16) feet. Compliance with this condition shall be demonstrated with a note on the final site plan.
- d)e) Refuse Storage Area - The refuse storage area(s) shall not be located within any setback, buffer or landscape strip and will be screened with a solid masonry enclosure, which is compatible with the building and gates that prohibit viewing this area from adjoining properties and public rights of way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition will be evidenced with the final site plan approval

4. Cultural Resources

- a) County Archaeological Research - The Applicant/owner and successors in title shall permit the County Archaeologist, or his designee, to conduct

archaeological research on 44PW1958 as long as it remains in open space and is not proposed to be disturbed in connection with the development of the Property. Any research data and artifacts recovered shall become the property of the County. The County shall coordinate site access with the Applicant. No artifact curation fee shall be assessed from County sponsored research.

- b) Curation - Within two (2) months of approval of this special use permit, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, and other records recovered and produced as a result of the excavations from the report titled "Phase I Archeological Investigation of the 12655 Vint Hill Road Property (Smith et al 2014)." All artifacts and records submitted for curation shall meet current professional standards and The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. The Applicant shall pay to the County a curation fee identical to Virginia Department of Historic Resources curation fee at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a deed of gift.

5. Environment

- a) Water Quality Monitoring/Stream Restoration - The Applicant shall contribute \$75 per acre (\pm 14.89 acres) at the time of final site plan approval for the County to conduct water quality monitoring, drainage improvement projects and/or stream restoration.
- b) Low Impact Design – The Applicant shall utilize some low impact development (LID) techniques as permitted by the DCSM and to the extent feasible due existing soil types on the Property to treat parking lot runoff. Said techniques may include, but shall not be limited to, bioretention areas, filter strips and/or other practices that can be integrated into landscaping areas and parking islands as shown on the SUP plan.
- c) Minimize Clearing and Grading – The Applicant shall develop in substantial conformance with the limits of clearing and grading as shown on the Plan, subject to minor modifications at site plan. These limits do not preclude the removal of diseased, noxious and/or invasive vegetation outside of these limits.
- d) Stormwater Management – If the final location of any SWM/BMP facilities are located within 50 feet of Vint Hill Road, the SWM/BMP facilities shall be designed as a wet pond or underground facility. If the SWM/BMP facilities cannot be designed as a wet pond or underground facility, the Applicant may utilize a dry pond design with a four (4) foot tall black vinyl chain link fence. If a dry pond design is utilized, the Applicant shall provide, where feasible, additional landscaping for screening. Conformance with this condition shall be demonstrated on the final site plan.

5-6. Signage – All signage shall comply with the standards set forth in the Zoning Ordinance and the DCSM. In addition, the following shall apply to signage and advertisements onsite:

- a) —If provided, one freestanding sign shall be permitted at the entrance to the site along Vint Hill Road. The sign shall be monument style only and shall not exceed ten (10) feet in height. The base of the sign shall be compatible with the proposed building design and materials. The Applicant shall provide landscaping, consisting of ground cover, and dwarf shrubs, at the base of any sign. The proposed landscaping shall be made part of the sign permit issuance. The sign may be internally lit or lit downward but shall not be lit upward. The use of any exposed neon tubing shall be strictly prohibited.
- b) —Banners, pennants, streamers, balloons, figures, and other attention getting devices not permitted by the Zoning Ordinance shall be strictly prohibited. This restriction is not intended to prohibit flags as permitted by the Zoning Ordinance.
- c) —Directional signage shall be provided as required or needed.
- d) —Unless exempted by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.

6-7. Transportation –

- a) Access – Subject to VDOT and County approval, vehicular access to the Property shall be provided from Vint Hill Road, as depicted on the SUP Plan. No vehicular access to the Property shall be provided from Schaeffer Lane.
- b) Obstruction of Travelways - The Applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network, landscaped areas, parking spaces, as shown on the SUP plan, or Vint Hill Rd.
- b)c) Right-of-Way Dedication – If requested by County Transportation, the Applicant shall provide, at no cost to Prince William County or the Virginia Department of Transportation (“VDOT”), right-of-way dedication up to a maximum of 31 feet in width along the Vint Hill Road frontage of the Property, as depicted on the SUP Plan. If requested, the dedication shall be shown on and made in connection with the first final site plan for the Property. In the event the right-of-way dedication is requested prior to the processing of the first record plat for the Property, the Applicant shall not be responsible for the preparation or processing of plans, plats, deeds and related documents necessary for the right-of-way.

e)d) Easements – If requested by County Transportation, the Applicant shall provide, at no cost to Prince William County or VDOT, temporary construction easements along the Vint Hill Road frontage. If requested, the easements shall be shown on and made in connection with the first final site plan for the Property. In the event the easement dedication is requested prior to the processing of the first record plat for the Property, the Applicant shall not be responsible for the preparation or processing of plans, plats, deeds and related documents necessary for the easement area.

d)e) Fridays and Large Special Events - The Applicant will provide an off duty uniformed police officer for traffic control at the entrance during the main Friday service and during other Holy Day services. Additionally, traffic control shall be provided for any large special event or service. For purposes of this conditions, a “large” special event or service shall mean one that is anticipated to generate in excess of 200 vehicles. It shall be the Applicant’s responsibility to request traffic control services in advance of any large event or service.

e)f) Vint Hill Road Improvements

- i. Access Improvements - Applicant shall be responsible for the construction and/or costs of the right and left turn lanes and the median break on Vint Hill Road associated with the site access. Right and left turn lanes shall be constructed prior to commencement of the use.
- ii. Turn Lane Construction - The access improvements must be substantially complete before commencement of the use. “Substantially complete” as used herein shall mean, base paving has been installed and the improvements are open to traffic but not necessarily accepted for operation and maintenance by VDOT.
- iii. Ultimate Turn Lane Construction - The Applicant may choose to construct the turn lanes associated with the access in conjunction with, or subsequent to, the Vint Hill Road widening project. The Applicant may choose to pay the County for the required turn lanes to have the improvements included in the Vint Hill Road widening project with the understanding that the Applicant shall not be able to commence operations of the use until the required right and left turn lanes are constructed with the County’s widening project and the County’s widening project is substantially complete. However, the Applicant shall be provided access to the Property for purposes of constructing the on-site improvements associated with the proposed use prior to the establishment of the right and left turn lanes and/or median break along Vint Hill Road. The Applicant must pay for all costs incurred by the County from this option, including applicable change orders. The Applicant shall provide such costs to the County as a condition of first final site plan approval or at a later time as requested by the County.

- iv. Interim Turn Lane Construction - Interim improvements including the construction of right and left turn lanes associated with the access may be constructed by the Applicant prior to the Vint Hill Road widening project in conformance with the Vint Hill Road widening project. The Applicant will be responsible for the cost of all right-of-way and utility relocations associated with the construction of these improvements. If these improvements are not in conformance with the Vint Hill Road widening project, the Applicant shall be responsible for costs incurred by the County to include the required ultimate improvements in the Vint Hill Road widening project. The Applicant shall provide such costs to the County as a condition of first final site plan approval or at a later time as requested by the County.

~~7-8. Water Quality Monitoring/Stream Restoration – The Applicant shall contribute \$75 per acre (± 14.89 acres) at the time of final site plan approval for the County to conduct water quality monitoring, drainage improvement projects and/or stream restoration.~~

9. Fire and Rescue - The Applicant shall make a \$0.61 per square foot of building area (± 22,400 sq. ft.) monetary contribution for fire and rescue services to the Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval. If construction is phased, said amount shall be paid for those buildings (or phases of each) for which a building permit is being sought.

10. Trash Removal – The Applicant/Owner shall maintain the site and shall pick up trash, litter, and debris on a daily basis, or as needed.

8-11. Graffiti Removal – The Applicant agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.

9-12. Water - The Property shall connect to public water, with the Applicant bearing all costs associated with providing all on- and off-site facilities to make such connection.

10-13. Septic - The overall development intensity and building footprint, including the building size, maximum capacity, and building floor area shall be proportionately reduced if the septic requirements, generated by the number of fixtures and flow rates for the proposed building development, cannot be accommodated on-site.

11-14. Escalator – In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (“CPI-U”) published by the United States Department of Labor,

such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.