



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

November 4, 2016

TO: Planning Commission

FROM: Meika Daus, AICP
Planning Office

RE: Rezoning #REZ2016-00016, Taco Bell - Old Bridge Road
Occoquan Magisterial District

I. Background is as follows:

- A. Request - This is a request to rezone a 1.224-acre property from A-1, Agricultural, to B-1, General Business. The Applicant proposes to develop the site with a restaurant. A companion case, Special Use Permit #SUP2016-00022, has been submitted to allow a drive-through facility that will be associated with a proposed Taco Bell restaurant.

Uses/Features	Existing	Proposed
Zoning	A-1, Agricultural	B-1, General Business
Use(s)	Vacant	Those permitted by-right
Max Floor Area Ratio (FAR)	N/A	0.4
Building Area	N/A	21,326 sq. ft. (based upon max FAR)
Access	N/A	Two onto Cape Cod Court
Landscaping	N/A	20-foot-wide Highway Corridor Overlay District (HCOD) buffer along Old Bridge Road

- B. Site Location – The property is located at 3308 Old Bridge Road, west of the intersection of Old Bridge Road and Cape Cod Court. The site is identified on County maps as GPIN 8293-04-8749.
- C. Comprehensive Plan - The subject site is designated NC, Neighborhood Commercial, in the Comprehensive Plan.
- D. Zoning - The site is currently zoned A-1, Agricultural, without proffers. The site is also located within the Old Bridge Road Highway Corridor Overlay District (HCOD).

- E. Surrounding Land Use - The subject site is directly surrounded by commercial development with residential uses located beyond to the north and south.

II. Current Situation is as follows:

- A. Planning Office Recommendation - The Planning Office recommends approval of the Rezoning #REZ2016-00016, Taco Bell – Old Bridge Road, subject to the proffers dated October 31, 2016, found in Attachment C. Staff recommends approval for the following reasons:
- The existing A-1 zoning does not implement the NC long range land use designation. The subject site is one of the few undeveloped, non-commercially zoned properties in the vicinity.
 - The larger NC area has been planned comprehensively, and the prevailing zoning in this area is B-1.
 - The subject application proposes an infill rezoning. If the rezoning is approved, the property will accommodate a smaller commercial user, which is consistent with the NC designation.
- B. Planning Commission Public Hearing - A public hearing before the Planning Commission has been advertised for November 16, 2016.

III. Issues in order of importance are as follows:

- A. Comprehensive Plan
1. Long-Range Land Use - Is the proposed use consistent with those uses intended by the NC long range land use designation?
 2. Level of Service (LOS) - How does the proposal address the mitigation of impacts to existing levels of service?
- B. Community Input - Have members of the community raised any issues?
- C. Other Jurisdictional Comments - Have other jurisdictions raised any issues?
- D. Legal Uses of the Property - What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?
- E. Timing - When must the Planning Commission take action on this application?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Recommend approval of Rezoning #REZ2016-00016, Taco Bell – Old Bridge Road, subject to the proffers dated October 31, 2016, found in Attachment C.

1. Comprehensive Plan Consistency Analysis:

- a) Long-Range Land Use - The site is designated NC, Neighborhood Commercial, in the Comprehensive Plan. The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods.
- b) Level of Service (LOS) - The level of service impacts related to the request would be mitigated by the proffered monetary contributions as follows:

Water Quality	\$75 per acre	1.224 acres	\$91.80
Fire & Rescue	\$0.61 per SF	21,326 sq. ft. (max)	\$13,008.86
Total			\$13,100.66

2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.

In a letter dated September 30, 2016, the Planning Office received input from the Lake Ridge Occoquan Coles Civic Association's Planning, Environment, Land-Use and Transportation Committed (LOCCA/PELT). The content of the letter was favorable to the Applicant's requests.

3. Other Jurisdictional Comments – The project is outside the required notification area of nearby jurisdictions.
4. Legal Uses of the Property – Those uses allowed in the B-1, General Commercial, zoning district would be permitted, as proffered. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
5. Timing – The Planning Commission has until February 14, 2017, 90 days from the first public hearing date, to take action on this proposal. Approval of the rezoning would meet the 90-day requirement.

B. Recommend denial of #REZ2016-00016, Taco Bell – Old Bridge Road.1. Comprehensive Plan

- a) Long-Range Land Use – If the application is denied, the land use designation of the site would remain NC, Neighborhood Commercial, and the zoning would remain A-1, Agricultural.
- b) Level of Service – Denial would not have any impact on the existing level of service.

2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.

In a letter dated September 30, 2016, the Planning Office received input from the Lake Ridge Occoquan Coles Civic Association's Planning, Environment, Land-Use and Transportation Committed (LOCCA/PELT). The content of the letter was favorable of the Applicant's requests.

3. Other Jurisdictional Comments – The project is outside the required notification area of nearby jurisdictions.
4. Legal Uses of the Property – The site could be developed with uses permitted in the A-1 zoning district. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
5. Timing – The Planning Commission has until February 14, 2017, 90 days from the first public hearing date, to take action on this proposal. Denial of the rezoning would meet the 90-day requirement.

- V. Recommendation is that the Planning Commission accept Alternative A and recommend approval of #REZ2016-00016, Taco Bell – Old Bridge Road, subject to the proffers dated October 31, 2016.

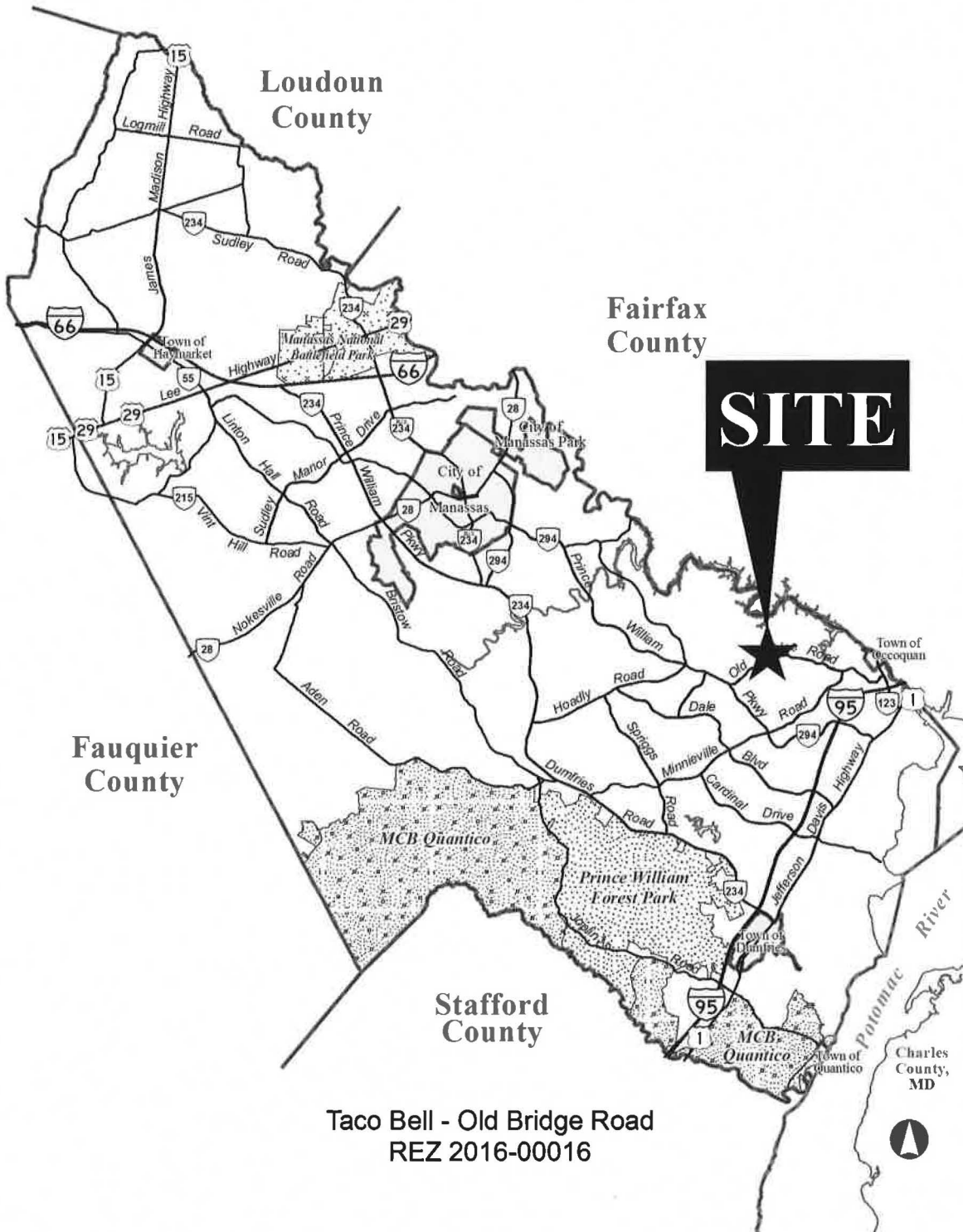
Staff: Meika Daus, AICP x7901

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proffer Statement
- D. Generalized Development Plan
- E. Historical Commission Resolution

Attachment A – Maps

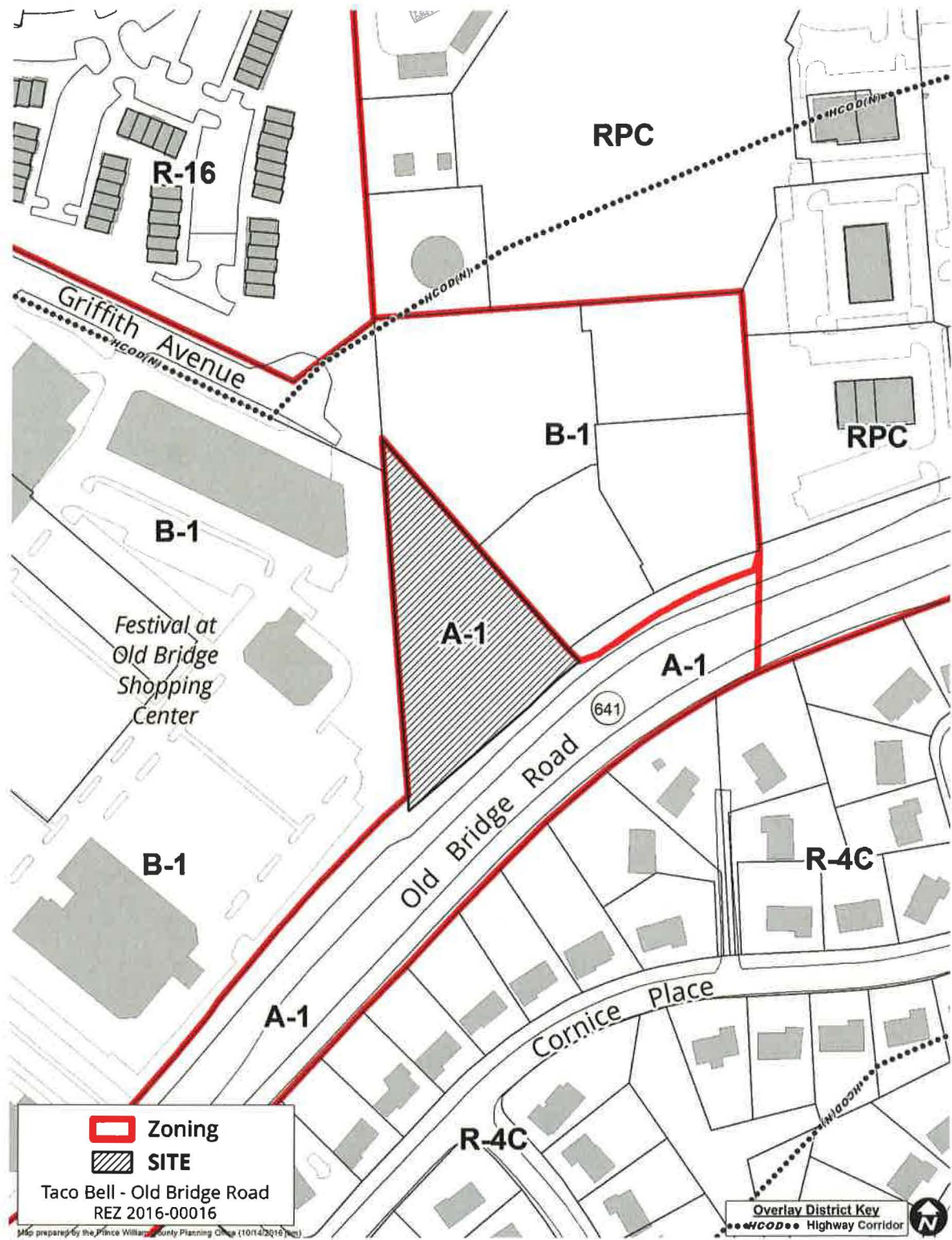
VICINITY MAP



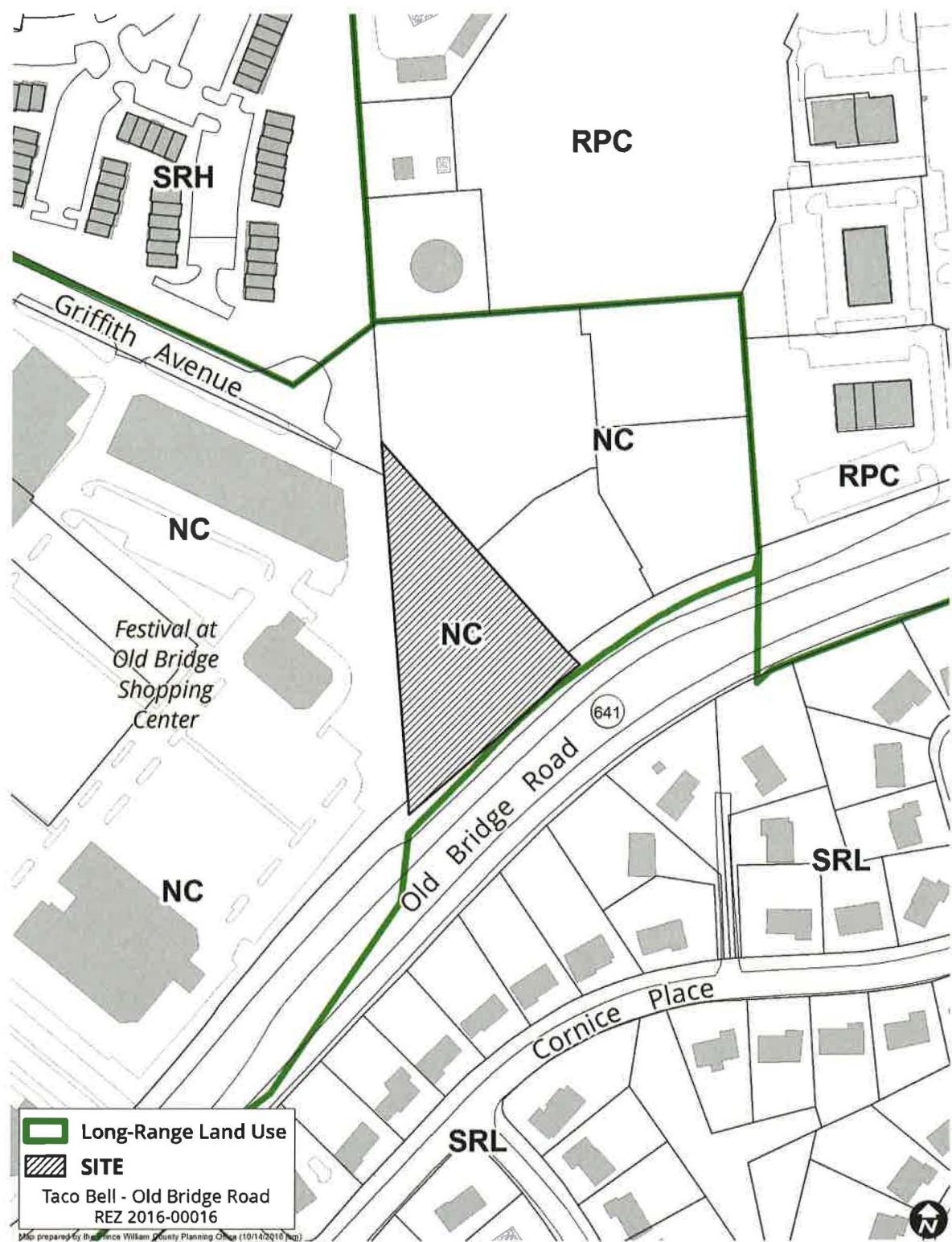
Attachment A – Maps
AERIAL MAP



Attachment A – Maps
ZONING MAP



Attachment A – Maps
LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency
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Staff Recommendation: Approval

This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
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 maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Commercial, Lakewood Employment Area, and Residential (Sherbrooke Condos)	NC, RPC, & SRH	B-1, RPC, & R-16
South	Residential (Lakeridge Subdivision) beyond Old Bridge Road	SRL	R-4C
East	Commercial, Child Care Facility, and Residential	NC, RPC, & SRL	B-1, RPC, & R-4C
West	Commercial	NC	B-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 population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for County residents; and revitalizes, protects, and preserves existing neighborhoods.

This site is located within the Development Area of the County, and is classified NC, Neighborhood Commercial, on the Long Range Land Use Map. The following table summarizes the uses and densities intended within the RPC designation:

Long Range Land Use Map Designation	Intended Uses and Densities
Neighborhood Commercial (NC)	The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. NC designated areas shall be planned and developed in a comprehensive, coordinated manner. NC projects shall not be nearer than one mile from any other NC area or project, or any GC or Convenience Retail (CR) area or project. The site orientation of an NC project shall be toward surrounding neighborhoods, with project access from primary neighborhood-serving roadways, rather than from roadways serving pass-through/pass-by traffic. Pedestrian access to and from the surrounding neighborhood, where appropriate, shall be encouraged. Primary uses in the NC classification are the retail and retail service uses permitted in the B-2, Neighborhood Business zoning district, and/or mixed-use buildings that combine retail/retail service uses on the first floor only and residential uses on no more than two additional floors, with a special use permit. In order that the neighborhood-serving function of NC uses can be maintained, maximum NC project size shall be 15 acres and the maximum size of non-residential uses shall be 120,000 gross square feet, with no single use (other than a grocery store, general store, or drug store) to be larger than 12,000 gross square feet.

The property is located at 3308 Old Bridge Road, west of the intersection of Old Bridge Road and Cape Cod Court. The site is identified on County maps as GPIN 8293-04-8749. The subject site is designated NC, Neighborhood Commercial, in the Comprehensive Plan, and is zoned A-1, Agricultural, without proffers. The site is also located within the Old Bridge Road Highway Corridor Overlay District (HCOD).

This is a request to rezone a 1.224-acre property from A-1, Agricultural, to B-1, General Business. The Applicant proposes to develop the site with a restaurant. A companion case, Special Use Permit #SUP2016-00022, has been submitted to allow a drive-through facility that will be associated with a proposed Taco Bell restaurant.

Proposal's Strengths

- Planned Land Use and Zoning Compatibility – The subject site is located in the NC, Neighborhood Commercial, long-range land use designation, which is a commercial designation intended to serve surrounding residential neighborhoods. The Comprehensive Plan recommends that these areas be planned in a comprehensive, coordinated manner. Most of the surrounding properties were subject of a comprehensive zoning REZ1986-0002, Sherbrooke. The adjacent commercial properties within Sherbrooke are zoned B-1. The subject site is one of the few undeveloped, non-commercially zoned properties in the vicinity.

While the Comprehensive Plan recommends the B-2, Neighborhood Business District, to implement the NC designation, staff believes the B-1 would not be inappropriate, considering that the larger NC area has been planned comprehensively, and the prevailing zoning in this area is B-1.

- Project Scale – The subject application proposes an infill rezoning. The size of the property (1.224 acres) will accommodate a smaller commercial user, which is consistent with the NC designation.

Proposal's Weaknesses

- Zoning Compatibility Matrix – Strictly speaking, the B-1 designation is not generally recommended as an implementation tool for the NC designation.

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

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Proposal's Strengths

- HCOD Buffer – Old Bridge Road is a Suburban Arterial roadway. A minimum 20-foot-wide HCOD buffer is required, and is delineated on the subject GDP.

Proposal's Weaknesses

- None identified.

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

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources—including those significant to the County's minority communities—for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

Phase I archaeological studies are generally required at submission of rezoning and special use permit applications where significant prehistoric or historic sites and cemeteries are known or suspected. Phase II evaluations and treatment plans studies may also be required. Records research is required of all applicants for rezoning, special use permit, comprehensive plan amendment, and public facility review applications.

The subject site is a part of a larger area that was formerly the Woodbridge Airport. The Historical Commission recommends that the Applicant donate \$3000 for a historical marker on the property noting significant aspects of the area.

Proposal's Strengths

- Historical Marker – The Applicant proffers to contribute \$3,000.00 to the Prince William Board of County Supervisors for the purpose of erecting an historical marker on the Property to interpret the history of the area. The Prince William County Historical Commission will consult with the property owner to determine an appropriate location for the marker.

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.

Proposal's Strengths

- **Non-Residential Development** – Future development on the subject site provides space for employment uses in the County that enhance the nonresidential tax base.

Proposal's Weaknesses

- None identified.

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.

Proposal's Strengths

- Water Quality – The Applicant has proffered to make a monetary contribution in the sum of \$75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality, stream restoration projects, and/or drainage improvements.
- Retention of Existing Woodland – Preservation of existing woodland along major roadways is encouraged, as is preservation of mature hardwoods, and innovative design for stormwater. The Applicant has revised their limits of disturbance, and proffers to preserve the much of the existing mature woodland along Old Bridge Road. This will help maintain the existing quality of this major roadway and the Old Bridge HCOD.

Proposal's Weaknesses

- None identified.

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.

The site is served by the Lake Ridge Fire and Rescue Station #14. It is estimated that there are approximately 1,050 incidents per tactical unit at this station, which is within the recommended standard of 2,000 incidents per unit. It is estimated that the response time for the site would be within the recommended 4.0-minute response time for fire suppression and basic life support. The site is also located within the recommended 8.0-minute response time for advanced life support.

Proposal's Strengths

- Station Workload – The average number of incidents per tactical unit from the closest station is within the recommended standard.

Attachment B - Staff Analysis

- 4.0 Minute Response Time – The site is within the recommended 4.0-minute response time for fire suppression and basic life support.
- 8.0 Minute Response Time – The site is within the recommended 8.0-minute response time for advanced life support.
- Monetary Contributions – The Applicant proffers to monetary contributions to fire and rescue that are consistent with the 2014 Policy Guidelines for monetary proffers.

Proposal's Weaknesses

- None identified.

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

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

Proposal's Strengths

- Site Maintenance – The Applicant has been conditioned to take measures to prevent graffiti, and promptly report and remove graffiti from any structures/surfaces on the site

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the rural area.

The site is located within the development area. As such, the Applicant will be required to connect to public water, bearing all associated expenses. Public water is available from an existing 12-inch diameter water main located at the northwest corner of the subject parcel.

Proposal's Strengths

- Potable Water – The site will be developed using public water, with the Applicant responsible for all associated costs.

Proposal's Weaknesses

- None identified.

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

Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The 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 Suburban Residential Rural (SRR), as well as the rural area.

Public sewer is available to the subject site from an existing 8-inch gravity sewer located at the northwest corner of the site.

Proposal's Strengths

- Public Sewer – The site will be developed using public sewer systems, with the Applicant responsible for all associated costs.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

A Traffic Impact Analysis (TIA) was required for this application submission. The Taco Bell will generate approximately 78 AM peak hour trips, 56 PM peak hour trips and 856 average daily trips at buildout in 2017. As agreed upon at the VDOT scoping meeting, a pass-by rate of 15% was assumed.

The TIA confirms that the transportation system can adequately support the proposed rezoning and development of the site from A-1 to B-1 in fulfillment of Prince William County and Virginia Department of Transportation's (VDOT) requirements.

DAILY LEVEL OF SERVICE ANALYSIS

The daily level of service represents the relationship of the daily volume on a roadway to the capacity of that roadway. It also relates to the speed of traffic versus the expected speed of traffic over the course of a normal weekday. The daily level of service provides a planning tool to understand the relationship of travel patterns for various segments of the County population and to help understand the impacts of large land use changes and large scale roadway changes (eliminating roads, providing new roads or widening large sections of roads) within the County. The daily LOS from the County model (as referenced in Strategy R1.1 and Appendix A of the Comprehensive Plan) is different than a peak hour LOS analysis – which is generally derived from traffic impact analyses and focuses on the impacts of traffic signal timings, intersection lane geometries, turning movements, and peak hour volumes. The following table provides information concerning the most current average weekday daily volumes (vpd) and levels of services of the roadway important to this development:

Roadway Name	Number of Lanes	2014 VDOT Volume	Daily LOS
Old Bridge Road	4	35,000 vpd	B
Cape Cod Court	2	Private Road	

The capacities of the major intersections control the capacity of the roadway links in this area.

TRAFFIC SIGNAL WARRANT

A traffic signal warrant study was submitted by the Applicant. The study recommended a traffic signal at the intersection of Old Bridge Road and Cape Cod Court. The Applicant also provided an Access Management Exception Request for a reduction in the standards for minimum spacing between signalized intersections. The minimum spacing requirement for signalized intersections on Old Bridge Road is 1,050 feet. The distance between the intersections of Old Bridge Road and Cape Cod Court and Old Bridge Road and Hedges Run Drive is 760 feet. VDOT did not approve a signal at the intersection of Old Bridge Road and Cape Cod Court at this time for the following reasons:

1. The traffic impact study indicated that the proposed signal at Old Bridge Road and Cape Cod Court would result a queue length of 694 feet at the PM peak hour for the eastbound through movement on Old Bridge Road from Hedges Run Drive to Cape Cod Court. The available storage for this location is approximately 640 feet, and it would not accommodate the queue generated by the new proposed signal.
2. VDOT found that the traffic signal warrant study did not justify the need for a signal at the intersection of Cape Cod Court and Old Bridge Road.

While a traffic signal is not justified at this time, it is possible that conditions may change in the future, and establish a need for further consideration of a traffic signal at the intersection of Old Bridge Road/Cape Cod Court. The Applicant proffers to take new traffic counts and prepare a traffic signal warrant study, if requested by the Prince William County Department of Transportation prior to occupancy permit. If a traffic signal is not warranted, or VDOT or Prince William County Department of Transportation do not approve such signal, the Applicant shall have no further obligation.

Proposal's Strengths

- Access on Cape Cod Court – The subject rezoning does not propose direct access onto Old Bridge Road. Access will be obtained through an existing private roadway, Cape Cod Court, that is shared with an existing development identified as Old Bridge Commons.
- Improvements to Cape Cod Court – With the subject rezoning, the Applicant proposes improvements to Cape Cod Court. Cape Cod Court will be widened to include dedicated turn lanes, which will provide for additional vehicle storage, as is illustrated on the GDP.

Proposal's Weaknesses

- Current Roadway Level of Service (LOS) Operation – The TIA indicates that Old Bridge Road currently has a failing level of service (LOS F) at Cape Cod Court going eastbound in the PM peak.
- Interparcel Connections – The Comprehensive Plan promotes the connectivity of roadways throughout the transportation network. While interparcel connections are planned to adjacent properties within Old Bridge Commons, the Applicant has indicated there are no viable options for additional interparcel connections beyond its immediate surroundings.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan. The TIA confirms that the transportation system can adequately support the proposed rezoning and development of the site from A-1 to B-1 in fulfillment of Prince William County and Virginia Department of Transportation's (VDOT) requirements.

Proffer Analysis

This section of the report is intended to identify issues with the proffer statement, as drafted:

- None identified.

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:

- None identified.

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the Applicant submits detailed site development information prior to the issuance of permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

- None identified.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Planning Office:

County Archaeologist
DPW- Environmental Services
Economic Development
Fire and Rescue
Planning Office, Case Manager and Zoning Administration
Police Department
PWC Historical Commission
PWC Service Authority
PWC Transportation
VDOT

PROFFER STATEMENT

RE: PLN #REZ2016-00016, Taco Bell – Old Bridge Road

Applicant: Taco Bell of America LLC
Record Owners: Gap Wedge Development
Property: GPIN 8293-04-8749 (hereinafter, the “Property”)
Occoquan Magisterial District
Approximately 1.224 Acres
A-1, Agricultural to B-1, General Business

Date: October 31, 2016

The undersigned hereby proffers that the use and development of the subject Property shall be in strict 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 served by 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 “GDP” shall be that plan prepared by Core States Group entitled “General Development Plan,” dated March 7, 2016, last revised October 31, 2016.

USE AND DEVELOPMENT

1. General Development Plan – The subject Property shall be developed in substantial conformance with the GDP, subject to changes approved by the County in connection with site plan review.
2. Limits of Clearing and Grading – The limits of clearing and grading shall be in substantial conformance with that shown on the GDP, with allowance for minor modifications at final site plan review.

CULTURAL RESOURCES

3. Historical Marker – Prior to and as a condition of the first site plan approval on the Property, the Applicant shall contribute \$3,000.00 to the Prince William Board of County Supervisors for the purpose of erecting a historical marker on the Property. The Prince William County Historical Commission will consult with the property owner to determine an appropriate location for the marker.

ENVIRONMENTAL

4. Monetary Contribution – 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 final site plan approval with the amount to be based on the acreage reflected on the site plan.

FIRE & RESCUE

5. Monetary Contribution – The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building floor area to be used for fire and rescue services. Said contribution shall be based on the size of the building(s) shown on the applicable site plan(s) (excluding any structured parking) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

TRANSPORTATION

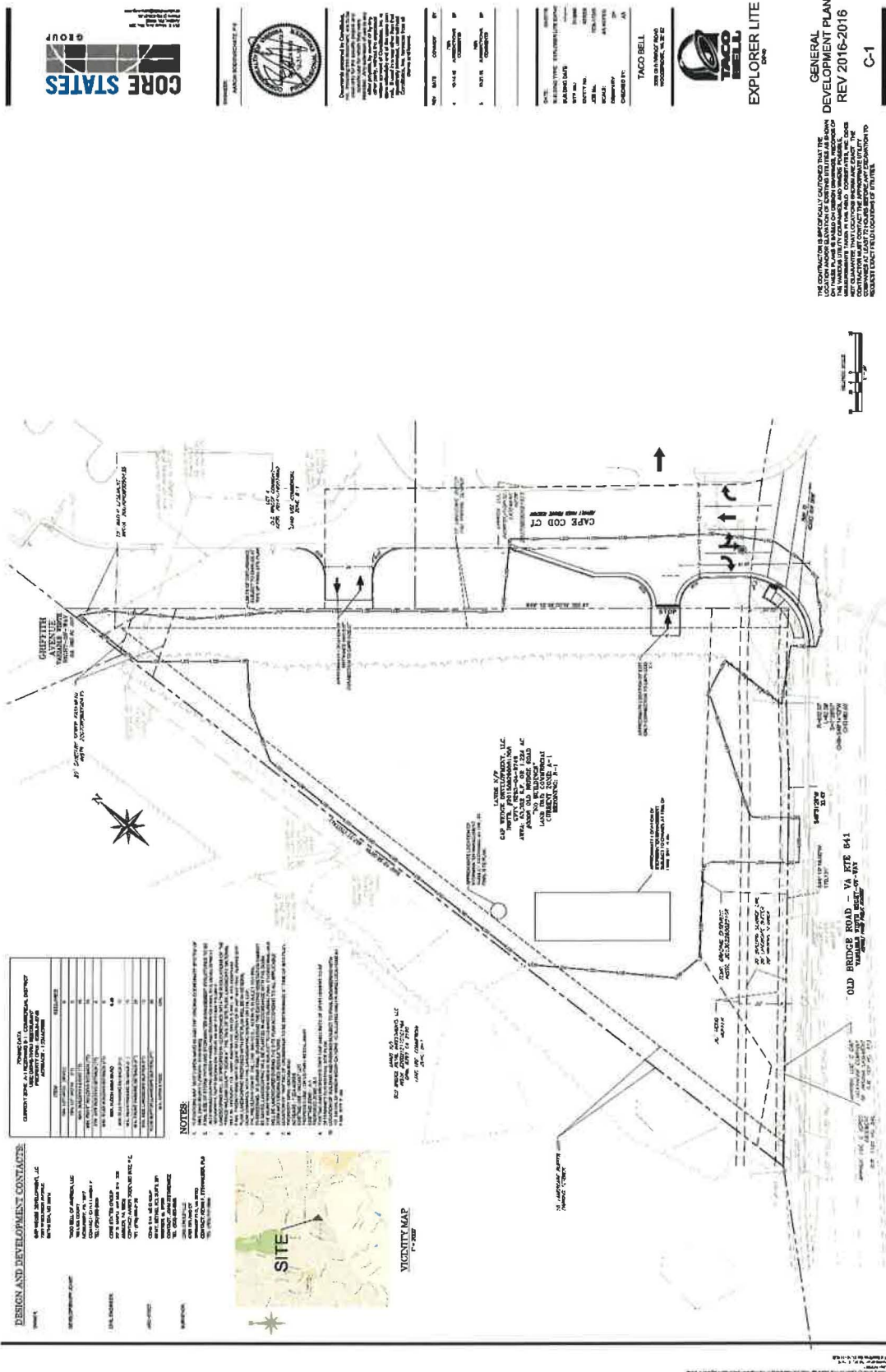
6. Access – Access to the Property shall be provided from Cape Cod Court as shown on the GDP. There shall be no direct access from the site to Old Bridge Road.
7. Improvements to Cape Cod Court – As a condition of occupancy permit, the Applicant shall construct the required improvements to Cape Cod Court, including road widening, the provision of dedicated turn lanes, and the provision of a crosswalk across Cape Cod Court for pedestrians. The final required improvements to Cape Cod Court are subject to modifications by the County Department of Transportation, in consultation with VDOT.
8. Signal Warrant – If requested by the County Department of Transportation, prior to the first occupancy permit, the Applicant shall take new traffic counts and prepare a traffic signal warrant study at the Old Bridge Road/Cape Cod Court intersection. If a traffic signal is not warranted, or VDOT or Prince William County Department of Transportation do not approve such signal, the Applicant shall have no further obligation. If a traffic signal is warranted, and VDOT and Prince William County Department of Transportation approve such signal, the Applicant shall be responsible for design and construction of such signal. The Applicant may receive an occupancy permit if the Applicant is coordinating with VDOT and the County to design and install the signal.

WATER AND SEWER

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

MISCELLANEOUS

10. Escalator – In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within eighteen (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 Prince William Board of County Supervisors after eighteen (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 eighteen (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 6% per year, non-compounded.



Attachment E – Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: CUNARD

**August 9, 2016
Regular Meeting
Res. No. 16-038**

SECOND: BISH

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00023	Eco-Nize Office	No further work
REZ2016-00016	Taco Bell – Old Bridge Rd	No response received from applicant regarding historical marker. Request applicant donate \$3000 for a historical marker on the history of the Woodbridge Airport. Marker to be installed on-site.
SUP2016-00022	Taco Bell – Old Bridge Rd	No further work
REZ2016-00026	Marumsco Assemblage	No further work
REZ2016-00028	Utterback Rezoning	Request new iron fence and cemetery delineation on the Utterback Cemetery, 44PW2015. Request metal detector survey of 44PW2014 and its environs.

Attachment E – Historical Commission Resolution

August 9, 2016
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Page 2

Case Number	Name	Recommendation
REZ2016-00028	Utterback Rezoning (continued)	Request Phase II evaluation of archaeology site 44PW2014 and Phase III data recovery study if warranted. Artifacts to be donated to and curated with the County.
REZ2017-00001	Webster's Landing Daycare	No further work
SUP2017-00001	Webster's Landing Daycare	No further work
SUP2017-00002	Chris Johnson – Gunsmithing Home Business	No further work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Anderson, Brace, Karnbach, Wright

MOTION CARRIED

CERTIFIED COPY


Secretary to the Commission