



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201
 (703) 792-7615 FAX (703) 792-4401 Internet www.pwcgov.org

PLANNING
OFFICE

Rebecca Horner, AICP, CZA
 Director of Planning

July 2, 2018

TO: Planning Commission

FROM: Scott F. Meyer
 Planning Office

RE: Rezoning #REZ2018-00020, Albrite Industrial Road
Brentsville Magisterial District

I. Background is as follows:

A. Request – To rezone ±4.04 acres from M-2, Light Industrial, to M/T, Industrial/Transportation, at 11138 Industrial Road.

REZ Proposal: M-2 to M/T zoning	Required / Allowed in M/T Zoning District	Provided / Proposed with M/T Zoning District (as proffered)
REZ area	N/A; No minimum lot size	Total Site Area = ±4.04 acres for M/T zoning
Use Parameters	M/T uses; by-right and use permit (SUP)	No Asphalt/Concrete Plant (prohibited use; <i>as proffered</i>)
Open Space	15% required in M/T	15% provided; Maximum lot coverage up to 85%
Floor Area Ratio (FAR)	0.75	Up to 0.75
Landscaping & Buffers	10-foot landscape strip along frontage; 15-foot landscape buffer (between M-2 and M/T zoning – light industrial and heavy industrial)	10-foot landscape strip, along site frontage; 15-foot perimeter landscape buffer, along western property line; additional perimeter landscape areas (partially preserved), by limits of cleaning and grading; (<i>as proffered</i>)
Maximum Height	75 feet	Up to 65 feet maximum height; (<i>as proffered</i>)
Average Daily Vehicle Trips (VPD)	N/A	141 VPD (estimated); (access along Industrial Road); to be confirmed at site plan review

- B. Site Location – The subject property is located on the north side of Industrial Road and ±250 feet east of the intersection with Industrial Court. It is currently addressed as 11138 Industrial Road and is identified on County maps as GPIN 7595-69-4800 (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-2, Light Industrial, 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 uses. To the south and across Industrial Road is industrial office, storage, and warehousing/transport uses. To the east and directly abutting the subject site is a cleared/un-utilized 1.85-acre property that is concurrently under review and being processed through Proffer Amendment #REZ2018-00019, DC Paddock. To the west is an existing industrial office/warehousing facility that is zoned for light industrial uses (see Attachment A for maps).
- F. Background & Context – The Applicant (Cleil and Christie Albrite) request to rezone the subject property from M-2 to M/T in order to allow outdoor equipment/construction storage, building materials storage (including stone and masonry), related industrial warehousing, and the option for other heavy industrial uses. Since the site is located within Broad Run Industrial Park, it is already among existing industrial uses and in an area where these types of uses are preferred. Given the area context, among industrial zoning districts and planned industrial employment uses, this rezoning request to M/T is consistent with the surrounding industrial character of the area, and specifically within this segment of Industrial Road.

II. Current Situation is as follows:

- A. Planning Office Recommendation – Staff recommends approval of #REZ2018-00020, Albrite Industrial Road, subject to the proffers dated June 25, 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 rezoning to the M/T zoning district will be consistent with the nearby existing industrial uses.
- As proposed, the proffers sufficiently mitigate the anticipated impacts.

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 #REZ2018-00020, Albrite Industrial Road, subject to the proffers dated June 25, 2018, as found in Attachment C.

1. Comprehensive Plan Consistency Analysis:

- a. Long-Range Land Use – The proposed zoning district of M/T, Industrial/Transportation, as proffered and among other similar

uses, directly implements the current EI, Industrial Employment, land use designation.

- b. Level of Service (LOS) – The LOS impacts related to this subject rezoning request would be partially mitigated through monetary contributions by the proffers, at full development, as follows:

Water Quality	\$75 per acre	±4.04 acres	\$303
Fire & Rescue	\$0.61 per square foot (SF) for any new building(s) area	No specific building(s) size proposed;	N/A
TOTAL			\$303.00 + Fire & Rescue LOS \$, based on new building SF

2. Strategic Plan:

- a. Robust Economy – If approved, the proposed rezoning of the property to M/T, Industrial/Transportation, will allow for the delivery of intended industrial/warehousing/storage uses and greater flexibility for future 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 the rezoning is approved, the site could be developed as proffered with the M/T, Industrial/Transportation, zoning district. 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 proposal. A recommendation to approve the rezoning request would meet the 90-day requirement.

B. Recommend denial of #REZ2018-00020, Albrite Industrial Road.

1. Comprehensive Plan Consistency Analysis:

- a. Long-Range Land Use – If the rezoning application is denied, the property could not be developed as proffered through the proposed M/T zoning district. The existing M-2, Light Industrial, zoning will remain. The property would be able to develop according to the M-2 zoning standards, and would maintain its current EI land use designation.
- 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 light industrial and flex office uses. 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 rezoning is denied, the property would retain its M-2, Light Industrial, zoning and could be developed with the by-right uses in the M-2 district and without proffers. 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 proposal. A recommendation to deny the rezoning request would meet the 90-day requirement.

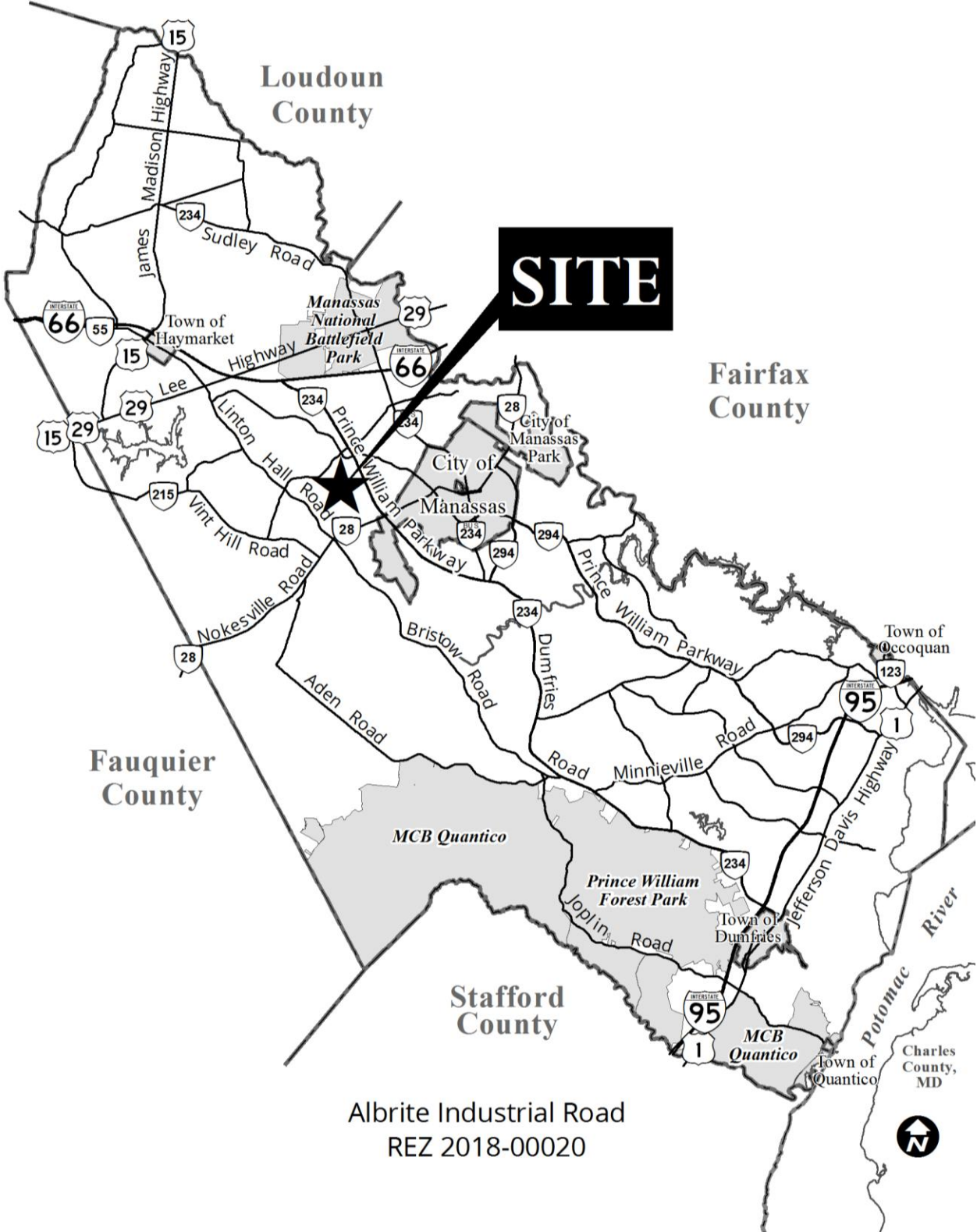
- V. **Recommendation** is that the Planning Commission accept Alternative A and recommend approval of #REZ2018-00020, Albrite Industrial Road, subject to the proffers dated June 25, 2018.

Staff: Scott F. Meyer, x 6876

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proffer Statement
- D. Generalized Development Plan (GDP)
- E. Environmental Constraints Analysis (ECA)
- F. Historical Commission Resolution

Attachment A – Maps
VICINITY MAP

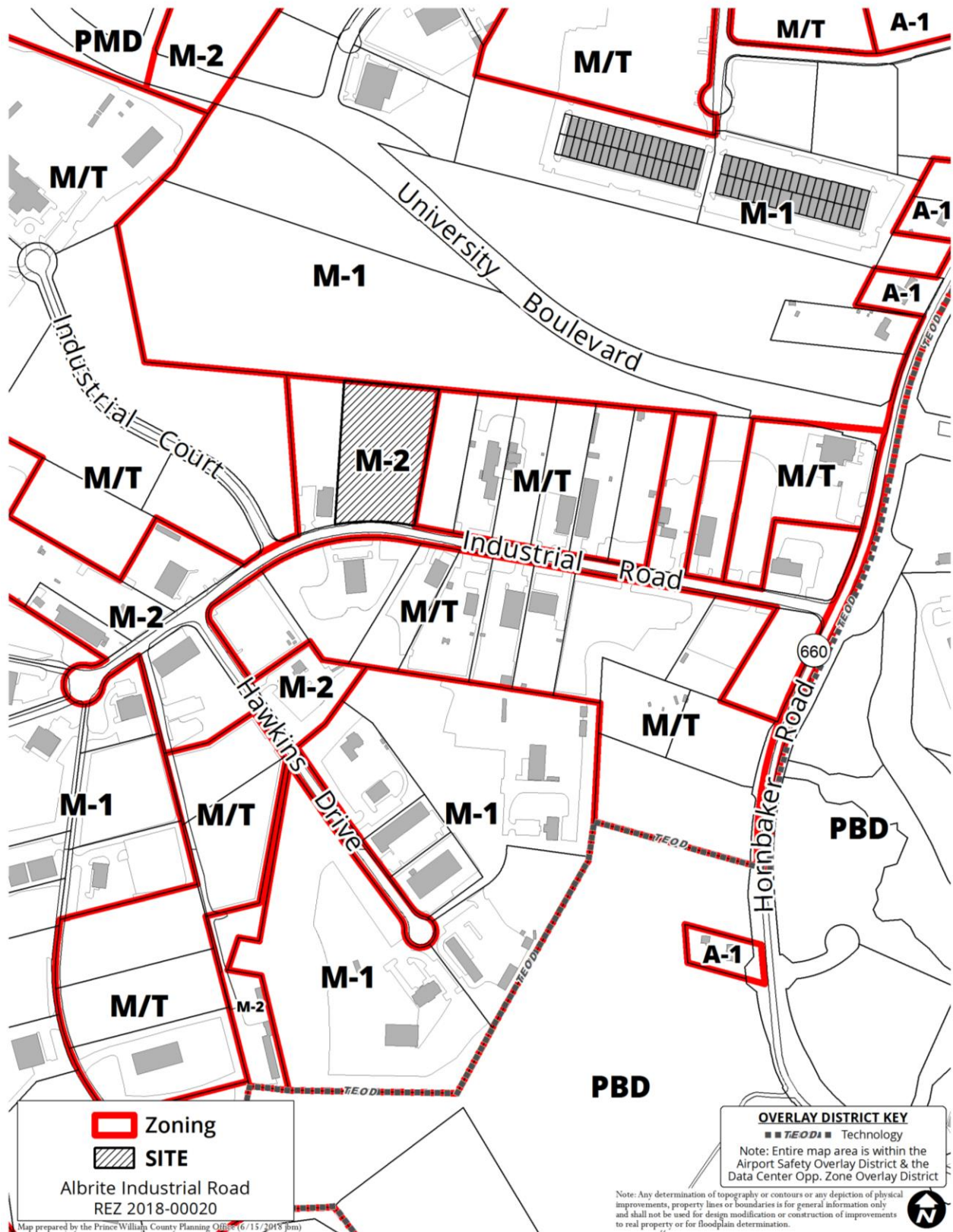


Albrit Industrial Road
REZ 2018-00020

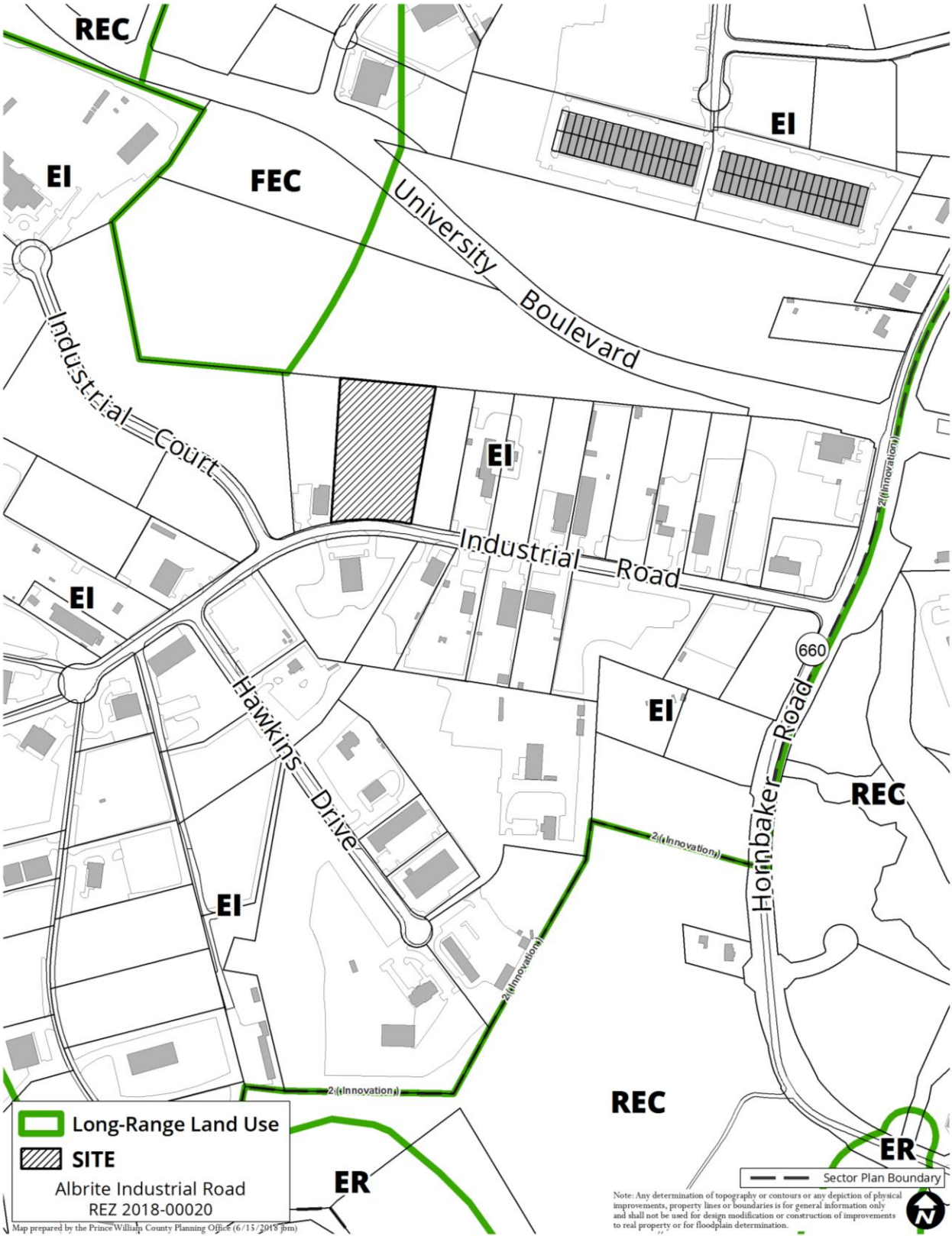
Attachment A – Maps
AERIAL MAP



Attachment A – Maps
EXISTING ZONING MAP



Attachment A – Maps LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency
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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.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	No
Cultural Resources	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 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	Cleared/Un-utilized industrial property; Concurrently under review and being processed through Proffer Amendment #REZ2018-00019, DC Paddock	EI	M/T
West	Industrial office/warehousing facility; Light industrial	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 (Cleil and Christie Albrite) is requesting to rezone the subject property from M-2, Light Industrial, to M/T, Industrial/Transportation, to allow for additional industrial uses and more future development options. The proposed uses include, but are not limited to, outdoor equipment/construction storage, building materials storage (including stone and masonry), related industrial warehousing, and the option for other heavy industrial uses. The requested M/T zoning district will also enable the property to develop more consistently with what is intended for the Broad Run Industrial Park and in an area planned for EI, Industrial Employment.

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

Long-Range Land Use Map Designation	Intended Uses and Densities
Industrial Employment (EI)	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.
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Proposal’s Strengths

- Land Use & Zoning Compatibility – The proposed rezoning of the subject property from to M-2, Light Industrial, to M/T, Industrial/Transportation, directly implements the current EI, Industrial Employment, land use designation within the Comprehensive Plan. With the requested M/T zoning district and being located in the interior portion of the Broad Run Industrial Park and among similar M/T zoned and EI planned properties, such zoning/uses are compatible.
- 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 subject request to rezone the site to M/T will be 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 – At staff's request, the Applicant has agreed to proffer the 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. At staff's request, the Applicant has agreed to this height restriction.
- 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.
- Frontage Landscape Improvements – As proffered and indicated on the GDP, a 10-foot landscape strip is being proposed along the site frontage.
- Screening Fence – An 8-foot tall opaque fence is being proposed for the frontage along Industrial Road.
- Western Perimeter Buffer – As proffered and indicated on the GDP, a 15-foot landscape buffer is being proposed along the western perimeter of the subject site, where it abuts an existing industrial office/warehousing facility, with M-2, Light Industrial, zoning.

Proposal's Weaknesses

- Lack of 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.
- No Commitment to Architectural Standards/Quality – Despite being requested by staff, the Applicant has not provided any base level of building material(s), architectural themes/style, façade details, or other quality standards for the proposed building(s) on the site. Although staff recognizes that these details are not fully known at this time, it is important to know what to expect and how the site may develop – particularly with what is oriented towards Industrial Road.
- No Specific Height Limit for Materials Stacking – Due to the Applicant's request to allow for the outdoor storage of construction equipment and/or building materials, there is a potential for the vertical stacking of materials, containers, or other related equipment. Due to staff's concerns with visual screening and the need to ensure the mitigation of visual impacts in the area, particularly on an undeveloped site, the Applicant should have also committed to a height limit for the stacking of materials – not just building height.

Attachment B – Staff Analysis

- Weak Commitment to Onsite Tree Coverage – Tree cover of a minimum of 10% of the total site area is required. As always, preservation of trees is preferred over replacement. There are large areas of existing trees that would make a better buffer than replanting and provide effective tree cover. However, based on what is shown on the GDP versus how the landscaping is proffered, it appears that the tree cover requirement may not be satisfied. Staff recommends the Applicant proffer to meet their tree cover through the preservation of onsite trees.

On balance, this application is found to be inconsistent 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 May 8, 2018 meeting and determined that no further work was needed (see resolution in Attachment F). 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, and help to enhance industrial uses.
- Increase At-place Employment – The proposal to rezone to M/T 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 protection of significant viewsheds.

The site is almost entirely wooded, and is located within the Broad Run Industrial Park, which is mostly developed with industrial uses. There are jurisdictional wetlands onsite. However, there are no Resource Protection Area (RPA) or floodplain features.

Attachment B – Staff Analysis

SUBWATERSHED: Broad Run subshed 264
TOTAL SITE AREA / ER AREA: 4 acres / 0 acres
TREE SAVE AREA: None proposed
UNDISTURBED AREA: None proposed
IMPERVIOUS / PERVIOUS: Unknown
AREA OF DISTURBANCE: 89.8% of total site area
RARE, THREATENED, AND ENDANGERED SPECIES: None

SOILS:

No.	Soils name	Slope	Erodibility
40B	Montalto silty clay loam	2-7%	Moderate
30B	Jackland silt loam	2-7%	Moderate
33C	Legore-Oakhill complex	7-15%	Severe
56A	Waxpool silt loam	0-2%	Slight

Tree cover does not appear to be met even with the onsite preservation proposed. Tree cover cannot be granted for areas within utility easements that are subject to being cleared by the easement holder. Proffer #12 allows for clearing of tree save areas shown on the GDP. Staff recommends the Applicant meet their tree cover requirement through preservation of onsite trees. The proposed proffer acts against this goal. Staff is agreeable to allowing clearing for utilities to cross the tree save area at the shortest distance.

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 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.
- Preservation of Onsite Vegetated/Tree Areas – As proposed with the Limits of Clearing & Grading as indicated on the GDP, areas of existing/intact trees are being preserved at the site frontage, and along the western and northern perimeters of the property. This is preferred and is consistent with the existing policies that favor preservation over installation.

Proposal's Weaknesses

- Extent of Clearing / Loss of Tree Areas – The vast majority of the subject site is covered with existing tree/vegetated areas. The site is currently undeveloped. As proposed, the majority of the site will be disturbed through the development of outdoor equipment/construction storage, building materials storage, related industrial

Attachment B – Staff Analysis

warehousing, and the option for other heavy industrial uses. Although the requested zoning/uses are consistent with what is planned for the industrial park, the extent of land disturbance is considerable.

- Impacts to Wetlands – There are intact jurisdictional wetlands located at the northwestern portion of the site, which will be impacted with the proposed development. Staff would have preferred if the Applicant made more pro-active steps to avoid impacts.

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. 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.

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 on 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

- **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. As proffered, the site shall be connected to public water, with the Applicant bearing all costs associated with providing onsite and offsite facilities to meet the demand generated by its uses.

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

Attachment B – Staff Analysis

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 deferral of a Traffic Impact Analysis (TIA) was granted by the Department of Transportation as per the Design and Construction Standards Manual (DCSM), based on anticipated 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. Access to the site is being provided by a 40-foot commercial (CG-11) entrance with a full access configuration off of Industrial Road. As proposed, the entranceway is being aligned with an existing commercial/industrial entrance directly across the street and on the south side of Industrial Road.

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

The existing 25-foot ingress/egress easement (Deed Book 1318, Page 937 and Deed Book 867, Page 21) will be retained and not impacted with the future development of the site.

The GDP does not show building locations or parking for the anticipated near-term storage yard and/or future heavy industrial uses. The Applicant plans to use the site for primarily building materials and masonry equipment storage. 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 line-of-sight distance and parking needs.

Proposal's Strengths

- Site Access – Access to the site will be provided through the existing entrance off of Industrial Road, as proffered and as shown on the GDP.

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 aspects of the proposal relative to the Strategic Plan 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 DC Paddock (Proffer Amendment #REZ2018-00018) site to the east, which is also concurrently 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 are being requested and are incorporated into this rezoning 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)

PROFFER STATEMENT

RE: #REZ2018-00020, Albrite Industrial Road
Owner/Applicant: Cleil W. Albrite, III and Christie B. Albrite
Property: G.P.I.N: 7595-69-4800 (the “Property”)
Approximately 4.0439 acres
Brentsville Magisterial District
M-2, Light Industrial to M/T, Industrial/Transportation

Date: June 25, 2018

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 Ross-France, entitled “Albrite Industrial Road – Generalized Development Plan” prepared by Ross, France & Ratliff, Ltd., dated February 13, 2018, last revised June 25, 2018.

USES & SITE DEVELOPMENT

1. The Property, consisting of approximately 4.04 acres, shall be developed in accordance with the M/T Zoning District and in substantial conformance with the GDP, subject to minor changes approved by the County in connection with final site plan review. The foregoing shall not preclude subdivision or consolidation of the Property with one internal private or public street into the Property, the final design and location of which shall be shown on the site plan, in accordance with the Design and Construction Standards Manual (DCSM).
2. All uses permitted in the M/T zoning district shall be permitted on the Property, except that an asphalt/concrete plant shall be prohibited.

COMMUNITY DESIGN

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

Attachment C
Proffer Statement, dated June 25, 2018

4. Any freestanding sign for the Property shall be monument style, with a masonry base. The sign shall be a maximum of ten feet (10') in height, with ground level landscaping at the base, and the location shall be in accordance with the Zoning Ordinance.
5. The height of any building on the Property shall not exceed 65 feet.
6. If cranes are stored on the Property, they shall be stored in a lowered position. This shall not apply to any cranes used during construction on the Property.

TRANSPORTATION

7. Access to the Property shall be provided from Industrial Road as shown on the GDP.
8. Handicapped parking and associated signage shall be provided in accordance with the DCSM and other applicable requirements.

FIRE AND RESCUE

9. The Applicant shall contribute to the Board of County Supervisors the sum of \$0.61 per square foot of gross building floor area (excluding any structured parking facilities) for fire and rescue purposes. Said contribution shall be paid prior to and as a condition of the approval of each building permit for a building, excluding any structured parking facilities, on the Property.
10. In connection with the submission of a site plan for any use on the Property which involves the storage of hazardous materials, a "Spill Contingency Plan", in accordance with Prince William County requirements, shall be submitted to the Fire Marshal for approval.

ENVIRONMENT

11. Stormwater Management and/or Best Management Practices shall be provided on-site or off-site, in accordance with the DCSM.
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 site plan.
13. The Applicant shall limit clearing and grading on the Property 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. No clearing or improvements shall be made outside of the limits of clearing and grading without County approval, with the exception of: (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees; and (b) the installation and maintenance of any existing or required utilities. The limits of clearing and grading may be modified if existing easements are vacated and/or in connection with Proffer #14 below.

Attachment C
Proffer Statement, dated June 25, 2018

14. The Applicant shall provide landscaping as depicted on the GDP; provided, however:
- i. The Applicant may satisfy buffer requirements in accordance with DCSM Section 802.11D.
 - ii. If the adjacent M-2 zoned property (GPIN 7595-69-2101) is rezoned to or used as M-1 or M/T, then such buffer may be reduced or eliminated in accordance with the DCSM, subject to site plan approval.

WATER AND SEWER

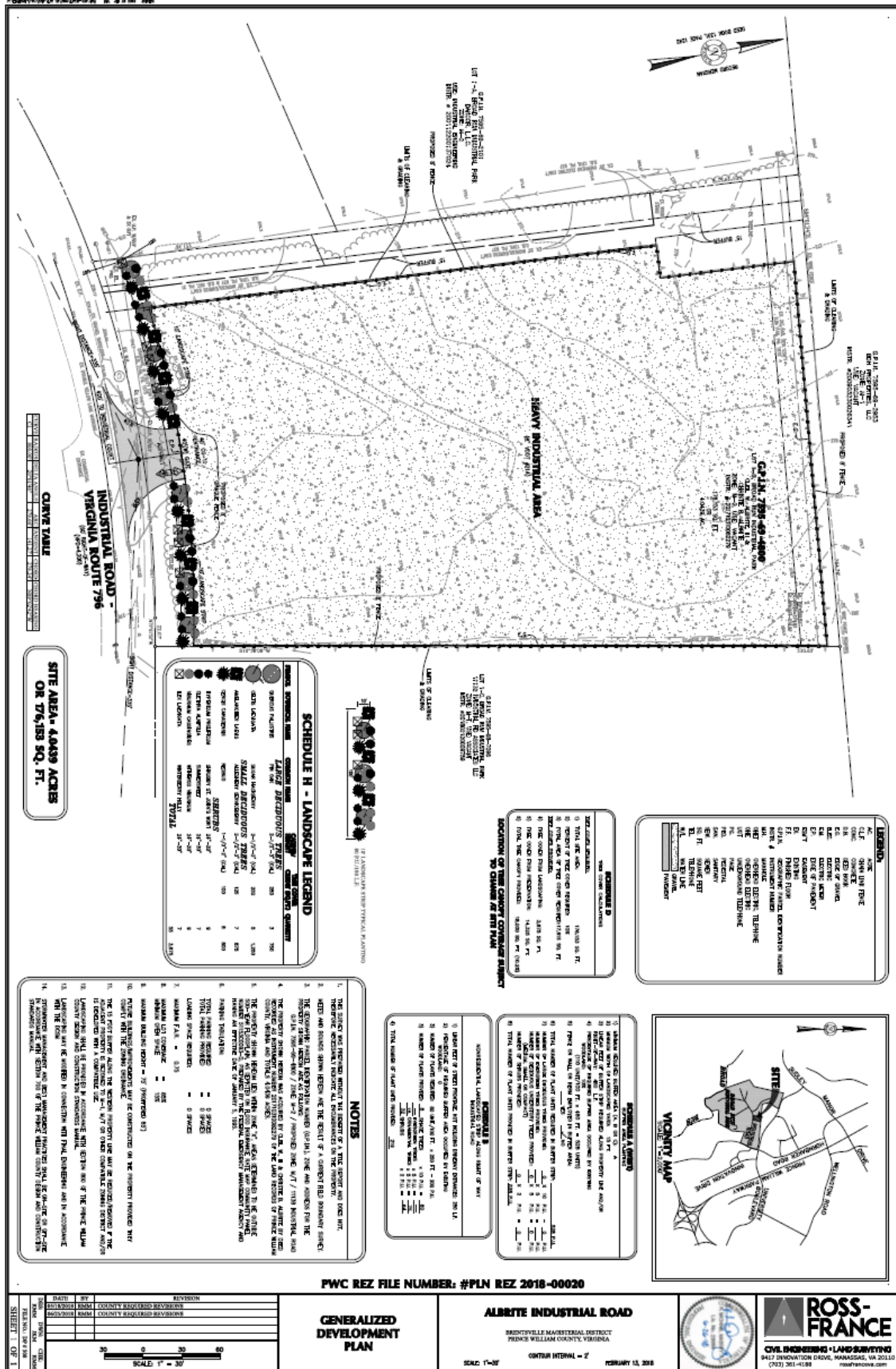
15. The Property shall be served by public sanitary sewer and water. The Applicant shall be responsible for those on-site and off-site improvements required in order to provide such service for the demand generated by the development of the Property.

MISCELLANEOUS

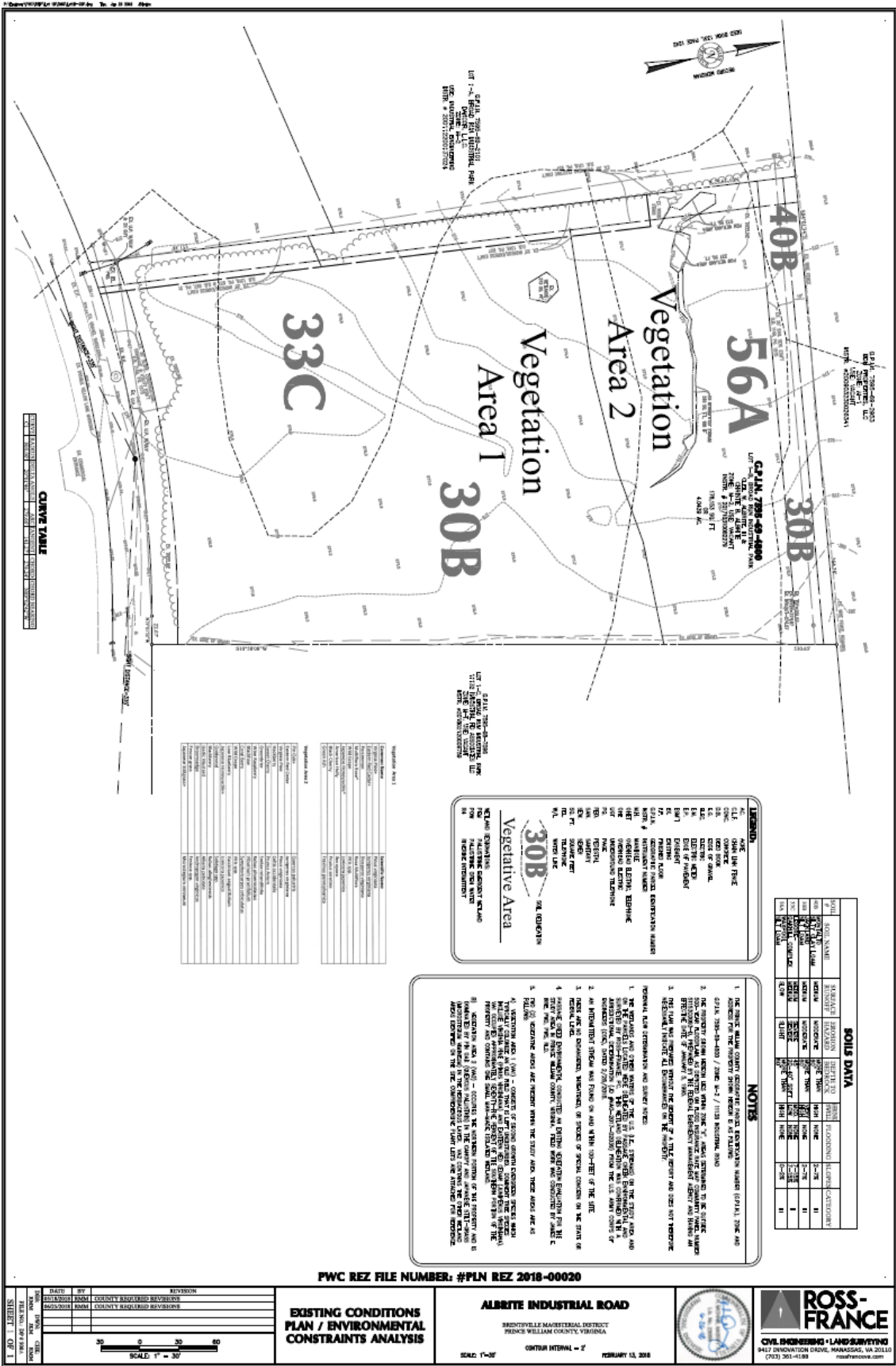
16. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated 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, noncompounded.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

Attachment D – Generalized Development Plan (GDP)



Attachment E – Environmental Constraints Analysis (ECA)



Attachment F – Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: CUNARD

**May 8, 2018
Regular Meeting
Res. No. 18-021**

SECOND: JOHNS

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>
PLN2014-00145	SUP, Hendrick Honda 2 nd Submission	No further work
REZ2018-00020	Albrite Industrial Road	No further work
PFR2017-00015	Virginia Solar Facility 2 nd Submission	Concur with County Archaeologist's recommendations regarding revisions to both the Phase I archaeology report and the Architectural report and including: Phase II archaeological evaluation on 44PW2028 and other sites as warranted; Mitigation Plan in the event the Phase II evaluations find an archaeology site significant and the site will be disturbed by construction, the Applicant will either initiate mitigation of the archaeology site through Section 106 of the National Historic Preservation Act (NHPA), with the County as a consulting party; or, if Section 106 review is not

Attachment F – Historical Commission Resolution

May 8, 2018
 Regular Meeting
 Res. No. 18-021
 Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		required, the Applicant will prepare a mitigation plan for approval by the Planning Director or his designee. If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval. The mitigation plan shall meet the standards set forth in the current version of the Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia and also the Advisory Council on Historic Preservation's (ACHP) Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites.
PFR2018-00014	Connect to Sewer - Mary J. Champ Way	Phase I study to include shovel test pits and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
PFR2018-00018	12175 Vint Hill Road	Phase I study to include shovel test pits and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2018-00029	Camp Snyder Outdoor Range SUP Amendment	No further work
SUP2018-00039	Koons Used Car Outlet SUP Amendment	No further work

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: none

Absent from Meeting: Duley, Smith

MOTION CARRIED

ATTEST: 
 Secretary to the Commission