



## COUNTY OF PRINCE WILLIAM

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PLANNING  
OFFICE

Rebecca Horner, AICP, CZA  
Director of Planning

July 2, 2018

**TO:** Planning Commission

**FROM:** Scott F. Meyer  
Planning Office

**RE:** Proffer Amendment #REZ2018-00019, DC Paddock  
**Brentsville Magisterial District**

**I. Background** is as follows:

- A. Request – To amend the proffers associated with #REZ2015-20000 to allow greater flexibility in square footage of any proposed building(s) on the property, eliminate proffers that are no longer applicable, and to remove buffers that are no longer required. The subject property is located at 11132 Industrial Road.

PRA Proposal	Required with #REZ2015-20000; (as proffered)	Proposed with #REZ2018-00019 (Proffer Amendment)
Area for Industrial Office Building	2,500 SF (maximum building area)	N/A; No specific building area proffered; ( <i>Amended</i> )
Landscaping	15-foot perimeter landscape buffer (eastern, western, and northern sides); 10-foot landscape strip along frontage (Industrial Road)	15-foot perimeter landscape buffer (western side only); 10-foot landscape strip along frontage (Industrial Road); ( <i>Amended</i> )
Building Height	75 feet	Limitation of 65 feet; ( <i>Amended</i> )
Use / Development Parameters	The development and uses of the site shall be provided in one or more phases; vesting option with 1 <sup>st</sup> site plan approval; (previously proffered)	N/A; No specific phasing/vesting provisions; ( <i>Amended</i> )  All uses permitted in M/T zoning; except that an asphalt/concrete plant shall be prohibited; ( <i>Amended</i> )
Signage	N/A; As per signage standards for M/T zoning	Freestanding building signage to be monument style with maximum height of 10 feet; ( <i>Amended</i> )
Controlled Access	Gated front entrance with 8-foot chain link fence with electronic access card reader	Gated front entrance with 8-foot chain link fence (opaque/privacy fence along frontage for screening); ( <i>Amended</i> )

- B. Site Location – The subject ±1.85-acre property is located on the north side of Industrial Road and ±550 feet east of the intersection with Industrial Court. It is currently addressed as 11132 Industrial Road and is identified on County maps as GPIN 7595-68-7096 (see maps in Attachment A).
- C. Comprehensive Plan – The site is designated EI, Industrial Employment, in the Comprehensive Plan.
- D. Zoning – The site is currently zoned M/T, Industrial/Transportation, and is located within both the Data Center Opportunity Overlay District and the Airport Safety Overlay District.
- E. Surrounding Land Uses – The subject site is located among other industrial office, heavy equipment/contractor storage, and warehousing industrial uses within Broad Run Industrial Park. The entire area is characterized by industrial uses within an established industrial park. Land to the north of the subject property and south of University Boulevard is currently vacant, but planned and zoned for industrial use. To the south and across Industrial Road is industrial office, storage, and warehousing/transport uses. To the east is an existing heavy equipment/contractor storage and warehousing facility. To the west directly abutting the subject site is a 4.0-acre undeveloped property that is concurrently under review and being processed through #REZ2018-00020, Albrite Industrial Road (see maps in Attachment A).
- F. Background & Context – The Applicant (11132 Industrial Road Associates LLC) is proposing to amend the proffers associated with #REZ2015-20000 to allow greater flexibility in square footage of any proposed building(s) on the property, eliminate proffers that are no longer applicable, and to remove buffers that are no longer required. The proposed uses will be outdoor equipment/construction storage and related industrial warehousing. The site is located within the northern portion of Broad Run Industrial Park, among other heavy industrial uses. The property is currently undeveloped/un-utilized and contains mostly gravel and compacted soils.

**II. Current Situation is as follows:**

- A. Planning Office Recommendation – Staff recommends approval of #REZ2018-00019, DC Paddock, subject to the revised proffers dated June 22, 2018, for the following reasons:
  - The requested M/T, Industrial/Transportation, zoning district is intended to implement the EI, Industrial Employment, land use designation.

- Within the Broad Run Industrial Park, the surrounding character of the area is primarily industrial, and the proposed proffer amendment with M/T zoning will be consistent with the nearby existing industrial uses.
- The overall mixture of proposed uses and project scope/scale are not changing with this proffer amendment, based on what was previously approved.

B. Planning Commission Public Hearing – A public hearing before the Planning Commission has been advertised for July 11, 2018.

**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 EI use designation?
2. Level of Service (LOS) – How does the proposal address the mitigation of impacts to existing LOS?

B. Strategic Plan

1. Robust Economy – How does the proposal help to foster a diverse local economy that creates a culture of innovation and achieves more quality jobs, economic opportunities, and an expanded commercial tax base?

C. Community Input – Have members of the community raised any issues?

D. Other Jurisdictional Comments – Have other jurisdictions raised any issues?

E. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?

F. 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 #REZ2018-00019, DC Paddock, subject to the proffers dated June 22, 2018, as found in Attachment D.

1. Comprehensive Plan Consistency Analysis:

- a. Long-Range Land Use – The subject property is designated EI, Industrial Employment, in the Comprehensive Plan and is currently zoned M/T Industrial Transportation. The subject property is currently zoned M/T, Industrial/Transportation, which directly implements the EI land use designation. The subject request to change the proffers to allow greater flexibility within M/T zoning and to update landscape buffering commitments in response to changes in the surrounding properties is consistent with the surrounding industrial character of the area, and specifically within this segment of Industrial Road.
- b. Level of Service (LOS) – The property was never developed as proffered with #REZ2015-20000. However, whenever developed with the revised proffers, the LOS impacts related to this subject rezoning/proffer amendment request would be partially mitigated through monetary contributions by the proffers, at full development, as follows:

<b>Water Quality</b>	\$75 per acre	±1.85acres	\$138.75
<b>Fire &amp; Rescue</b>	\$0.61 per square foot (SF) for any new building(s) area	No specific building(s) size proposed	N/A
<b>TOTAL</b>			<b>\$138.75 + Fire &amp; Rescue LOS \$, based on new building SF</b>

2. Strategic Plan:

- a. Robust Economy – If approved, the proposed proffer amendment for the property will allow for intended uses and greater flexibility for future industrial uses. This added flexibility may be considered consistent with Strategic Plan objectives of promoting new employment opportunities and increasing the commercial tax base. Resulting commercial tax revenues will be consistent with the

Strategic Plan goal to increase the commercial tax base to 35 percent.

3. Community Input – Notice of the application has been transmitted to adjacent property owners within 500 feet of the subject property. As of the date of this staff report, the Planning Office has not received any feedback from the community, and staff is not aware of any opposition.
4. Other Jurisdictional Comments – This project site is located outside of the required notification area for adjacent jurisdictions.
5. Legal Uses of the Property – If this proffer amendment is approved, the property can be developed with M/T zoning and subject to the revised proffers, as proposed. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
6. Timing – The Planning Commission has until October 9, 2018, which is 90 days from the first public hearing date, to take action on the rezoning/proffer amendment proposal. A recommendation to approve the rezoning/proffer amendment request would meet the 90-day requirement.

B. Recommend denial of #REZ2018-00019, DC Paddock.

1. Comprehensive Plan Consistency Analysis:
  - a. Long-Range Land Use – The subject property is designated EI, Industrial Employment, in the Comprehensive Plan and is currently zoned M/T Industrial Transportation. As such, the zoning directly implements the land use designation. If the proffers are not amended, the site can still be developed in a manner consistent with EI use designation, but with more specific restrictions and limiting use parameters, as proffered with #REZ2015-20000.
  - b. Level of Service (LOS) – Denial would not have any impact on the existing level of service.
2. Strategic Plan:
  - a. Robust Economy – If the rezoning is denied, the site could still be developed with a variety of uses, including heavy industrial, light industrial, and commercial/retail. As such, the subject site can be developed to meet the Strategic Plan objective of increasing the commercial tax base.

3. Community Input – Notice of the application has been transmitted to adjacent property owners within 500 feet of the subject property. As of the date of this staff report, the Planning Office has not received any feedback from the community, and staff is not aware of any opposition.
4. Other Jurisdictional Comments – This project site is located outside of the required notification area for adjacent jurisdictions.
5. Legal Uses of the Property – If the proffer amendment is denied, the property can still be developed with M/T zoning, as previously proffered through #REZ2015-20000. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
6. Timing – The Planning Commission has until October 9, 2018, which is 90 days from the first public hearing date, to take action on the rezoning/proffer amendment proposal. A recommendation to deny the rezoning/proffer amendment request would meet the 90-day requirement.

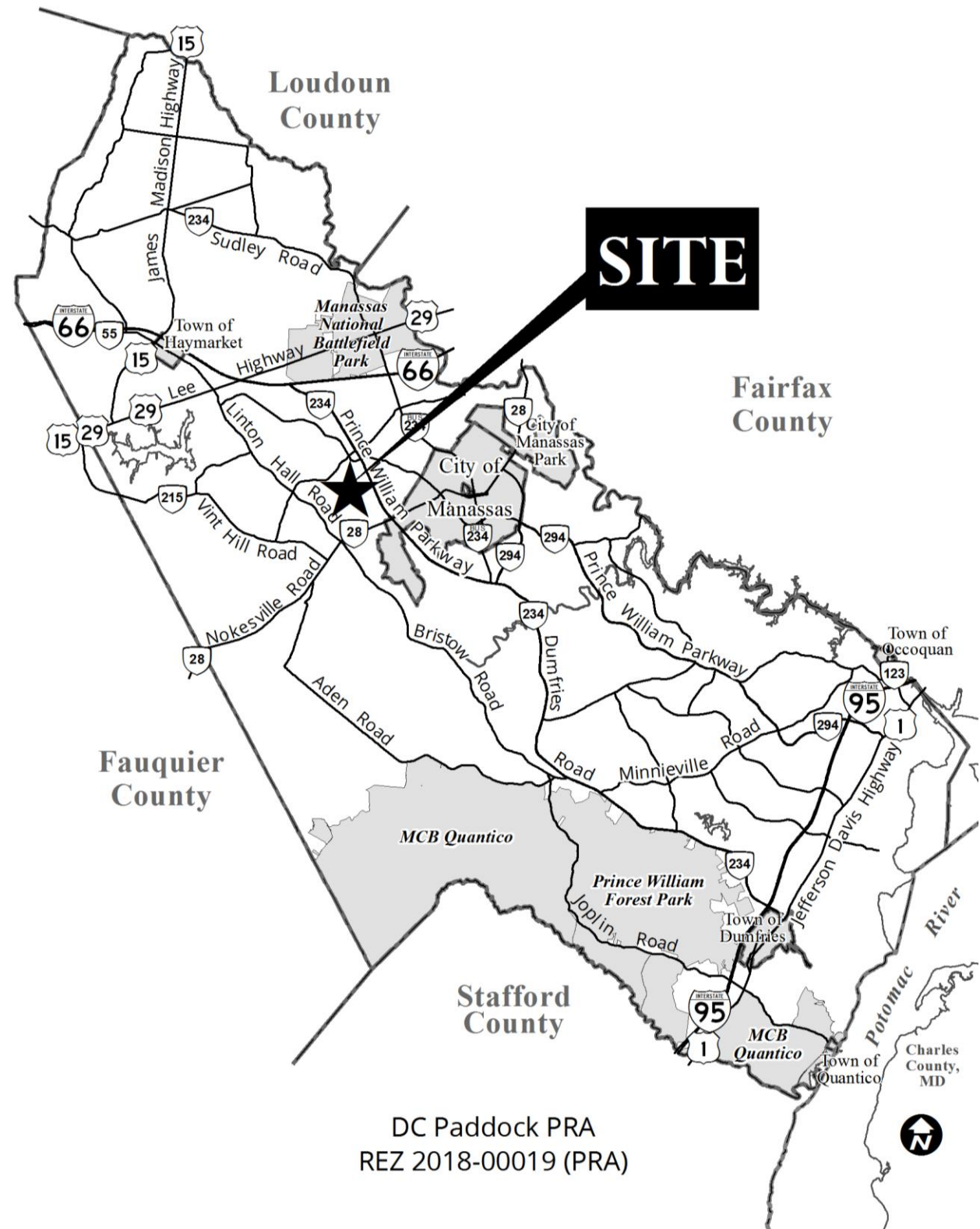
V. **Recommendation** is that the Planning Commission accept Alternative A and recommend approval of #REZ2018-00019, DC Paddock, subject to the proffers dated June 22, 2018.

**Staff:** Scott F. Meyer, x 6876

#### **Attachments**

- A. Area Maps
- B. Staff Analysis
- C. Amended Proffer Statement (with mark-ups)
- D. Proposed Proffer Statement (clean version)
- E. Generalized Development Plan (GDP)
- F. Existing Conditions Plan
- G. Historical Commission Resolution

Attachment A – Maps  
VICINITY MAP



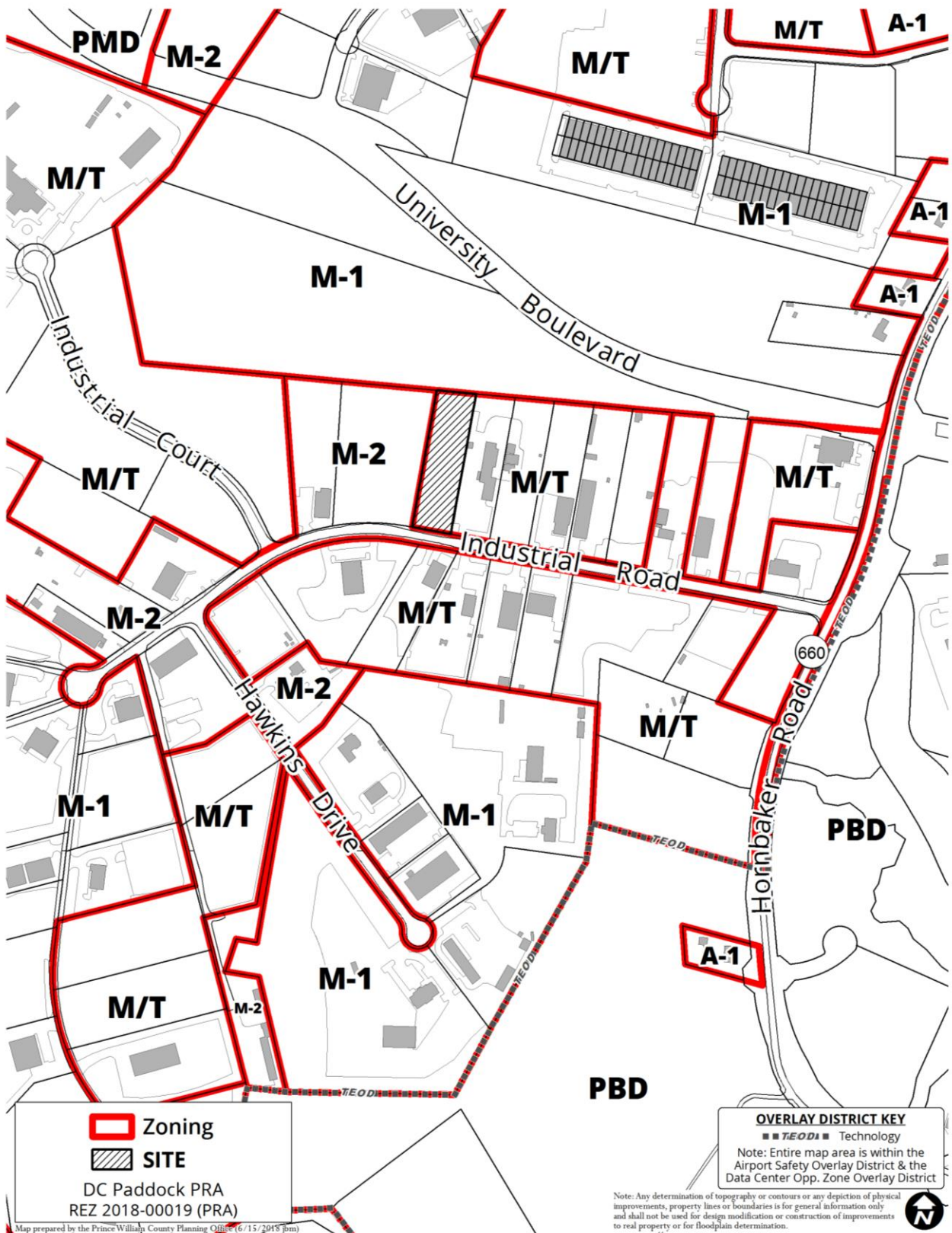


Attachment A – Maps  
AERIAL MAP

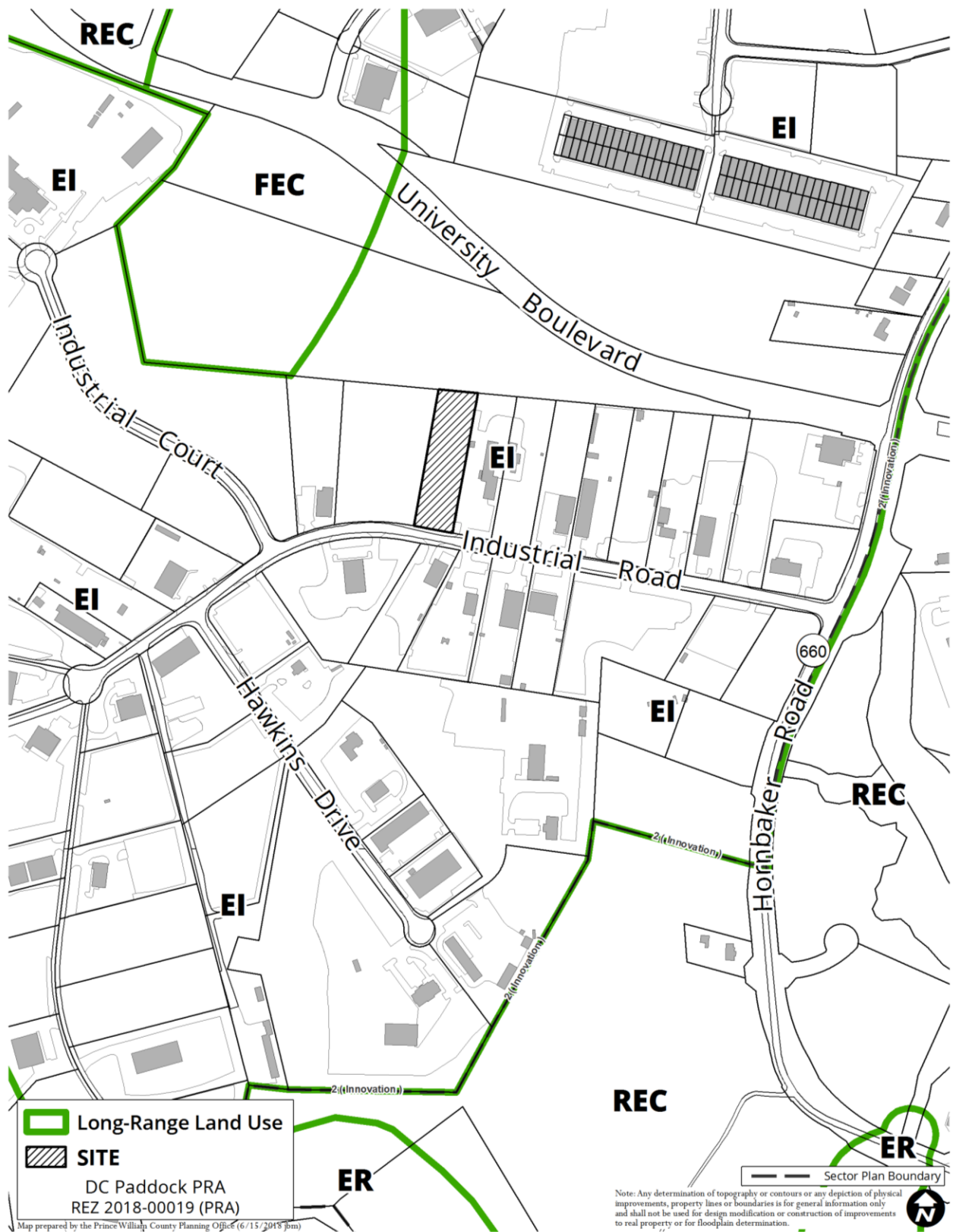




# Attachment A – Maps EXISTING ZONING MAP



Attachment A – Maps  
LONG-RANGE LAND USE MAP



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

**Staff Recommendation: APPROVAL**

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

<b>Comprehensive Plan Sections</b>	<b>Plan Consistency</b>
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

<b>Part II. Comprehensive Plan Consistency Analysis</b>
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The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	South of University Boulevard; Currently vacant, but planned and zoned for industrial uses	EI	M-1
South	Across Industrial Road; Industrial office, storage, and warehousing/transport	EI	M/T
East	Heavy equipment/contractor storage and warehousing facility	EI	M/T
West	Undeveloped property that is concurrently under review and being processed through #REZ2018-00020, Albrite Industrial Road (M-2 to M/T zoning)	EI	M-2

### **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; 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.

The Applicant (11132 Industrial Rd Associates LLC) is requesting to amend the proffers associated with #REZ2015-20000 to allow greater flexibility in square footage of any proposed building(s) on the property, eliminate proffers that are no longer applicable, and to remove buffers that are no longer required. Through this proposed proffer amendment, the existing M/T zoning is not changing – but, just development details and usage parameters.

The site is located within the Development Area. The subject property is currently designated EI, Industrial Employment, in the Comprehensive Plan. The following table on the next page summarizes the intended uses, characteristics, and densities intended for the EI land use designation.



<b>Long-Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>
<b>Industrial Employment (EI)</b>	<p>The purpose of the Industrial Employment classification is to provide for areas of economic base industries that must be screened and buffered from major transportation corridors and adjacent land uses. These screening and buffering requirements shall be as contained in the Zoning Ordinance and DCSM. Primary uses in the EI classification are manufacturing, industrial parks, truck and auto repair, wholesale/distribution facilities, warehouses, certain public facilities and utilities, and other industrial uses. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total EI gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that EI project. Within an EI designated area, the more intense uses shall be located in the core of the area and the less intense uses at the periphery, to act as a transition between the EI project and adjacent areas designated or developed for different uses. Performance standards for off-site impacts – such as dust, particulates, and emissions – are to be applied. Stand-alone office and office-like facilities that are primary uses within an EI designated area should be discouraged in any EI area.</p>

**Proposal's Strengths**

- Land Use & Zoning Compatibility – The current zoning of the subject property is M/T, Industrial/Transportation, which directly implements the EI, Industrial Employment, land use designation within the Comprehensive Plan. With the requested proffer amendment, the intended uses for the site are not changing, and as such, the zoning/uses remain consistent.
- Consistency with Surrounding Area – Since the site is within Broad Run Industrial Park, it is already among existing industrial uses and in an area where these types of uses are preferred. The site is primarily surrounded by areas that are zoned M-1, M-2, and, M/T, which are all industrial zoning districts. The current M/T zoning is consistent with the surrounding industrial character of the area.
- Prohibition for Asphalt/Concrete Plant Uses – As proffered, although all uses permitted in the M/T zoning district are allowed on the subject property, an asphalt/concrete plant shall be prohibited. This is considered to be one of the most intense uses.

### **Proposal's Weaknesses**

- None identified.

**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**

- **Limited Height** – The Applicant has proffered a maximum height of any building on the property shall be limited to 65 feet.
- **Crane Storage Provision** – As proffered, if cranes are stored on the property, they shall be stored in the lower position.
- **Signage** – As proffered, any freestanding signage shall be monument style with ground level landscaping at the base, limited to 10 feet in height, and will adhere to all applicable Zoning Ordinance standards.
- **Landscape Improvements** –
  - **Southern/Frontage Landscape Strip** – As proffered and shown on GDP, the Applicant shall install and maintain a minimum of 10-foot landscaping strip along Industrial Road planted at the rate of 80 plant units per 100 linear feet, utilizing existing and supplemental landscaping.
  - **Western Perimeter Buffer** – As proffered and shown on GDP, the Applicant shall provide a 15-foot buffer, in accordance with the DCSM, along the adjacent property to the west identified as GPIN 7595-69-4800 and zoned, M-2, Light Industrial. However, if this adjacent M-2 property is rezoned to M/T, Industrial/Transportation, then such buffer may be reduced or eliminated in accordance with the DCSM, subject to site plan approval.

## **Attachment B – Staff Analysis**

- Screening Fence – An 8-foot tall opaque fence is being proposed for the site frontage along Industrial Road, and behind/interior to the proposed 10-foot landscaping strip.
- Architecture – As proffered, the front or side of any new building oriented towards Industrial Road shall incorporate, as the primary building material, brick, stone or split-faced block. Compliance shall be demonstrated by the submission of building elevations at least two weeks prior to the issuance of the building permit release letter.
- Assurance to Meet Tree Canopy Coverage – As proffered, the Applicant shall meet the 10% tree canopy coverage requirement as per the DCSM. If the western buffer is reduced and/or eliminated in accordance with Proffer 8.d., the Applicant shall consult with the County Arborist regarding alternative locations for tree plantings.

### **Proposal's Weaknesses**

- Minimal Details on Site Layout & Future Design – Although it is not required, the Applicant has not committed to any level of site layout, building design/theme, or specific elevation concept. However, primary plan features has been proffered, such as the entrance configuration/orientation, frontage landscaping, buffering along the western property line, and limits of clearing and grading.
- Lack of Commitment to Tree Preservation at Northern/Rear Property Line – As proposed, the limits of clearing and grading extend to the perimeter of the northern/rear property boundary. Since there is no specific site layout being proposed and due to the fact that the rear of the property also contains a sanitary sewer easement and varying areas of intact vegetation, there is an opportunity to reduce to the extent of clearing and grading. Staff would have preferred that the proposed extent of disturbance not be permitted to the edge of the northern property line.

**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.

The site is currently undeveloped, but is within the Broad Run Industrial Park that has already been heavily disturbed and developed with a variety of industrial uses. The project area exhibits a low potential for finding cultural resources and no studies are recommended.

### **Proposal's Strengths**

- The Historical Commission reviewed this proposal at its March 13, 2018 meeting and determined that no further work was needed (see resolution in Attachment G). The County Archaeologist concurs.

### **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**

- **Nonresidential Development** – The application proposes nonresidential development that will increase the County's nonresidential tax base.
- **Increase At-place Employment** – The proposal to amend the current proffers will allow for greater flexibility and less specific development parameters/restrictions within M/T zoning. As such, it will enhance the industrial use options, and will help contribute to the overall goal to increase growth in at-place employment by more than 3,300 jobs per year.

### **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.

The subject 1.85-acre property is completely cleared from the prior use, with the exception of a very small area of trees at the northwestern corner. There are currently no environmental features of concern. Currently, the site is vacant and contains mostly compacted soils and gravel areas. The site is located within the Broad Run Industrial Park, which is mostly developed with intact industrial uses.

The Applicant is proposing to remove a previously required 15-foot buffer along the eastern property line, which is no longer required. The removal of the buffer will result in the loss of overall tree cover. A chain link fence is proposed on the inside edge of the required 15-foot buffer along the western property line. This is a desirable feature that will protect the integrity of the buffer.

To ensure that this requirement is satisfied, the Applicant has proffered to meet the 10% tree canopy coverage requirement as provided in Table 8-4 of the Design and DCSM. In the event that the western buffer is reduced or eliminated, the Applicant has also proffered to consult with the County Arborist regarding alternative locations for tree plantings.

### **Proposal's Strengths**

- **Water Quality** – As proffered, a \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements shall be provided. Said contribution will be paid prior to and as a condition of the approval of the site plan.
- **Limits of Clearing & Grading** – As proffered and indicated on the GDP, the Applicant shall limit clearing and grading to within those areas depicted on the GDP, subject to minor revisions in accordance with final engineering considerations at the time of site plan review and approval.

## **Attachment B – Staff Analysis**

- Onsite Soils Improvement for Landscaping – As proffered, to facilitate adequate expansion of roots to support healthy plants within planting areas, the soils will be amended and improved, as needed. This will ensure the soils are more conducive to supporting plants and especially the perimeter buffer, from any compacted and/or debris-filled state.
- Pre-Treatment/Water Quality Device – As proffered, in the event that motor vehicle fueling, motor vehicle service and/or maintenance facilities are provided on the property, the Applicant shall provide, if needed in addition to existing facilities, a water quality inlet or other water quality device, of a type and in a location reasonably acceptable to the County, in order to pre-treat run-off from the use area. Said water quality inlet or water quality device shall be determined at the final site plan approval for each such use.
- Onsite Stormwater Management (SWM) – A potential location for an underground SWM facility has been indicated on the GDP. This will need to be further assessed/analyzed during the site plan review process.

### **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 first due responding station is Fire/Rescue Station 25 (Braemar). This subject site is not located within the 4.0-minute travel time for fire and basic life support, but is within the 8.0-minute travel time for advanced life support. The Braemar station is located approximately 1.9 miles west of the subject site. In FY 2017, Fire/Rescue Station 25 responded to 3,412 incidents, while the workload capacity for this station is 2,200 incidents. Fire lanes will be addressed at the time of site plan submission.

### **Proposal's Strengths**

- Monetary Contribution – As proffered, the Applicant will make a monetary contribution of \$0.61 per square foot of any new building area to be constructed prior to issuance of any building permit, excluding any structured parking.
- Inside 8.0-Minute Travel Time – The site is located within the 8.0-minute travel time for advanced life support services.
- Spill Contingency Plan – As proffered, a spill contingency plan shall be prepared in coordination with the Fire Marshal's Office prior to final site plan approval.

### **Proposal's Weaknesses**

- Outside of 4.0-Minute Travel Time – The site is located outside the recommended 4.0-minute travel time for fire suppression and basic life support.
- Station Workload – FY 2017 data shows the number of incidents in the Fire/Rescue Station 25 area as 3,412 incidents, while the workload capacity is 2,200 incidents. As such, it is operating over capacity.

**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. The 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.

At this time, the Police Department does not believe this application will create a significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) strategies during site development, which can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>.

### **Proposal's Strengths**

- No Significant Impact – The Police Department has reviewed the proposal and does not believe it will result in a new significant impact on calls for Police service.
- Gated Access & Perimeter Fencing – As proposed, the access gate into the site will be fenced and the entire site will be surrounded with an 8-foot tall perimeter fence. This will control access into the site and will provide a level of onsite security.
- Graffiti Removal & Reporting – As proffered, the Applicant agrees to remove any graffiti from the property. Any graffiti is to be reported to the Police Department before removal.

### **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 subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available to the subject site from an existing 30-inch water main located along Industrial Road. Depending on the final configuration of the 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, County, and State requirements, standards, and regulations.

### **Proposal's Strengths**

- Public Water Connection – The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. The Applicant is responsible for those onsite and offsite improvements required to provide such public water service for the demand generated by the development of the property. This has been proffered by the Applicant.



### **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), as well as the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available from an existing 2-inch low-pressure force main located in the eastbound right-of-way of Industrial Road.

The Applicant shall 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, County, and State requirements, standards, and regulations.

### **Proposal's Strengths**

- **Sewer Connection** – The Applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. As proffered, the Applicant shall connect to public sewer and is responsible for those onsite and offsite improvements.

### **Proposal's Weaknesses**

- None identified.

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

The proposed proffer amendment to allow more flexibility in building square footages, eliminate proffers that are no longer applicable and remove buffers that are no longer required will not generate significantly more traffic. The transportation proffer specifying that the property will be accessed by Industrial Road via a VDOT standard CG-11 entrance remains unchanged. In addition, a previous proffer that specified electronic access, which would create more queueing at the site entrance, was removed as there is no longer a need for gated access.

A deferral of a Traffic Impact Analysis (TIA) was granted by the Department of Transportation on February 2, 2018 as per the Design and Construction Standards Manual (DCSM) based on low trip generation.

Industrial Road is a local road and not included in the Comprehensive Plan for improvement. This segment of Industrial Road is characterized by small-scale businesses with narrow lot widths with individual access points onto Industrial Road.

<b>Roadway Name</b>	<b>Number of Lanes</b>	<b>2017 VDOT Count</b>	<b>2015 Daily LOS</b>
Industrial Road	2	5,700 VPD	C

The GDP does not show building locations or parking for the anticipated near-term equipment storage yard and/or future heavy industrial uses. It may also be used for other warehousing/heavy industrial uses in the future. More details will be provided in connection with site plan review, including overall site layout, onsite circulation, line-of-sight distance, and parking needs. As per recent Virginia Department of Transportation (VDOT) comments, plan view sight distance is required at Rezoning stage of a development and is pertinent to this GDP. Sight distance easements may be needed as a result of the proposed entrance for this development. The latest, revised plan does not show the extent of the sight distance line, and as such, the issue is not fully resolved at this time.

### **Proposal's Strengths**

- Site Access – As proffered and as shown on the GDP, access to the subject property shall be provided from Industrial Road via the existing 30-foot commercial paved entrance in accordance with VDOT standard CG-11.

### **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 relative to the Robust Economy component of the Strategic Plan as they relate to this proposal are as follows:

### **Increase commercial tax base**

- Increase commercial tax base as a percentage of overall tax revenue to 35%.

### **Increase at-place employment**

- Increase growth in at-place employment by more than 3,300 jobs per year.

### **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:

- This subject property directly abuts the site for #REZ2018-00020, Albrite Industrial Road, which is to the west and is also currently under review.
- With the latest submission, tree cover calculations that have been provided in Schedule H on the sheet 2 of the GDP are in error (DCSM Table I-2). Staff recommends that the Applicant correct the following plan details prior to site plan review:
  - a) Tree cover credits for a 2 ½" - 3" large deciduous tree are 200 SF, not 250 SF
  - b) Tree cover credits for a 2 ½" - 3" small deciduous tree are 100 SF, not 125 SF
  - c) Tree cover credits for a 1 ½" - 2" small deciduous tree are 75 SF, not 100 SF
  - d) Please do not show the species in Schedule H, only the plant types (i.e., large deciduous, etc.). This way, there is not a commitment to use a particular species.

### **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 this SUP request:

- 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:

- PWC Archaeologist
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office / Proffer & Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

## Attachment C – Amended Proffer Statement (with mark-ups)

### PROFFER AMENDMENT STATEMENT

REZONING: REZ#REZ2015 20000 from M 2, Light Industrial, to  
M T, Industrial Transportation

RE: #REZ2018-00019, DC Paddock PRA

PROPERTY: G.P.I.N: 7595-68-7096 / Applicant/Record Owner: 11132 Industrial Rd,  
Manassas VA 20109 Associates LLC

(Property: 7595-68-7096 (hereinafter the “Property”))

RECORD OWNERS: Kathleen M. Burke

Marie M. Vega

Luis A. Vega Jr.

PROJECT NAME: DC Paddock LLC

Brentsville Magisterial District

Approximately 1.85 acres

M/T, Industrial/Transportation

Date: June 22, 2018

DATE: March 26, 2015

The undersigned hereby proffers that the use and development of the subject property (“Property”), as described above, shall be in strict conformance with the following conditions. In the event and shall supersede all other proffers made prior hereto, including the proffers approved with REZ #PLN2015-20000. In the event the above referenced rezoning is not granted as applied for by the applicant (“Applicant”) Applicant, these proffers shall be deemed withdrawn and shall be null and void and the proffers associated with REZ #PLN2015-20000 shall remain in full force and effect. The headings of the proffers set forth below have been prepared for convenience for or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. The Any improvements proffered herein below shall be provided at the time of development of that the portion of the property including site served by the improvement of other proffered requirement, unless otherwise specified herein. The term terms "Applicant" as referenced herein and "Developer" shall include within its meaning all future owners and successors in interest. When used in these proffers, the “General Development Plan” shall refer to the plan entitled “Generalized Development Plan,” prepared by Ross, France & Ratliff, Ltd., dated September 11, 2014, last revised March, 25, 2015.

## Attachment C – Amended Proffer Statement (with mark-ups)

### LAND USE

1. ~~The property, consisting of approximately 1.84 acres, General Development Plan – The Property shall be developed in accordance with the M/T Zoning District and in substantial conformance with the GDP general development plan entitled “11132 Industrial Rd Associates LLC,” prepared by Ross-France, PC, dated February 15, 2018, last revised June 12, 2018 (the “GDP”), subject to minor changes/modifications approved by the County in connection with site plan review. Additionally, the Applicant may revise the building envelopes from what is shown on the GDP, and/or construct one building or more separate buildings, provided that such building(s), as modified: (i) are cited in the general area of the building depicted on the GDP; (ii) comply with the limits of construction as shown on the GDP; (iii) do not exceed a gross floor area of 2,500 square feet in the aggregate for all or more buildings on the Property; and (iv) comply with the development standards for the M/T district. The Applicant may subdivide the Property and modify the internal road layout and Property lines accordingly.~~

2. ~~Clearing and grading shall be limited to within the limits of construction as shown on the GDP subject to disturbance for improvements and/or maintenance of utility connections, an irrigation system, landscaping, fencing or other improvements as may be approved by the Planning Director or his designee in connection with site plan review.~~

3. ~~A 15’ Type A buffer shall be utilized on all sides of property boundary lines as depicted on the GDP with an eight foot gated fence. The applicant shall maintain landscaping along the buffer at a rate of 110 plant units per 100 linear feet with a combination of new plantings and existing landscaping to meet the DCSM standard for the 15’ Type A buffer as shown on the GDP and Landscaping Plan. At the northern end of the site, outside the 15’ buffer, the applicant shall remove the remaining gravel and stabilize that area with grass as shown on the GDP and Landscaping Plan.~~

4. ~~The development and uses of the site shall be provided in one or more phases. The first site plan submitted for the site shall include landscaping, fencing, parking and entrance improvements, limits of clearing and grading, and storm water management provided in substantial conformance with the GDP. The first site plan approval and completion of all site plan improvements shall vest the applicant’s right to thereafter build or construct any permitted building associated with the use of the property. Subsequent site plan submission shall include the building construction and utility connection.~~

2. Uses – All uses permitted in the M/T zoning district shall be permitted on the Property, except that an asphalt/concrete plant shall be prohibited.



## Attachment C – Amended Proffer Statement (with mark-ups)

a. Crane Storage – In the event cranes are stored on the Property, such cranes shall be kept in the lower position. This proffer shall not apply to cranes associated with the construction of any building on the Property.

### TRANSPORTATION

~~53.~~ Access – Access to the Property shall be provided from Industrial Road via the existing commercial paved entrance in accordance with VDOT standard CG-11 as shown on the GDP.

### COMMUNITY DESIGN

~~64.~~ Architecture – The front or side of any new building oriented towards Industrial Road shall incorporate, as the primary building material, brick, stone or split-faced block. Compliance shall be demonstrated by the submission of building elevations at least two weeks prior to the issuance of the building permit release letter.

5. Building Height – The height of any building on the Property shall not exceed 65 feet.

6. Fencing – The portion of the fencing along the Industrial Road frontage shall be opaque.

7. Graffiti – The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or markings 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.

8. Landscaping – Landscaping shall be provided in general conformance with the landscape plan “11132 Industrial Rd Associates LLC,” prepared by Ross-France, PC, dated February 15, 2018, last revised May 14, 2018 and as waived/modified with these proffers.

a. Clearing and Grading – The limits of clearing and grading on the Property shall be provided as shown on the GDP subject to disturbance for improvements and/or maintenance of utility connections, an irrigation system, landscaping, fencing or other improvements as may be approved by the Planning Director or his designee in connection with site plan review.

~~7. The Applicant shall b.~~ Southern Landscape Strip – The Applicant shall install and maintain a minimum of 10<sup>2</sup> ft. landscaping strip along Industrial Road planted at the rate of eighty (80) plant units per 100 linear feet utilizing existing and supplemental landscaping, as shown on the GDP and Landscaping Plan.

~~8. The property will consist of a gated front entrance with electronic access card reader with eight foot height chain link fencing. Compliance shall be demonstrated on the approved site plan.~~

## Attachment C – Amended Proffer Statement (with mark-ups)

### FIRE AND RESCUE

9

c. Tree Canopy Coverage Requirements – The Applicant shall meet the 10% tree canopy coverage requirement as provided in Table 8-4 of the Design and Construction Standards Manual (“DCSM”). If the Western Buffer is reduced or eliminated in accordance with Proffer 8.d. below, the Applicant shall consult with the County Arborist regarding alternative locations for tree plantings.

~~The Applicant shall contribute to the Board of County Supervisors the sum of \$0.61 per gross square foot of any new building floor area for fire and rescue purposes. Said contribution shall be paid prior to and as a condition of the approval of each final site plan for the~~  
Property. WATER AND SEWER

~~10. — The site shall be served with public water and sewer, and the applicant shall bear all of the costs and responsibilities in order to make such connections. The Applicant shall plan, design and construct all on-site and off-site water and sanitary sewer utility improvements necessary to develop the Property in accordance with applicable Service Authority, Prince William County, and Virginia requirements, and regulations.~~

### ENVIRONMENT

~~11. — Stormwater Management Facilities (SWM) and Best Management Practices (BMP) for the property shall be provided in accordance with the DCSM. Final location of said facilities shall be determined at the time of final site plan approval.~~

~~12. — The Applicant shall contribute to the Board of County Supervisors the sum of \$75.00 per acre for the County to conduct water quality monitoring, stream restoration projects, and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of the first site plan.~~

~~13. — In the event that motor vehicle fueling, motor vehicle service and/or maintenance facilities are provided on the Property, the applicant shall provide, if needed in addition to existing facilities, a water quality inlet or other water quality device, of a type and in a location reasonably acceptable to the County, in order to pre-treat run-off from the use area. Said water quality inlet or water quality device shall be determined at the final site plan approval for each such use.~~

d. Western Buffer – The Applicant shall provide a 15 ft. buffer, in accordance with the DCSM, as depicted on the Landscape Plan, along the adjacent property identified as



## Attachment C – Amended Proffer Statement (with mark-ups)

G.P.I.N. 7595-69-4800 and zoned, M-2, Light Industrial; or if this adjacent M-2 property is rezoned to M/T, Industrial Transportation then such buffer may be reduced or eliminated in accordance with the Design and Construction Standards Manual (“DCSM”), subject to site plan approval.

~~14e.~~ To provide planting conditions to facilitate adequate expansion of tree and shrub roots to support healthy plants and all landscape strips, and buffers of which have been subject to pavement, gravel and/or compaction shall have all foreign materials (asphalt, concrete, gravel, debris, etc.) removed and the soil loosened to a depth of at least 3’ prior to planting. A top dressing of at least 6” of clean topsoil shall be provided. This topsoil shall be loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoil. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1 1/2” in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.

### GRAFFITI

~~15.~~

9. Signage – Freestanding building signage shall be monument style, with low growing vegetation at the sign base. Freestanding building signage may have a maximum height of 10 feet and shall require sign permit approval.

### FIRE AND RESCUE

~~10The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or markings on walls, buildings or structures not permitted by the sign regulations in Section 32250.20 et seq. of the Zoning Ordinance. Any graffiti is to be reported to the Princee William County Police Department before removal. The Applicant shall contribute to the Board of County Supervisors the sum of \$0.61 per gross square foot of any new building floor area for fire and rescue purposes. Said contribution shall be paid prior to and as a condition of the approval of each final site plan for the Property.~~

11. Spill Contingency Plan - If required, a spill contingency plan shall be prepared in coordination with the Fire Marshal's Office prior to final site plan approval.

### WATER AND SEWER

12. 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.

## Attachment C – Amended Proffer Statement (with mark-ups)

### ENVIRONMENT

13. Stormwater Management Facilities (SWM) and Best Management Practices (BMP) for the property shall be provided in accordance with the DCSM. Final location of said facilities shall be determined at the time of final site plan approval.

14. The Applicant shall contribute to the Board of County Supervisors the sum of \$75.00 per acre for the County to conduct water quality monitoring, stream restoration projects, and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of the first site plan.

15. In the event that motor vehicle fueling, motor vehicle service and/or maintenance facilities are provided on the Property, the applicant shall provide, if needed in addition to existing facilities, a water quality inlet or other water quality device, of a type and in a location reasonably acceptable to the County, in order to pre-treat run-off from the use area. Said water quality inlet or water quality device shall be determined at the final site plan approval for each such use.

### MISCELLANEOUS

16. In the event the monetary contributions set forth in ~~the~~this Proffer Amendment Statement are paid to the Prince William County Board of County Supervisors (“Board”) 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 this Proffer Statement which are paid to the Board 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 percent (6%) per year, non-compounded.

**[SIGNATURES TO FOLLOW ON NEXT PAGE]**

SIGNATURE PAGE



## Attachment C – Amended Proffer Statement (with mark-ups)

~~Kathleen M. Burke~~

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

~~Marie M. Vega~~

~~{P0783975.DOCX / 1 Approved 2015 Proffers 009884-000003}~~

## Attachment C – Amended Proffer Statement (with mark-ups)

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

~~Luis A. Vega Jr.~~

By: \_\_\_\_\_

## Attachment C – Amended Proffer Statement (with mark-ups)

Title: \_\_\_\_\_

Date: \_\_\_\_\_

P0823316.DOCX

{P0783975.DOCX / 1 Approved 2015 Proffers 009884 000003}

**Attachment D – Proposed Proffer Statement (clean version)**  
**Dated June 22, 2018**

PROFFER AMENDMENT STATEMENT

RE: #REZ2018-00019, DC Paddock PRA  
Applicant/Record Owner: 11132 Industrial Rd Associates LLC  
Property: 7595-68-7096 (hereinafter the "Property")  
Brentsville Magisterial District  
Approximately 1.85 acres  
M/T, Industrial/Transportation

Date: June 22, 2018

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto, including the proffers approved with REZ #PLN2015-20000. In the event the above referenced rezoning is not granted as applied for by Applicant, these proffers shall be withdrawn and are null and void and the proffers associated with REZ #PLN2015-20000 shall remain in full force and effect. 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.

LAND USE

1. General Development Plan – The Property shall be developed in accordance with the M/T Zoning District and in substantial conformance with the general development plan entitled "11132 Industrial Rd Associates LLC," prepared by Ross-France, PC, dated February 15, 2018, last revised June 12, 2018 (the "GDP"), subject to minor modifications approved by the County in connection with site plan review. Additionally, the Applicant may construct one or more buildings on the Property. The Applicant may subdivide the Property and modify the internal road layout and Property lines accordingly.

2. Uses – All uses permitted in the M/T zoning district shall be permitted on the Property, except that an asphalt/concrete plant shall be prohibited.

a. Crane Storage – In the event cranes are stored on the Property, such cranes shall be kept in the lower position. This proffer shall not apply to cranes associated with the construction of any building on the Property.

TRANSPORTATION

3. Access – Access to the Property shall be provided from Industrial Road via the existing commercial paved entrance in accordance with VDOT standard CG-11 as shown on the GDP.

**Attachment D – Proposed Proffer Statement (clean version)**  
**Dated June 22, 2018**

COMMUNITY DESIGN

4. Architecture – The front or side of any new building oriented towards Industrial Road shall incorporate, as the primary building material, brick, stone or split-faced block. Compliance shall be demonstrated by the submission of building elevations at least two weeks prior to the issuance of the building permit release letter.
5. Building Height – The height of any building on the Property shall not exceed 65 feet.
6. Fencing – The portion of the fencing along the Industrial Road frontage shall be opaque.
7. Graffiti – The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or markings 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.
8. Landscaping – Landscaping shall be provided in general conformance with the landscape plan “11132 Industrial Rd Associates LLC,” prepared by Ross-France, PC, dated February 15, 2018, last revised May 14, 2018 and as waived/modified with these proffers.
  - a. Clearing and Grading – The limits of clearing and grading on the Property shall be provided as shown on the GDP subject to disturbance for improvements and/or maintenance of utility connections, an irrigation system, landscaping, fencing or other improvements as may be approved by the Planning Director or his designee in connection with site plan review.
  - b. Southern Landscape Strip – The Applicant shall install and maintain a minimum of 10 ft. landscaping strip along Industrial Road planted at the rate of eighty (80) plant units per 100 linear feet utilizing existing and supplemental landscaping, as shown on the GDP and Landscaping Plan.
  - c. Tree Canopy Coverage Requirements – The Applicant shall meet the 10% tree canopy coverage requirement as provided in Table 8-4 of the Design and Construction Standards Manual (“DCSM”). If the Western Buffer is reduced or eliminated in accordance with Proffer 8.d. below, the Applicant shall consult with the County Arborist regarding alternative locations for tree plantings.
  - d. Western Buffer – The Applicant shall provide a 15 ft. buffer, in accordance with the DCSM, as depicted on the Landscape Plan, along the adjacent property identified as G.P.I.N. 7595-69-4800 and zoned, M-2, Light Industrial; or if this adjacent M-2 property is rezoned to M/T, Industrial Transportation then such buffer may be reduced or eliminated in accordance with the Design and Construction Standards Manual (“DCSM”), subject to site plan approval.

## **Attachment D – Proposed Proffer Statement (clean version)**

**Dated June 22, 2018**

e. To provide planting conditions to facilitate adequate expansion of tree and shrub roots to support healthy plants and all landscape strips, and buffers of which have been subject to pavement, gravel and/or compaction shall have all foreign materials (asphalt, concrete, gravel, debris, etc.) removed and the soil loosened to a depth of at least 3' prior to planting. A top dressing of at least 6" of clean topsoil shall be provided. This topsoil shall be loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoil. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1 1/2" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.

9. Signage – Freestanding building signage shall be monument style, with low growing vegetation at the sign base. Freestanding building signage may have a maximum height of 10 feet and shall require sign permit approval.

### FIRE AND RESCUE

10. The Applicant shall contribute to the Board of County Supervisors the sum of \$0.61 per gross square foot of any new building floor area for fire and rescue purposes. Said contribution shall be paid prior to and as a condition of the approval of each final site plan for the Property.

11. Spill Contingency Plan - If required, a spill contingency plan shall be prepared in coordination with the Fire Marshal's Office prior to final site plan approval.

### WATER AND SEWER

12. 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.

### ENVIRONMENT

13. Stormwater Management Facilities (SWM) and Best Management Practices (BMP) for the property shall be provided in accordance with the DCSM. Final location of said facilities shall be determined at the time of final site plan approval.

14. The Applicant shall contribute to the Board of County Supervisors the sum of \$75.00 per acre for the County to conduct water quality monitoring, stream restoration projects, and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of the first site plan.

**Attachment D – Proposed Proffer Statement (clean version)**  
**Dated June 22, 2018**

15. In the event that motor vehicle fueling, motor vehicle service and/or maintenance facilities are provided on the Property, the applicant shall provide, if needed in addition to existing facilities, a water quality inlet or other water quality device, of a type and in a location reasonably acceptable to the County, in order to pre-treat run-off from the use area. Said water quality inlet or water quality device shall be determined at the final site plan approval for each such use.

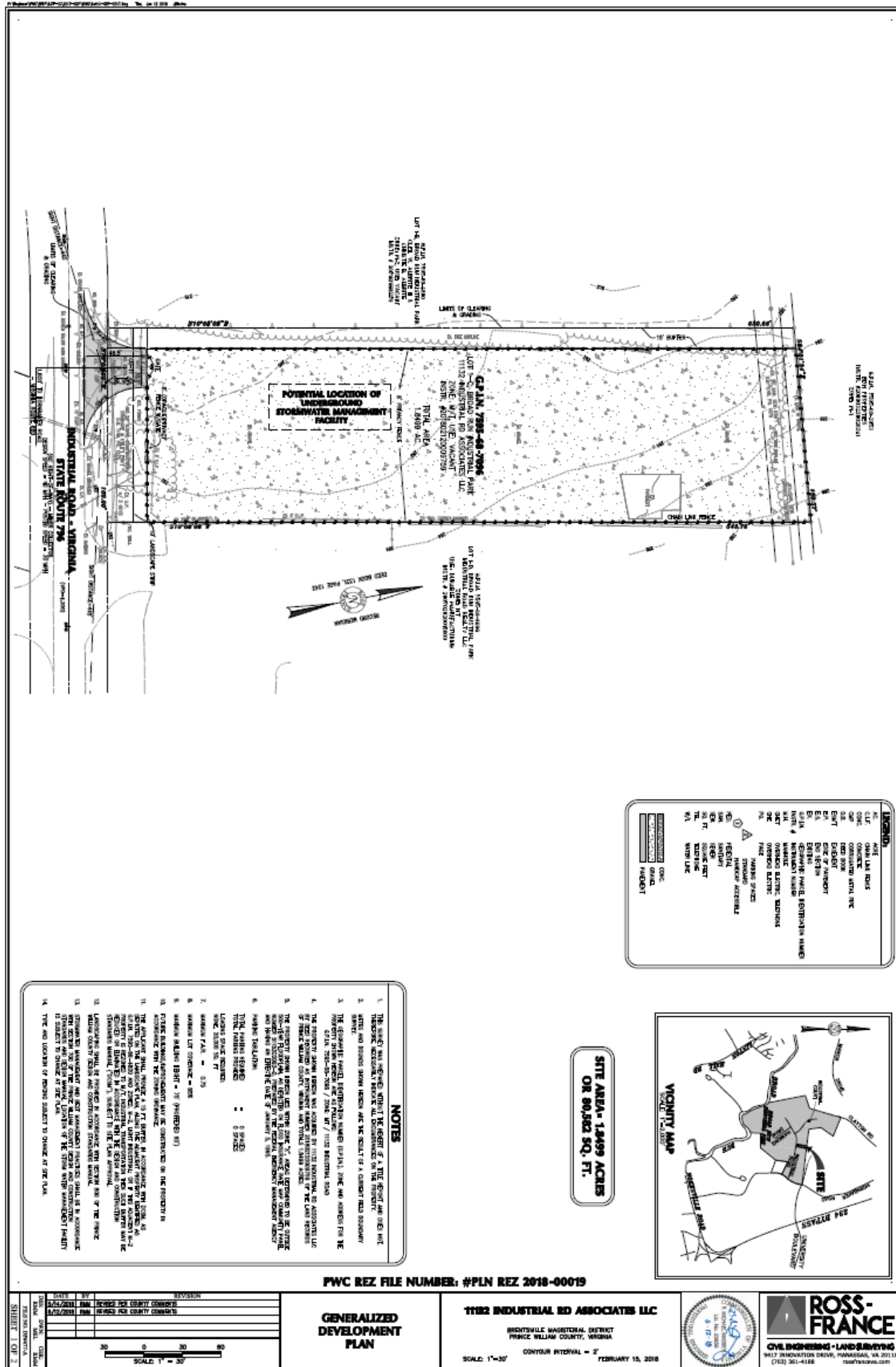
**MISCELLANEOUS**

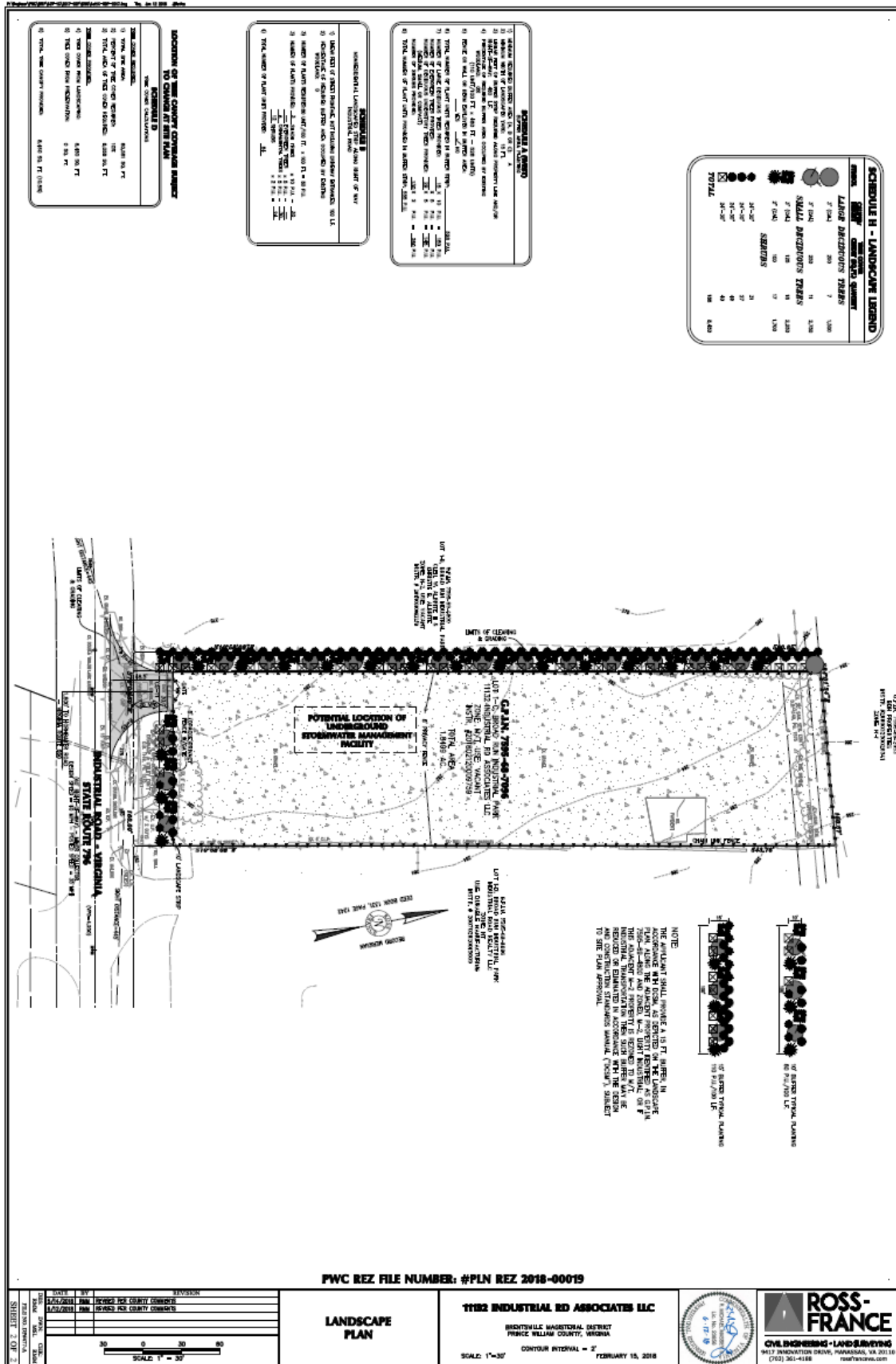
16. In the event the monetary contributions set forth in this Proffer Amendment Statement are paid to the Prince William County Board of County Supervisors (“Board”) within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board 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 percent (6%) per year, non-compounded.

**[SIGNATURES TO FOLLOW ON NEXT PAGE]**

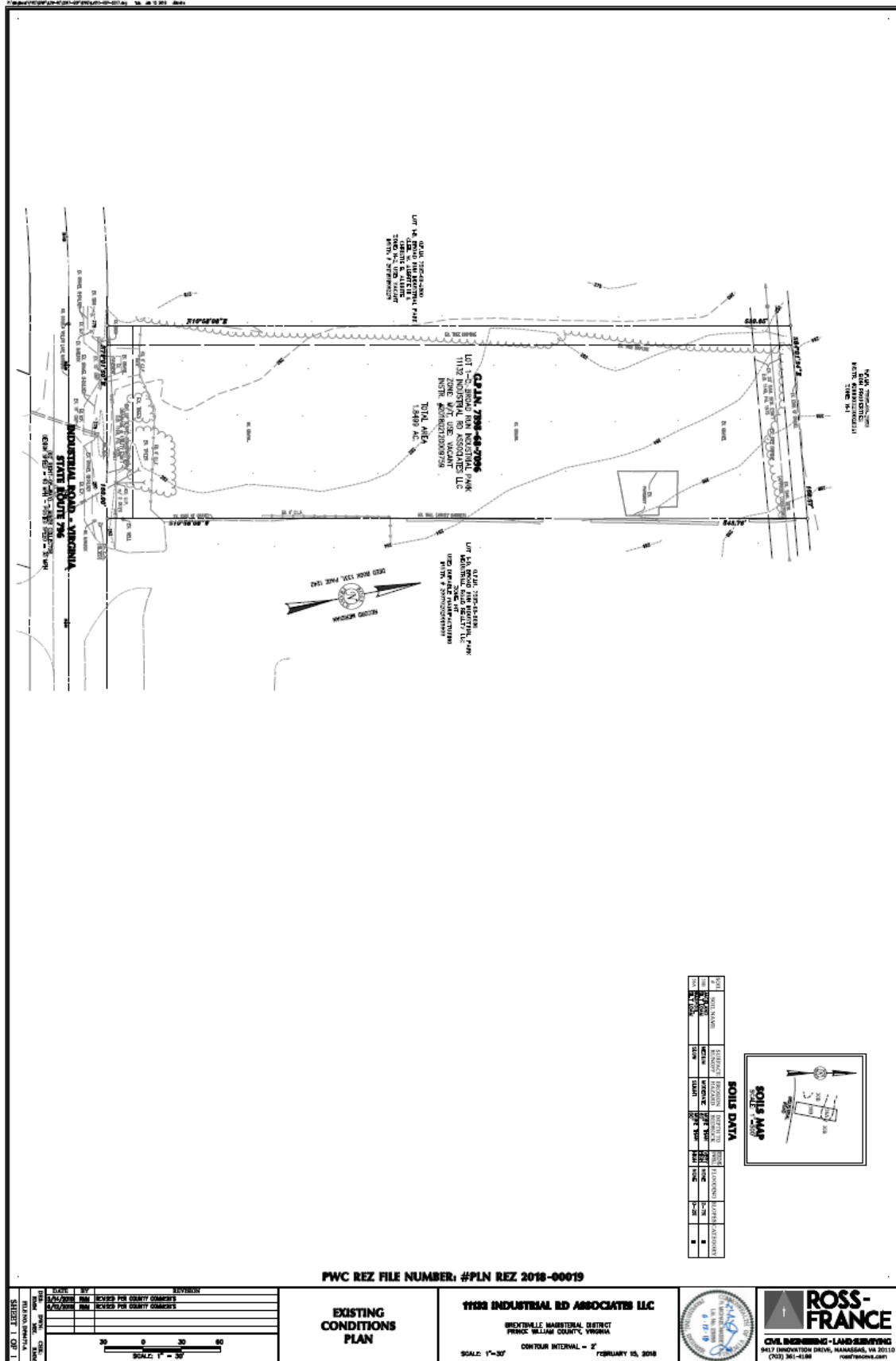
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# Attachment F – Existing Conditions Plan



## Attachment G – Historical Commission Resolution

### HISTORICAL COMMISSION RESOLUTION

**MOTION: SMITH**

**SECOND: DULEY**

**RE: LAND DEVELOPMENT RECOMMENDATIONS**

**ACTION: APPROVED**

**March 13, 2018  
Regular Meeting  
Res. No. 18-012**

**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:

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
SUP2016-00030	Nueva Vista Landscaping - 2 <sup>nd</sup> Submission	No further work
SUP2018-00017	Gainesville West Telecom - 2 <sup>nd</sup> Submission	No further work
REZ2018-00019	DC Paddock Proffer Amendment	No further work
SUP2017-00062	Calvary Baptist Church SUP Amendment	No further work
SUP2018-00014	Gar-Field High School Telecom	No further work
SUP2018-00026	Chick-Fil-A at Sudley Manor Drive SUP Amendment	No further work
REZ2018-00018	Parsons Business Park	Complete the Phase I study and, if warranted, conduct Phase II evaluation and Phase III data

## Attachment G – Historical Commission Resolution

March 13, 2018  
Regular Meeting  
Res. No. 18-012  
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		recovery study. Artifacts to be donated to and curated with the County
SUP2018-00025	Parsons Business Park - Motor Vehicle Fuel Station	See REZ2018-00018, Parsons Business Park
SUP2018-00027	Catons Automotive Repair	No further work

**Votes:**

**Ayes:** by acclamation

**Nays:** none

**Absent from Vote:** none

**Absent from Meeting:** Singstock

**MOTION CARRIED**

ATTEST: \_\_\_\_\_

  
Secretary to the Commission