



**PLANNING COMMISSION RESOLUTION**

**MOTION:** **July 12, 2023**  
**SECOND:** **Regular Meeting**  
**Res. No. 23-0xx**

**RE: REZONING #REZ2018-00024, MGM ENTERPRISES OFFICE BUILDING  
NEABSCO MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND APPROVAL**

**WHEREAS,** this is a request to rezone ±4.76 acres from A-1, Agricultural, and O(L), Office Low-Rise, to O(M), Office Mid-Rise, to develop a four-story mixed use building with office and retail space at a maximum height of 55 feet; and

**WHEREAS,** the subject ±4.76-acre property is located along eastbound Prince William Parkway, ±125 feet west of the intersection with Hoffman Drive, and ±1,225 feet southeast of the intersection with Hillendale Drive. The property is currently addressed as 3939 Prince William Parkway and is identified on County maps as GPIN 8192-66-8293; and

**WHEREAS,** the site is currently designated OMU-3, Office Mixed Use, which recommends up to 0.57 floor area ratio (FAR) in the Comprehensive Plan, and is located within the Dale City Small Area Plan and Dale City Parkway Node special planning areas; and

**WHEREAS,** the site is split-zoned as A-1, Agricultural and O(L), Office Low-Rise, and is partially located within the Prince William Parkway Highway Corridor Overlay District; and

**WHEREAS,** County staff recommends that the Planning Commission recommend approval of this rezoning for the reasons stated in the staff report; and

**WHEREAS,** the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 12, 2023, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS,** the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2018-00024, MGM Enterprises Office Building, subject to the proffers dated June 28, 2023.

**ATTACHMENT:** Proffer Statement, dated June 28, 2023

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

Attest:

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Oly Peña  
Clerk to the Planning Commission



**PROFFER STATEMENT**  
MGM ENTERPRISES OFFICE BUILDING  
APPLICANT/OWNER: MGM Enterprises, Inc.  
PROPERTY GPIN 8192-66-8293  
REZONING CASE: #REZ2018-00024  
SITE AREA: ±4.76 ACRES; (“Property”)  
PLANNED LAND USE: OMU-3, Office Mixed Use  
EXISTING ZONING: A-1, Agricultural, and  
O(L) Office Low-Rise  
REQUESTED ZONING: O(M), Office Mid-Rise  
MAGISTERIAL DISTRICT: Neabsco  
**Date: June 28, 2023**

The undersigned hereby proffers that the use and development of the subject property ("Property"), as described above, shall be in substantial conformance with the following conditions. In the event the above referenced rezoning is not granted as applied for by the Applicant, the below described proffers shall be withdrawn and be deemed to be null and void and the approved rezoning REZ#1974-0033 shall remain in full force and effect. The headings of the proffers set forth below have been prepared for convenience and 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 shall be provided at the time of development of that portion of the Property including the improvement or other proffered requirement, unless otherwise specified herein. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest.

**1. LAND USE**

- A. Conformance with Generalized Development Plan (GDP). The Property shall be developed in substantial conformance with the GDP herein as prepared by STS Consulting, LLC, dated May 11, 2018 and revised November 2, 2018. The internal travelway alignment, building footprint, parking, and stormwater management improvements may undergo minor modifications in accordance with final engineering considerations at the time of final site plan review.
- B. Office & Retail Building. The Applicant shall construct an office and retail building, permitted up to four (4) stories and a maximum height limit of up to 55 feet at the location as depicted on the GDP. Total gross square footage of the building shall be up to a maximum of 90,000 square feet.
- C. Floor Area Ratio (FAR). The FAR shall not exceed 0.44.

**2. COMMUNITY DESIGN**

- A. Building Orientation. The building's front facade shall be oriented facing Prince William Parkway as shown on the GDP, compliance with which shall be demonstrated on the final site plan.

PROFFER STATEMENT  
#REZ2018-00024, MGM ENTERPRISES OFFICE BUILDING  
June 28, 2023

B. Building Design and Materials. The building on the Property shall be in substantial conformance in regard to the façade design theme and level of design quality represented in the renderings prepared by AIA Green Solutions dated August 30, 2019. The exterior building materials shall be brick (two color tones) and aluminum frame glass windows. Minor changes to the architecture and building materials may be made, provided that any such changes are approved by the Planning Office prior to the issuance of the building permit release letter. Such approval shall be based on a determination that the changes result in a building design quality that is of equal or better quality than that shown on the Building Elevations. At least two (2) weeks prior to requesting issuance of a building permit release letter from The Department of Development Services, the Applicant shall submit such elevations to ensure compatibility with the Building Elevations.

C. Freestanding Signs. One (1) freestanding monument sign, not to exceed 10 feet in height, shall be provided along the Prince William Parkway property frontage. The design of the freestanding sign shall be monument style, and shall include landscaping at the base. The base of the monument sign shall include the materials used in the exterior building. The sign lighting shall be located, directed, and/or shielded in a manner to minimize the glare from such lights beyond the sign area. Final signage shall be subject to review and approval by the Planning Office prior to issuance of final site plan approval.

D. Building Signs.

1. Corporate Identity Signs. Building mounted identity signs are to be proposed on the north and east building elevations between the top of the fourth- floor window and the top of the parapet. The maximum area of the identity signs shall meet current standards.

2. On-site Wayfinding Signs. Additional building mounted and freestanding signs to assist customers in locating services as well as features shall be constructed. Such as but not limited to parking, building entrances, security check-in, lobby, other services and amenities shall be permitted but shall be in accordance with zoning ordinance section 32-250.24 “Schedule A.” Wayfinding signs shall be oriented to the pedestrian level of the site and such building mounted signs shall not be more than 15 feet above the grade level of the site in the immediate vicinity of the sign.

Retail, Office, and Retail Service Tenant Signs. Tenant signs shall comply with the Facade Sign requirements of zoning ordinance section 32-250.24 “Schedule A” based on the linear feet of building frontage (i.e. building façade facing the public right-of-way). Such signs must be located in a uniform sign band no more than 15 feet above the grade level of the site in

the immediate vicinity of the sign. Sign colors, letter/font size, and placement shall be organized to create a coordinated and uniform appearance.

- E. Highway Corridor Overlay District Buffer. As a condition of final site plan approval, landscaping shall be provided by the Applicant that is in substantial conformance with the landscaping plan included in the GDP. The minimum width of the HCOD landscaping buffer along Prince William Parkway as shown on the GDP shall be in conformance with County standards. Where existing vegetation is inadequate to meet the intent of the HCOD planting standard, supplemental planting shall be provided. The extent of supplemental planting shall be determined before final site plan approval and in coordination with the County Arborist. Adjustments to this design to create a sustainable landscape may be made onsite prior to site occupancy with approval of the County Arborist. The invasive plants shall be removed prior to installing the HCOD landscaping. A tree preservation plan shall be considered to determine the feasibility of adequately preserving the single specimen tree identified in the HCOD landscape area.
- F. Landscape Buffer. The planting within 30-footwide buffers along the periphery of the Property shall be provided in accordance with the Prince William County Design and Construction Standards Manual (DCSM). All landscape materials shall be drought-resistant and of native and indigenous species appropriate to the location and climate of the area or as approved with the final site plan. Perennials and ornamental grasses shall be grouped in planting beds and determined in the final landscape design.
- G. The Applicant/Owner shall coordinate closely with utility companies to provide them with necessary access easements and to restore and maintain landscape areas, if disturbed.
- H. Maintenance of On-Site Trees. The on-site trees shall be maintained by the Applicant/Owner in accordance with pruning and maintenance standards.
- I. Soil Improvement. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3 feet, and b) a top dressing of 4 inches to 6 inches of clean topsoil provided. This topsoil shall be a 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 subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1 inch 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.

- J. Lighting. Exterior lighting shall be provided in accordance with the specifications in the Zoning Ordinance. The height of light poles shall not exceed twenty-four (24) feet, which shall be demonstrated on the approved final site plan. All freestanding lights shall have fixtures that direct light downward and inward, in such a manner to prevent glare from projecting onto adjacent properties or public rights-of-way. However, this is not intended to preclude the use of security flood lighting in compliance with the Zoning Ordinance.
- K. Refuse Storage Area. The refuse storage area shall not be located within any setback, landscape or buffer area and shall be screened with a solid masonry enclosure (brick), which is compatible with the building and gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash container shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this proffer shall be evidenced on the final site plan prior to approval.

### 3. ENVIRONMENT

- A. Detailed Geotechnical Study. The Applicant shall conduct a detailed geotechnical study on the Property and submit the results of such study to the County, to address soil limitations for site development, final site plan approval in conjunction with the review and appraisal of the final site plan and building plans.
- B. Monetary Contribution. The Applicant/Owner shall contribute \$75.00 per acre based on the area of the site ( $\pm 4.76$  acres) to the Board of County Supervisors, prior to and as a condition of issuance of final site plan approval, for the County to conduct for water quality monitoring, drainage improvement projects, and/or stream restoration.
- C. Storm Water Management & Best Management Practices (SWM/BMP) Facilities. An on-site SWM/BMP facility shall be provided by the Applicant at the approximate location shown on the GDP where an existing easement for this facility is designated in accordance with the DCSM requirements. Compliance with this condition shall be demonstrated on the final site plan.
- D. Limits of Disturbance. No clearing or grading shall occur beyond the limits of clearing and grading as shown on the Generalized Development Plan (sheet 3 of 4) and Landscape Plan (sheet 4 of 4), subject to minor revisions to lot layout, SWM/BMP, and building footprint at the time of final site plan approval. The Applicant shall preserve and maintain existing native, healthy vegetation outside the limits of clearing and grading shown on the GDP for the purpose of maintaining native forest. In the event of disturbance, the preserved area shall be replanted and/or supplemented with native vegetation, as may be permitted by applicable utility easements, in accordance with the Highway Corridor Overlay District

(HCOD) buffer standards or the County's replacement policy for forested land, whichever is applicable. The foregoing language shall not be interpreted to preclude the Applicant from constructing and maintaining, a perpendicular road crossing, minimal utility crossings, and a freestanding sign in the HCOD buffer, or removal of dead, dying trees, and/or hazardous trees in any tree save area.

- E. The Applicant shall provide appropriate border, curb cut, edging, or bollards along the inside of the buffer/landscape areas to protect these areas from encroachment/damage by vehicles.

#### **4. FIRE AND RESCUE**

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

#### **5. PROPERTY MAINTENANCE & SECURITY**

- A. Site Maintenance. The Applicant/Owner shall maintain the site and shall pick up trash, litter and debris on a daily basis.
- B. Graffiti Removal. The Applicant/Owner agrees to remove any graffiti from the Property within twenty-four (24) hours. 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 shall be reported to the Prince William County Police Department before removal.
- C. Security Measures. In order to monitor and maintain on-site security, the Applicant/Owner shall utilize a combination of interior and exterior mounted surveillance cameras, an alarm system, onsite lighting, building access/entry system, and the other related security practices, as needed. Compliance shall be demonstrated on building plan submission.

#### **6. POTABLE WATER AND SANITARY SEWER**

The Property shall be connected to public water and public sewer as required by the Zoning Ordinance. The Applicant shall be responsible for the cost, design and construction of those on-site and off-site improvements necessary to provide water and sewer services to the Property for the demand generated by the development of the Property.

**7. TRANSPORTATION**

- A. Right-of-way Dedication. At no cost to the County, the Applicant shall dedicate right-of-way and easements from the Property for transportation improvements to Prince William Parkway, as shown in the GDP.
- B. Site Access and Frontage Improvements. Direct public right-of-way access shall be from a single driveway entrance onto Prince William Parkway. Right-of-way improvements consisting of sidewalk, curb and gutter, and up to an approximately 150 feet long taper shall be constructed across the full frontage of the property. Construction shall begin with the initiation of development of the property. By the issuance of the first occupancy permit for the Property, the Prince William Parkway frontage improvements described above shall be completed to the point of being usable by the public. The existing site access shall be closed and replaced with a new one as shown on the GDP.
- C. Interparcel Connection. The Applicant shall construct the interparcel connection to the adjacent property to the west (GPIN # 8192-77-0022) as a condition of final site plan approval or when it is required by the adjacent property owner, whichever is first.

**8. ESCALATOR CLAUSE**

In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 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 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

Signature to follow on next page

PROFFER STATEMENT  
#REZ2018-00024, MGM ENTERPRISES OFFICE BUILDING  
June 28, 2023

Signature Page

MGM Enterprises, INC.

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

Name: \_\_\_\_\_

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

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



# **STAFF REPORT**

<b>PC Meeting Date:</b>	July 12, 2023
<b>Agenda Title:</b>	Rezoning #REZ2018-00024, MGM Enterprises Office Building
<b>District Impact:</b>	Neabsco Magisterial District
<b>Requested Action:</b>	Recommend Approval of Rezoning #REZ2018-00024, MGM Enterprises Office Building, subject to proffers dated June 28, 2023
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Scott F. Meyer

## **EXECUTIVE SUMMARY**

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This is a request to rezone ±4.76 acres from A-1, Agricultural, and O(L), Office Low-Rise, to O(M), Office Mid-Rise, to develop a four-story mixed use building with office and retail space at a maximum height of 55 feet. The site is located along eastbound Prince William Parkway, ±125 feet west of the intersection with Hoffman Drive and ±1,225 feet southeast of the intersection with Hillendale Drive.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2018-00024, MGM Enterprises Office Building, subject to the proffers dated June 28, 2023.



## BACKGROUND

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- A. Request: To rezone ±4.76 acres from A-1, Agricultural, and O(L), Office Low-Rise, to O(M), Office Mid-Rise, to develop a four-story mixed use building with office and retail space at a maximum height of 55 feet.
- B. Site Location: The subject ±4.76-acre property is located along eastbound Prince William Parkway, ±125 feet west of the intersection with Hoffman Drive and ±1,225 feet southeast of the intersection with Hillendale Drive. The subject property is currently addressed as 3939 Prince William Parkway and is identified on County maps as GPIN 8192-66-8293.
- C. Comprehensive Plan: The site is designated OMU-3, Office Mixed Use, which recommends up to 0.57 floor area ratio (FAR) in the Comprehensive Plan, and is located within the Dale City Small Area Plan and Dale City Parkway Node special planning areas.
- D. Zoning: The subject property is split-zoned as A-1, Agricultural and O(L), Office Low-Rise, and is partially located within the Prince William Parkway Highway Corridor Overlay District.
- E. Surrounding Land Uses: The ±4.76-acre project site is located along eastbound Prince William Parkway and just west of its intersection with Hoffman Drive. This corridor along the Parkway is characterized by a mixture of commercial/retail uses, office condominiums, and institutional type uses. The area is in transition and is in the process of developing and being redeveloped. Across Prince William Parkway to the north of the subject site is an assisted living facility and tobacco/smoke retail store. Abutting suburban single-family detached residential as part of the Dale City residential planned community is located to the south. To the east is lower density, suburban single-family detached residential development. Suburban residential that transitions to a professional office park/condominium development with parking lot and additional suburban single-family detached residential is to the west.
- F. Background and Context: The ±4.76-acre project area is currently split-zoned as A-1, Agricultural, on the western/rear portion without proffers, and O(L), Office Low-Rise, on eastern/front ±1.75-acre portion without proffers and in association with #REZ1974-0033. The Owner/Applicant (MGM Enterprises, LLC) is requesting to rezone the property to O(M), Office Mid-Rise, with proffers, to develop a four-story mixed use building of up to 90,000 gross square feet with office and retail space at a maximum height of 55 feet and at a floor area ratio (FAR) not to exceed 0.44.

## **STAFF RECOMMENDATION**

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Staff recommends approval of Rezoning #REZ2018-00024, MGM Enterprises Office Building, subject to the proffers dated June 28, 2023, for the following reasons:

- The proposed rezoning to O(M), Office Mid-Rise, as proffered, is consistent with and directly implements the OMU-3, Office Mixed Use, land use designation in the Comprehensive Plan.
- The project meets the land use policy intent of the Dale City Small Area Plan – Parkway Node.
- The proposal will enable the delivery of a four-story building with a mixture of office and retail and/or retail service uses, with a proffered site layout, access improvements, quality design features, and landscaping enhancements.

### **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: Based on the recently adopted Land Use chapter, the project area is currently designated OMU-3, Office Mixed Use, which recommends up to 0.57 floor area ratio (FAR) in the Comprehensive Plan. It is also located within the Dale City Small Area Plan and Dale City Parkway Node special planning areas. As proffered, this rezoning proposal is offering a new four-story mixed use building with office and retail space at a maximum height of 55 feet, and with a high quality, onsite amenities, and a cohesive design. Based on staff analysis, the project is consistent with the land use policy intent of the OMU-3 land use designation and the Dale City Small Area Plan and Dale City Parkway Node special planning areas. More detailed analysis is provided in the Land Use analysis section of this staff report.

Level of Service (LOS): The LOS impacts for this proposed Rezoning are being mitigated by the proffered monetary contributions as follows:

<b>Water Quality</b>	\$75.00 per acre	±4.76 acres (project area) X \$75.00	\$357.00
<b>Fire &amp; Rescue</b>	\$0.61 per square feet (SF) of new building area	±90,000 SF (maximum building area, excluding structured parking) X \$0.61	\$54,900.00
<b>TOTAL \$</b>			<b>\$55,257.00</b>

## **Community Input**

Notice of the rezoning application has been transmitted to property owners within 500 feet of the site. The Applicant has coordinated with the community throughout the time period since the application was officially submitted for review, which began in May 2018. The Applicant has met with the Lake Ridge Occoquan Coles Civic Association – Planning, Environment, Land-Use and Transportation Committee (LOCCA/PELT) and presented the proposal on the following dates: January 27, 2017; February 25, 2018; and January 31, 2019. According to the Applicant, the overall feedback provided by LOCCA/PELT was positive and in general support of the project.

As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal from the public, and staff is not aware of any community opposition.

## **Other Jurisdiction Comments**

The subject site is located outside of the required notification area for adjacent jurisdictions.

## **Legal Issues**

If the rezoning is approved, the ±4.76-acre project site could be developed as a four-story mixed-use building with office and retail space, as proffered, all through the O(M), Office Mid-Rise, zoning district. The site is currently split-zoned A-1, Agricultural, and O(L), Office Low-Rise, without proffers, and in association with #REZ1974-0033. If the subject rezoning proposal is denied, then the site could still develop through its current A-1 and O(L) zoning, but will retain the split-zoned status of the property. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

## **Timing**

The Planning Commission has until October 10, 2023, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

## **STAFF CONTACT INFORMATION**

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Scott F. Meyer | (703) 792-6876  
[smeyer@pwcgov.org](mailto:smeyer@pwcgov.org)

## **ATTACHMENTS**

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Attachment A – Area Maps

Attachment B – Staff Analysis

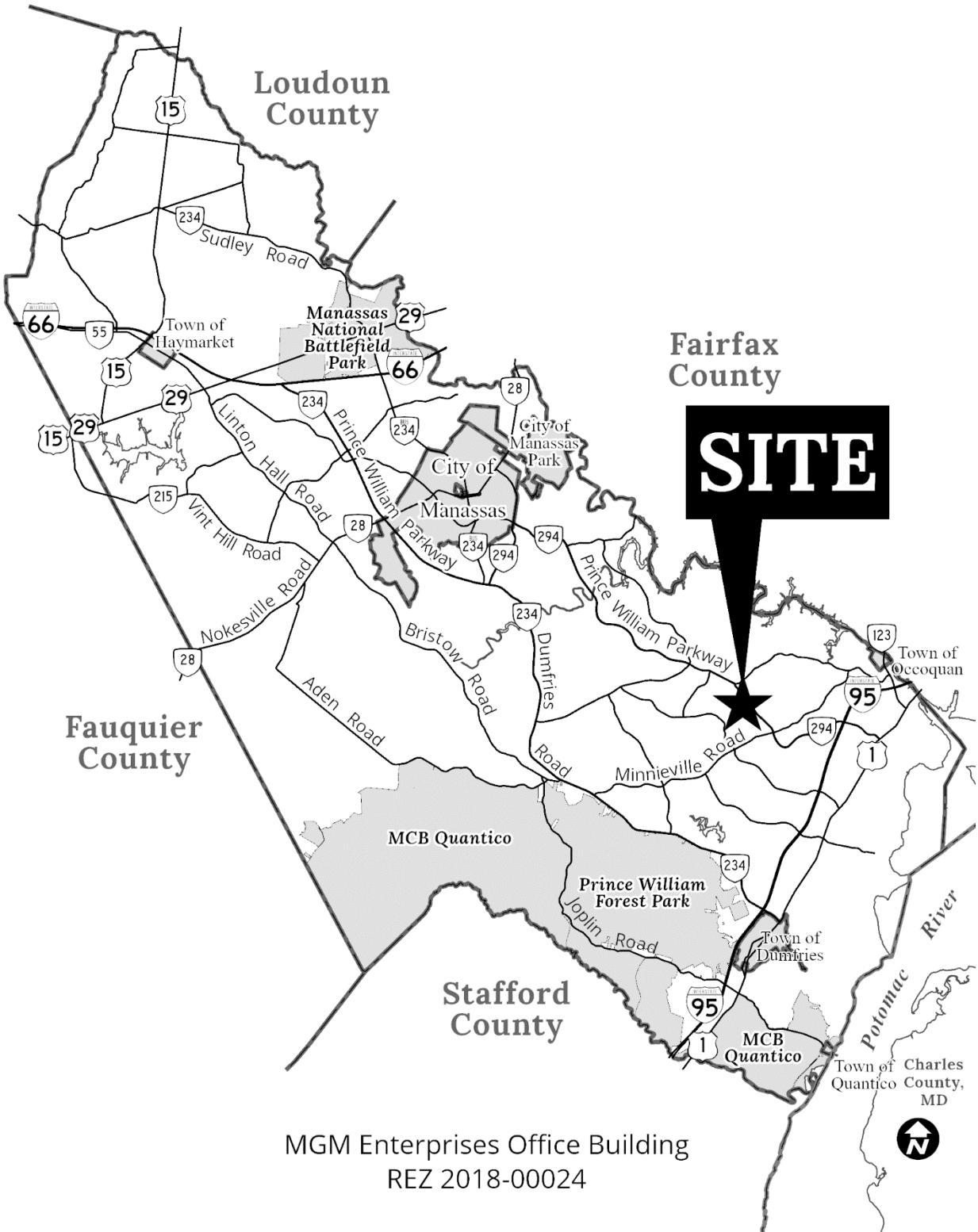
Attachment C – Generalized Development Plan

Attachment D – Environmental Constraints Analysis (ECA)

Attachment E – Building Elevations, from view perspectives

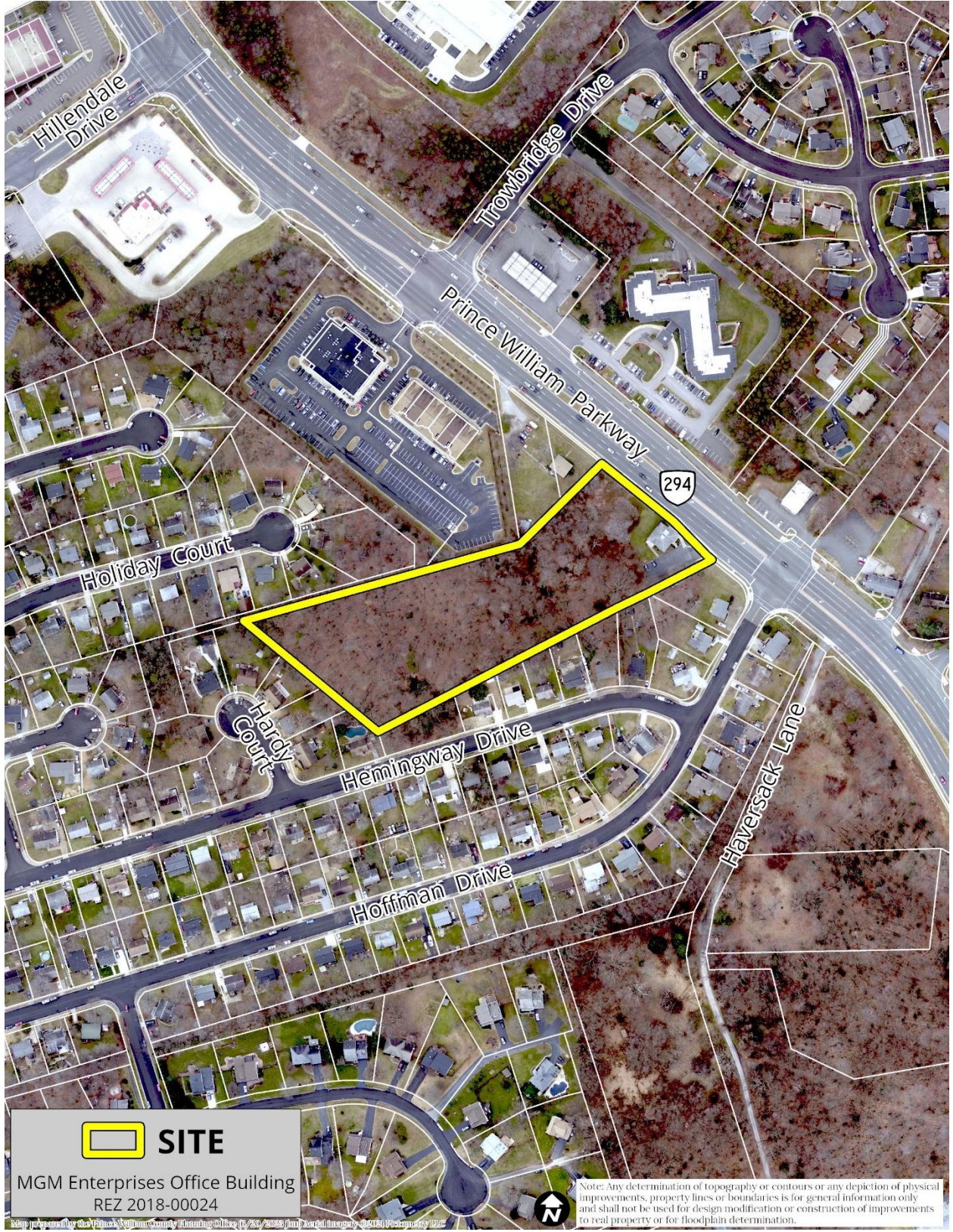
Attachment F – Signage Elevation

Attachment G – Historical Commission Resolution



MGM Enterprises Office Building  
REZ 2018-00024

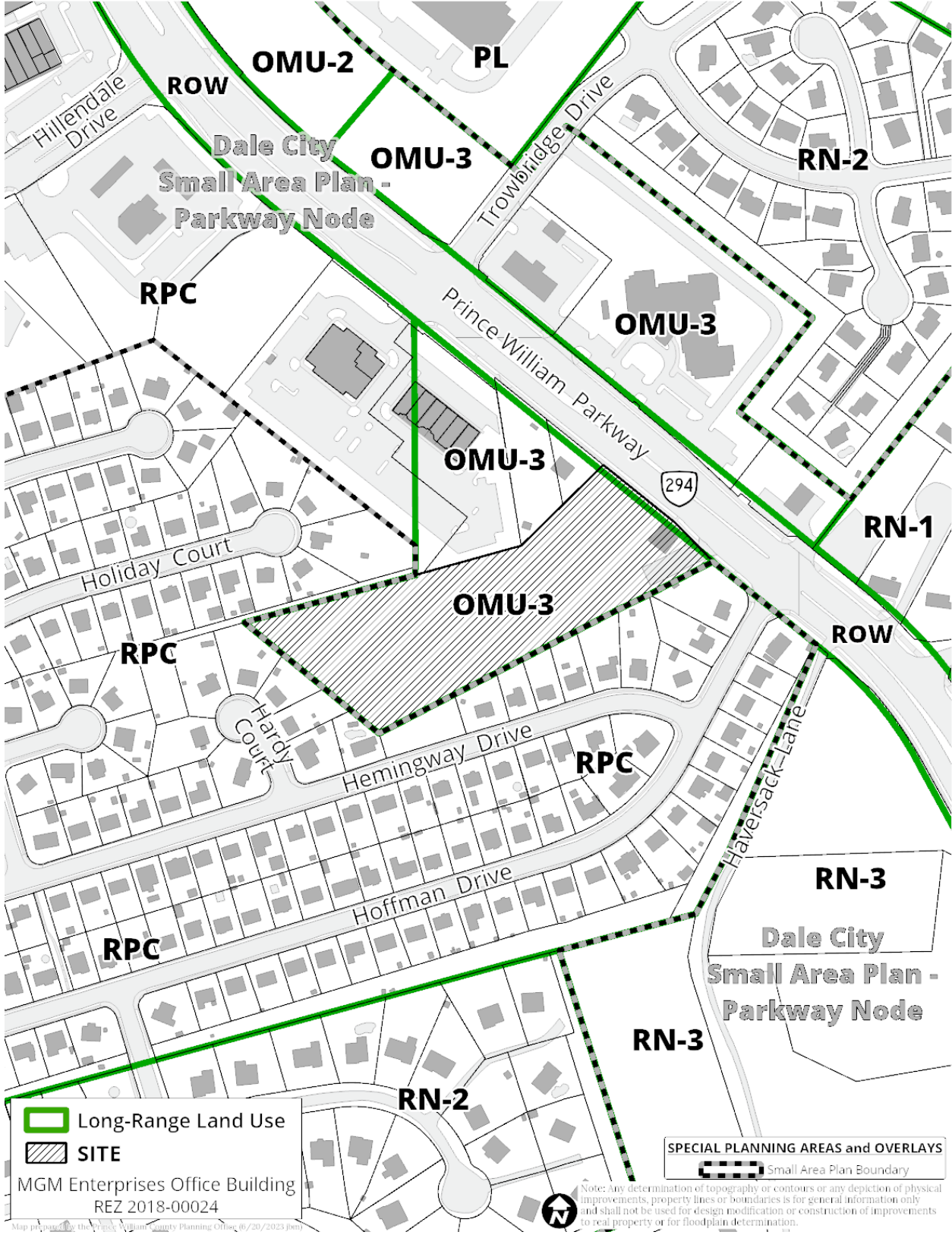


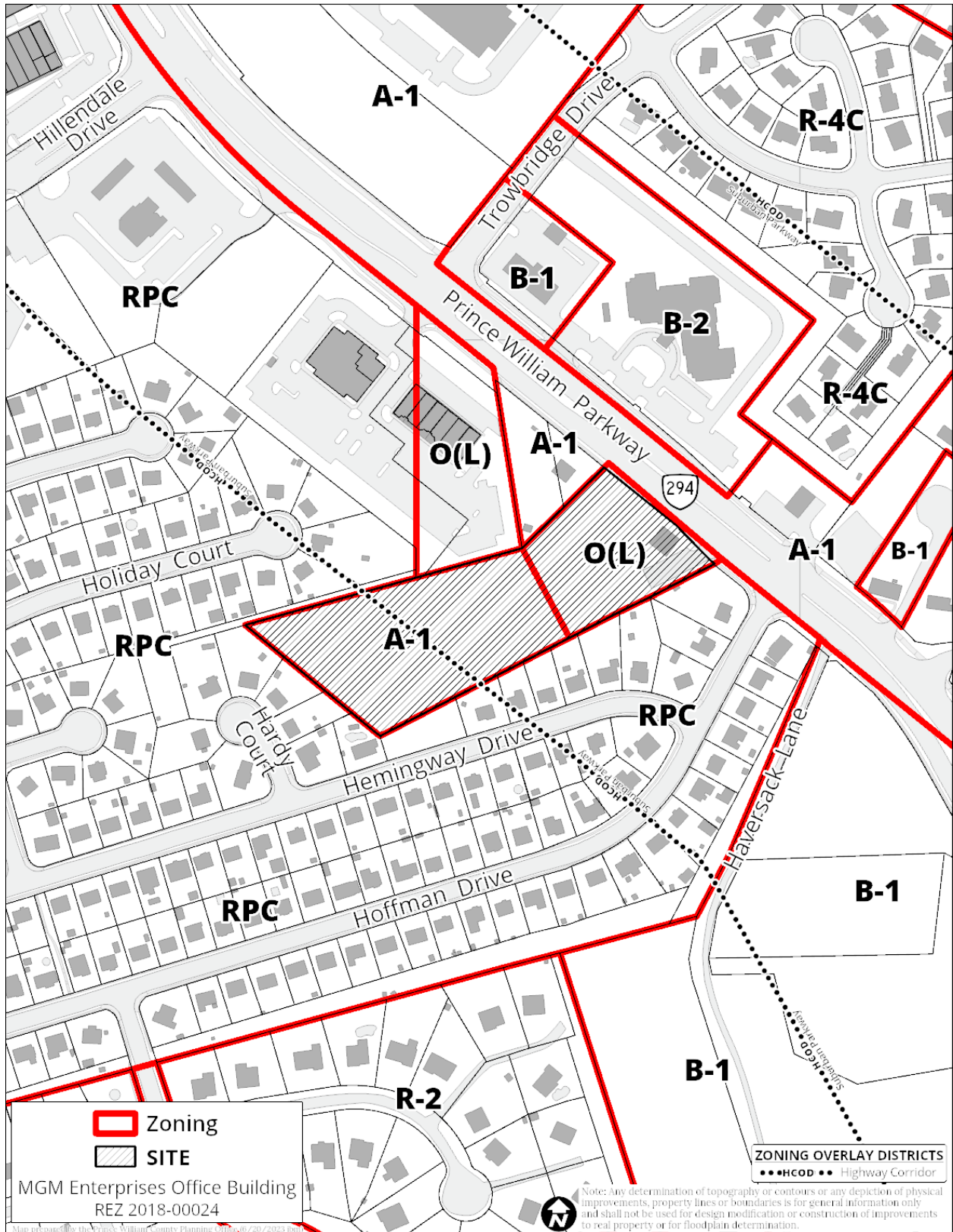


 **SITE**  
MGM Enterprises Office Building  
REZ 2018-00024

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.









**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

**Part II. Comprehensive Plan Consistency Analysis**

The following table summarizes the area characteristics (see attached maps):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Across Prince William Parkway to the north; Assisted living facility and tobacco/smoke retail store	OMU-3; ROW (Prince William Parkway)	RPC; O(L); A-1; B-2
South	Abutting suburban single-family detached residential as part of Dale City residential planned community	RPC	RPC
East	Lower density, suburban single-family detached residential development	RPC; ROW (Prince William Parkway)	RPC; A-1
West	Suburban residential that transitions to professional office park/condominium development with parking lot; Suburban single-family detached residential	OMU-3; RPC	RPC; A-1

**Long-Range Land Use Plan Analysis**

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating 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 project area is located within the Suburban Communities development character area of the County and is currently zoned as A-1, Agricultural and O(L), Office Low-Rise. The site is currently designated OMU-3, Office Mixed Use, which recommends up to 0.57 floor area ratio (FAR) in the Comprehensive Plan, and is located within the Dale City Small Area Plan and Dale City Parkway Node special planning areas.



Through the proposed site layout, landscaping enhancements, high-quality design theme, and onsite amenities, the overall development will serve as a cohesive, mixed office/retail building. Within the overall area context, the project is consistent with the OMU-3 land use designation.

As extracted from the Dale City Small Area Plan (Parkway Node):

LAND USE CHAPTER

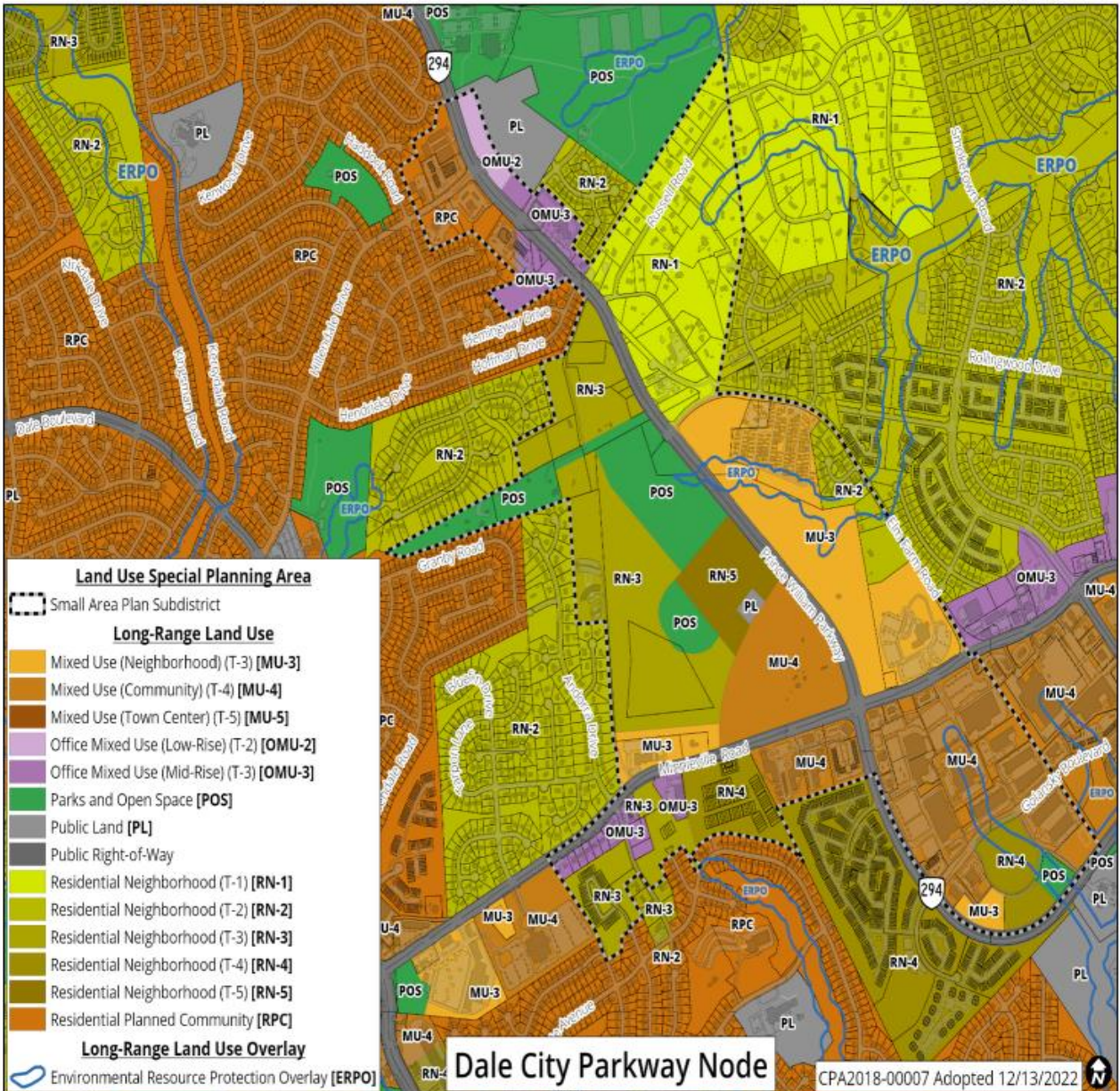


Figure 50: Dale City Small Area Plan (Parkway) Land Use Map



# Staff Analysis

As extracted from the Dale City Small Area Plan (Parkway Node) – Illustrative Plan.  
(Project area is identified as “Mixed Use” in orange color below.)

Dale City Small Area Plan

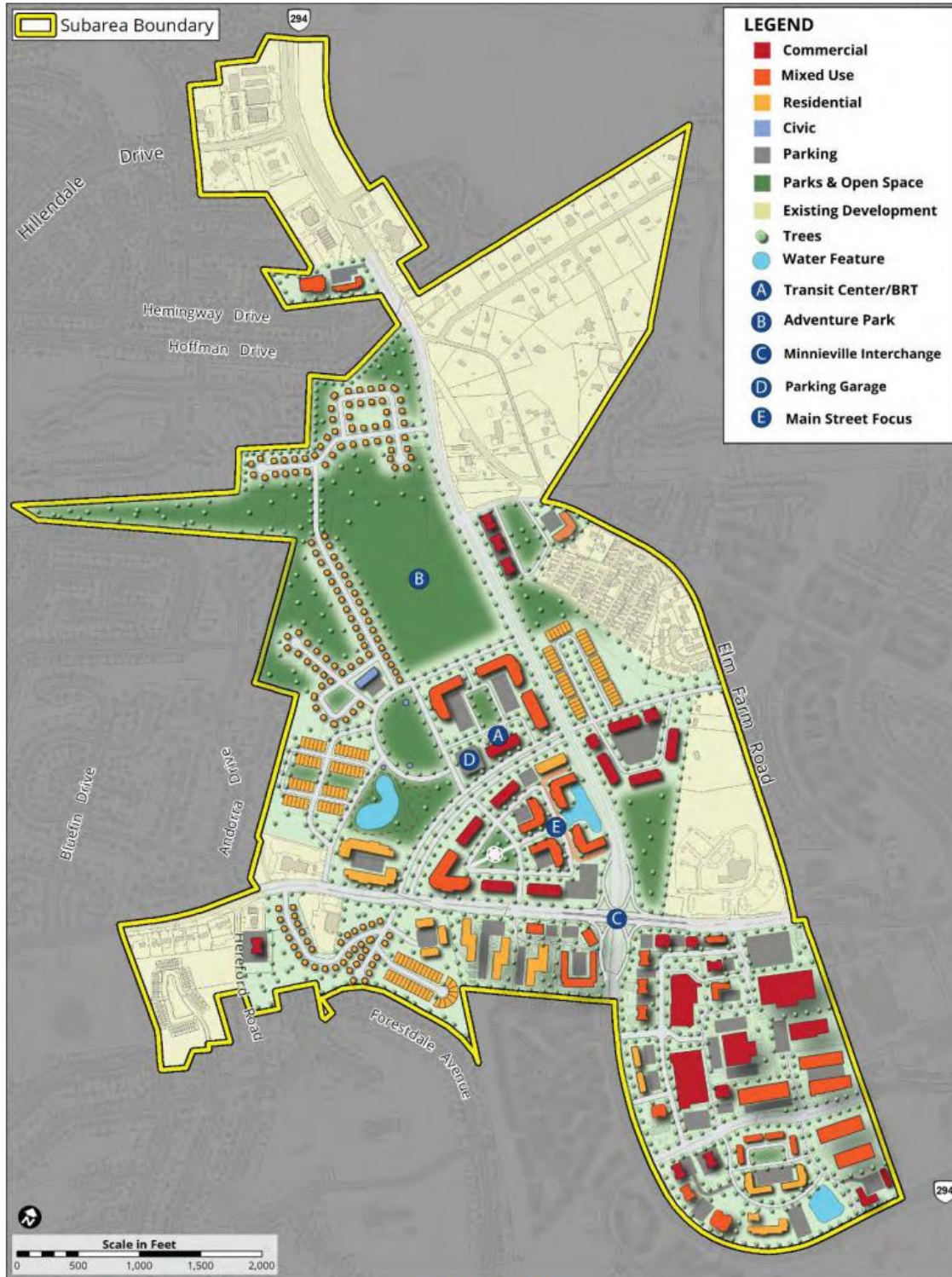
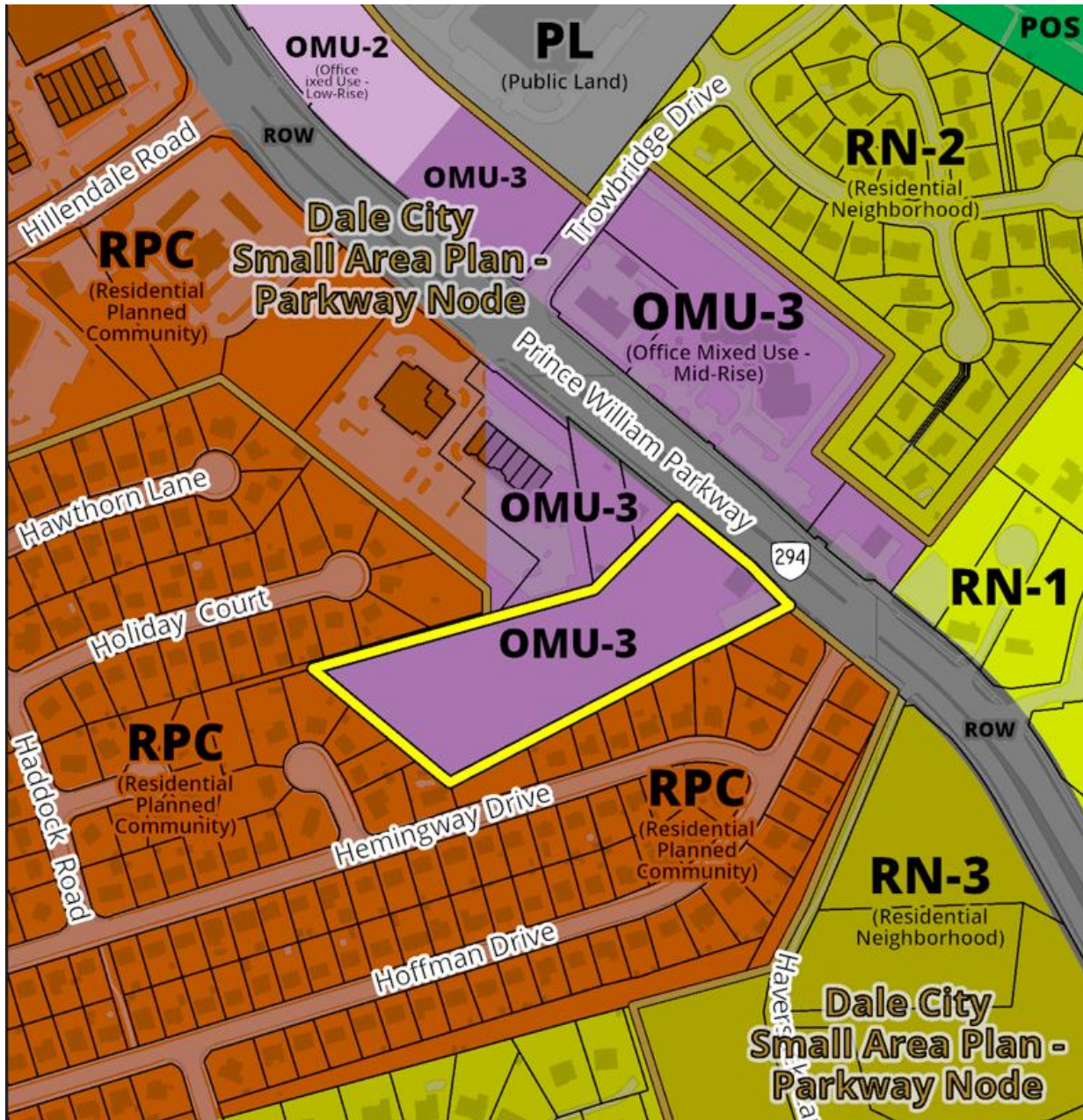


Figure 68: Illustrative Plan (Parkway Node)



The below graphic is extracted from the land use designation map as it relates to the project area. The subject site is outlined in yellow highlight.



### **Land Use Mix & Density Analysis**

As per the recently adopted Comprehensive Plan, the site is currently designated OMU-3, Office Mixed Use. This OMU-3 use designation recommends primary uses to be offices, hotels, and research & development, and at a T-3 target non-residential density range of 0.23 – 0.57 floor area ratio (FAR). The target (T-3) building height is 3 to 5 stories, and with a minimum of 20% open space.

The targeted mix of uses within OMU-3 areas is as follows:

- Residential: 0-60%
- Non-Residential: 0-95%
- Civic: 5%

This subject development offers the following: non-residential (office/retail); 0.44 FAR; 4 stories; 50.1% pervious area/open space. As per the Dale City Small Area Plan (Parkway Node) – Illustrative Plan, the project area is identified as “Mixed Use”.

Based on the above breakdown, the proposal is consistent with the use/mix/density ranges of the T-3 transect and Dale City Small Area Plan (Parkway Node). As such, it is implementing the overall mixture of uses that is envisioned within this area.

### **Proposal's Strength**

- Land Use & Zoning Compatibility: With a land use designation of OMU-3, Office Mixed Use, and being located within the Dale City Small Area Plan – Parkway Node with a target land use of “mixed use”, the proposed rezoning will deliver a mixed office/retail development that implements what is envisioned in the Comprehensive Plan. In a T-3 density transect, the mid-rise building at a height of up to 55 feet and a floor area ratio (FAR) of up to 0.44, the development is implemented by the O(M) zoning district.
- Proffered General Development Plan (GDP) & Site Development: As proffered, development of the site shall be in substantial accordance with the GDP, which provides a specific site layout, access improvements, parking areas, associated drive aisles, and landscaping.
- Delivery of Office/Retail Services: As proposed, this rezoning proposal will enable the delivery of a four-story mixed use building of up to 90,000 gross square feet with a mixture of office and retail space. Office use with any retail and/or retail service uses are in direct alignment with what is envisioned in this area of the Dale City Small Area Plan – Parkway Node and this portion of Prince William Parkway corridor.

### **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**

- **Building Orientation:** As proffered, the proposed building's front façade shall be oriented facing Prince William Parkway as shown on the GDP, compliance with which shall be demonstrated on the final site plan. This ensures that the building's dominant/main side faces the Prince William Parkway, which is aesthetically pleasing.
- **Building Design & Materials:** As proffered, the proposed building on the Property shall be in substantial conformance to the façade design theme and level of design quality represented in the renderings prepared by AIA Green Solutions, dated August 30, 2019. The exterior building materials shall be brick (two color tones) and aluminum frame glass windows. Minor changes to the architecture and building materials may be made, provided that such changes are approved by the Planning Office prior to the issuance of the building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Building Elevations.
- **Pervious Area/Open Space:** As proposed, the overall pervious area for the development will be 50.1%. As such, this provides over double the amount of recommended open space/pervious area, which is 20% in the OMU-3 designation.
- **Freestanding Signage:** As proffered, one (1) freestanding monument sign, not to exceed ten (10) feet in height, shall be provided along the Prince William Parkway property frontage. The design of the freestanding sign shall be monument style, and shall include low-growth landscaping at the base. The monument sign and sign base shall include materials used in the exterior building. The sign lighting shall be located, directed, and/or shielded in a manner to minimize the glare from such light beyond the sign area. Final signage shall be subject to review and approval by the Planning Office prior to final site plan approval.
- **Building Signage & Coordination:** As proffered, corporate identity, onsite wayfinding, branding, and tenant signs are being provided in a context sensitive manner and with a cohesive design theme to serve the site.
- **Highway Corridor Overlay District (HCOD) Buffer Enhancement:** As proffered, the minimum width of the HCOD landscaping buffer along Prince William Parkway and as shown on the GDP shall be in conformance with County standards. Where existing vegetation is inadequate to meet the intent of the HCOD planting standard, supplemental planting shall



be provided. The extent of supplemental planting shall be determined before final site plan approval and in coordination with the County Arborist. Adjustments to the design to utilize sustainable landscape may be made onsite prior to site occupancy with approval of the County Arborist. Invasive plants shall be removed prior to installing the HCOD landscaping. A tree preservation plan shall be considered to determine the feasibility of adequately preserving the specimen tree identified in the HCOD landscape area.

### **Proposal's Weaknesses**

- **Area Context with Scale and Massing:** The project area is surrounded by intact areas of single-family housing that directly abuts the property line on the south, west, and northwest sides. Although the current land use designation calls for mixed office/retail uses at this location, such uses at the scale being proposed seem to be out of place, given the existing and surrounding land use pattern. At this location, the overall size, scale, and massing of the office/retail building is a concern to staff. If the overall development scope was reduced, and more sensitive to the current and transitional land use patterns in the area, then staff would be able to view the context concerns more favorably.
- **Uncertainty of Commitment to Implement Design Quality:** Although considered a positive attribute for this project, there is overall staff concern about the extent to which the intended design aesthetics and quality will be implemented. Although the Applicant's intent is noted and favorably viewed, there are numerous contingencies that may occur during site development/design that are not proffered/required, which may cause the end product to not be delivered, as proffered and/or expected. The overall costs of delivering a high-quality building design and structured parking facility at this location are also noted.

**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.

A Cultural Resources Assessment and Records Check (CRARC) for the subject property indicated that no known historical sites and/or gravesites exist on the property. The site has been previously disturbed. The Historical Commission previously reviewed this item at their June 12, 2018 meeting and recommended "No Further Work". A resolution is attached at the end of this report.

### **Proposal's Strengths**

- No Further Work: The Historical Commission reviewed this proposal at its June 12, 2018 meeting and determined that no further work was needed. 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.

## **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 project site is predominantly wooded. There are no Resource Protection Area (RPA) features, wetlands, or streams onsite. There are several areas with slopes >15% and >25% that are not associated with streams. An Environmental Constraints Analysis (ECA) was included with the application package.

SUBWATERSHED: Neabsco Creek subshed 825

TOTAL SITE AREA / ER AREA: 4.76 acres / 0 acres

TREE SAVE AREA: Not provided

UNDISTURBED AREA: Not provided

IMPERVIOUS / PERVIOUS: 53.59 % / 46.41%

AREA OF DISTURBANCE: Not provided

RARE, THREATENED, AND ENDANGERED SPECIES: None reported

Soils:

No.	Soils name	Slope	Soil category	Erodibility
21B	Fairfax Loam	2-7%	I	Slight
24C	Glenelg-Buckhall complex	5-15%	I	Severe
38B	Meadowville loam	0-5%	III	Slight
54B	Urdothents	Not Rated	II	Not Rated

Based on the latest submission, the Applicant revised the limits of clearing and grading and is no longer proposing to retain existing forest vegetation in most of the northern and southern buffer areas. The HCOD buffer along Prince William Parkway is proposed to be entirely cleared. However, the Applicant is showing portions of preservation in the southern/southwestern end of the site in an area of good quality forest over steep slopes. The total tree save area proposed is approximately 20% of the total site area, which is favorable and is in conformance with the Comprehensive Plan policies.

It appears that landscaping is shown in parking lot island that does not meet the minimum standards for interior parking lot landscaping standard. It seems like credit is being taken for areas that do not contain large and/or medium deciduous trees. The Applicant will need to show how the 5% interior parking lot requirement will be satisfied at site plan review.

Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of site plan approval with the amount to be based on the site area acreage.

**Proposal's Strengths**

- Commitment to Onsite Soil Amendment & Improvement: As proffered, to facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3'; and b) a top dressing of 4" to 6" of clean topsoil provided. The topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils.
- Detailed Geotechnical Study: As proffered, the Applicant shall conduct a detailed geotechnical study on the Property and submit the results of such study to the County, with mitigation necessary to address soil limitations for site development, final site plan approval in conjunction with the review and appraisal of the final site plan and building plans.

- Proffered Commitment for Limits of Disturbance & Revegetation: As proffered, no clearing or grading shall occur beyond the limits of clearing and grading, as shown on the GDP and Landscape Plan, subject to minor revisions to lot layout, SWM/BMP, and building footprint at the time of final site plan approval. The Applicant shall preserve and maintain existing native, healthy vegetation outside the limits of clearing and grading as shown on the GDP for the purpose of maintaining native forest. In the event of disturbance, the preserved area shall be replanted and/or supplemented with native vegetation, as may be permitted by applicable utility easements, in accordance with HCOD buffer standards or the County's replacement policy for forested land, whichever is applicable.
- Onsite Tree Preservation: As proposed with the development and as shown on the GDP, a delineated 0.99-acre tree preservation area will be located at the far western portion of the property. This avoids disturbance to areas of steep slopes and mature tree coverage, which is consistent with existing policies. In relation to the overall site, such tree preservation area is 20.8% of the total property.
- Landscape Area/Buffer Encroachment Control: As proffered, the Applicant will provide an appropriate border, curb cut, edging, or bollards along the inside of the buffer/landscape areas to protect these areas from encroachment/damage by vehicles.
- Stormwater Management & Best Management Practices (SWM/BMP): As proffered, an onsite SWM/BMP facility will be provided by the Applicant at the approximate location shown on the GDP, where an existing easement for this facility will be designated in accordance with DCSM requirements. Compliance with this condition shall be demonstrated at final site plan review. This ensures that all stormwater management requirements for the site will be met onsite.

### **Proposal's Weaknesses**

- Intensive Development in Relation to Existing Site Conditions & Surroundings: Generally speaking, the site slopes from east to west with topographic elevation changes of approximately 40 feet. The areas containing slopes of 15% or greater but less than 25% are located to the western portion of the property. A portion of these areas will be disturbed to accommodate the SWM/BMP facility and parking area. These slopes also contain highly erodible, highly permeable, and/or marine clay soils, but do not abut any perennial streams.
  - As currently proposed, the Applicant is opting to use a very land intensive building topology with the size of the building and surface/structured parking as their preferred design, which does not fully respect the site's existing natural resources, and which necessitates the substantial grading and removal of existing vegetation, as noted above. Considerable site grading and stormwater management controls will be necessary to develop the property, as proposed. This is also compounded by the fact that there is an existing residential neighborhood surrounding/abutting the site to the south, west, and northwest.

- Potential for Offsite Impacts from Grading: The Applicant's development of the site results in limits of clearing and grading that extends up to the property line, which is extensive, and may result in offsite impacts with the potential for encroaching beyond the defined limits. During construction, there is minimal transition between the project site and surrounding residences, which raises some concern.

**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.

Fire/Rescue Station #13 (Hillendale) is the first due fire/rescue resource for the subject property, which is located approximately 0.8 miles to the southwest. The site is inside the required 4.0-minute travel time for Basic Life Support and Fire, and inside the required 8.0-minute travel time for Advanced Life Support. In FY 2022, Fire/Rescue Station #13 responded to 1,526 incidents with a workload capacity of 2,000 incidents per year.

All onsite circulation and emergency access requirements will be reconfirmed during site plan review. Structured parking is proposed, and it will need to satisfy all safety requirements and standards.

### **Proposal's Strengths**

- Monetary Contribution: As proffered, the Applicant shall make a monetary contribution of \$0.61 per square foot of new building area for fire and rescue services to the Board of County Supervisors prior to and as a condition of issuance of the final site plan approval.
- Inside of 4.0-Minute Travel Time: The site is located within the required 4.0-minute travel time for basic life support and fire suppression services.
- Inside of 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.

- Station Workload: Fiscal Year 2022 figures indicate that Fire and Rescue Station #13 responded to 1,526 incidents, while the workload capacity for Station #13 is 2,000 incidents per year. This indicates the station is operating within capacity.

### **Proposal's Weaknesses**

- None identified.

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

## **Police Plan Analysis**

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

At this time, the Police Department does not believe this project will create significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: community/area surveillance; landscape maintenance; pedestrian safety and connectivity; onsite parking management; safety in structured parking areas; and lighting in common areas.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

### **Proposal's Strengths**

- Impacts to Levels of Service: The Police Department does not believe this application will create a significant impact on calls for service.
- Graffiti Removal: As proffered, the Applicant/Owner agrees to remove any graffiti from the Property within twenty-four (24) hours. 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 shall be reported to the Prince William County Police Department before removal.

- **Security Measures:** As proffered, to monitor and maintain on-site security, the Applicant/Owner shall utilize a combination of interior and exterior mounted surveillance cameras, an alarm system, onsite lighting, building access/entry system, and the other related security practices, as needed. Compliance shall be demonstrated on building plan submission.

### **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, and the use of private wells or public water.

The subject property is within the utility service area of the Virginia-American Water Company, and is thereby required to utilize public water from the Virginia-American Water Company to develop. The site is already connected to public water, but all current requirements and standards will apply for the new development. As such, this application package was forwarded to Virginia-American Water regarding public water availability/infrastructure. At this time, no comments have been received.

Depending on the final site design, additional water main extensions may be required by the Virginia-American Water Company 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 Virginia-American Water, County, and State requirements, standards, and regulations.

### **Proposal's Strengths**

- **Public Water Connection & Service:** As proffered, the Property shall be served by public water, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

**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.

The subject property is within the utility service area of the Virginia-American Water Company, and is thereby required to utilize public sewer from the Virginia-American Water Company to develop. The site is already connected to public sewer, but all current requirements and standards will apply for the new development. As such, this application package was forwarded to Virginia-American Water regarding public sewer availability/infrastructure. At this time, no comments have been received.

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 Virginia-American Water, County, and State requirements, standards, and regulations.

**Proposal's Strengths**

- **Public Sewer Connection & Service**: As proffered, the Property shall be served by public sewer, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

**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**

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes 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 “E” 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 project site is located along eastbound Prince William Parkway and approximately 125 feet west of the intersection with Hoffman Drive. The site is constrained by lack of sufficient frontage on Prince William Parkway to provide a standard deceleration lane at the access point. As such, there are access challenges into the site, which took considerable time to address and fully resolve.

A Traffic Impact Study (TIS) was required and submitted by STS Consulting to analyze the combined impacts of traffic impacts, access management, and improvement scenarios for the proposed development. The study assumed that MGM Enterprises (the Applicant) would develop approximately 67,500 square feet (SF) of office uses and 22,500 SF of retail uses for a total of 90,000 SF. The results of the Traffic Study and the Access Management Study indicate that the proposed development will operate at an acceptable LOS “B” or better and the proposed new site access on the Parkway will not negatively impact the area transportation system, except that the Applicant will be unable to provide a deceleration lane on the Parkway due to limited frontage on that roadway.

The following summary table provides the 2021 Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

<b>Roadway Name</b>	<b>Number of Lanes</b>	<b>2021 VDOT Annual Average Daily Traffic Count; Vehicles Per Day (VPD)</b>	<b>Travel Demand Model 2019 Daily LOS</b>
Prince William Parkway	6	39,000	B
Hoffman Drive	2	2,200	D

As proposed, there will be a partial access (right-in/right-out only) from Prince William Parkway. The Applicant proposes to close the existing access from the Parkway and move it 305 feet west of Hoffman Drive, as suggested by Prince William County Department of Transportation. However, the standard deceleration and taper lane standards could not be provided due to length of frontage on the Parkway. Therefore, a substandard deceleration lane and taper is being provided. The Applicant contacted the owner of the adjacent property and requested to purchase sufficient right-of-way along their frontage to provide a standard turn lane. However, the adjacent owner refused to sell any of their property to provide a turn lane that meets Prince William County DCSM and VDOT standards. The Applicant tried numerous times to purchase right-of-way from the adjacent property owner to provide the turn lane, but was denied. Therefore, County Transportation and VDOT approved waivers for a substandard turn lane at the site access.

On October 3, 2022, County Transportation approved a DCSM waiver (WAI2023-00046). An Access Management Exception (AME) for the site entrance was also submitted to VDOT and approved.

In addition, the Applicant is providing an interparcel access to the adjacent property to the west (GPIN 8192-77-0022) as a condition of final site plan approval or when it is required by the adjacent property, whichever is first.

### **Proposal's Strengths**

- **Right-of-Way Dedication:** As proffered, the Applicant will dedicate right-of-way and easements for transportation improvements, at no cost to the County, to Prince William Parkway, as shown on the GDP.
- **Site Access and Frontage Improvements:** As proffered, direct public right-of-way access will be from a single driveway entrance onto Prince William Parkway. Right-of-way improvements consisting of sidewalk, curb and gutter, and up to a 29-foot-long taper and 63-foot-long storage lane shall be constructed across the full frontage of the property. The existing site access shall be closed and replaced with a new one as shown on the GDP.
- **Interparcel Connection:** If requested by the County at the time of final site plan, the Applicant will construct the interparcel connection to the adjacent property to the west (GPIN 8192-77-0022) as a condition of final site plan approval or when it is required by the adjacent property, whichever is first.

### Proposal's Weaknesses

- Substandard Access Configuration: Although a County DCSM waiver and VDOT AME waiver were approved for the modified/relocated access to serve the site, the site frontage is constrained and not suited to provide a standard turn lane and taper. In accordance with the DCSM, a 350 feet deceleration lane and a 100-foot taper are required. After extensive discussions with VDOT and PWCDOT, waivers were approved for a partial deceleration taper (29 feet) and partial storage lane (63 feet) for a total of approximately 92 feet.
  - Staff acknowledges the modified access configuration deviates considerably from the County standards.

**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. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. 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 this proposal relative to the Strategic Plan are as follows:

- Resilient Economy (Objective RE-1): Create and support programs, policies and strategies that encourage profit-generating business expansion, new business development, and redevelopment that enhances or complements targeted industries.
- Resilient Economy (Objective RE-2): Continue efforts to preserve and expand the commercial tax revenue base.
- Resilient Economy (Objective RE-3): Create a positive brand/image of Prince William County that reflects the diversity of the community including its history, places, and people.

### **Materially Relevant Issues**

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

### **Proffer Issues / Deficiencies**

- None identified.

### **Waivers / Modifications:**

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM are being requested and are incorporated into the proffers for this rezoning request.

- County Transportation approved a DCSM waiver (WAI2023-00046) to allow a partial deceleration taper (29 feet) and partial storage lane (63 feet) for a total of approximately 92 feet, which was due to limited site frontage. An Access Management Exception (AME) for the site entrance was also submitted to VDOT and approved. More details are included in the Transportation section of this report.

### **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 Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Housing & Community Development
- PWC Planning Office – Case Manager / Long-Range Planning / Proffer Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia-American Water Company
- Virginia Department of Transportation (VDOT)



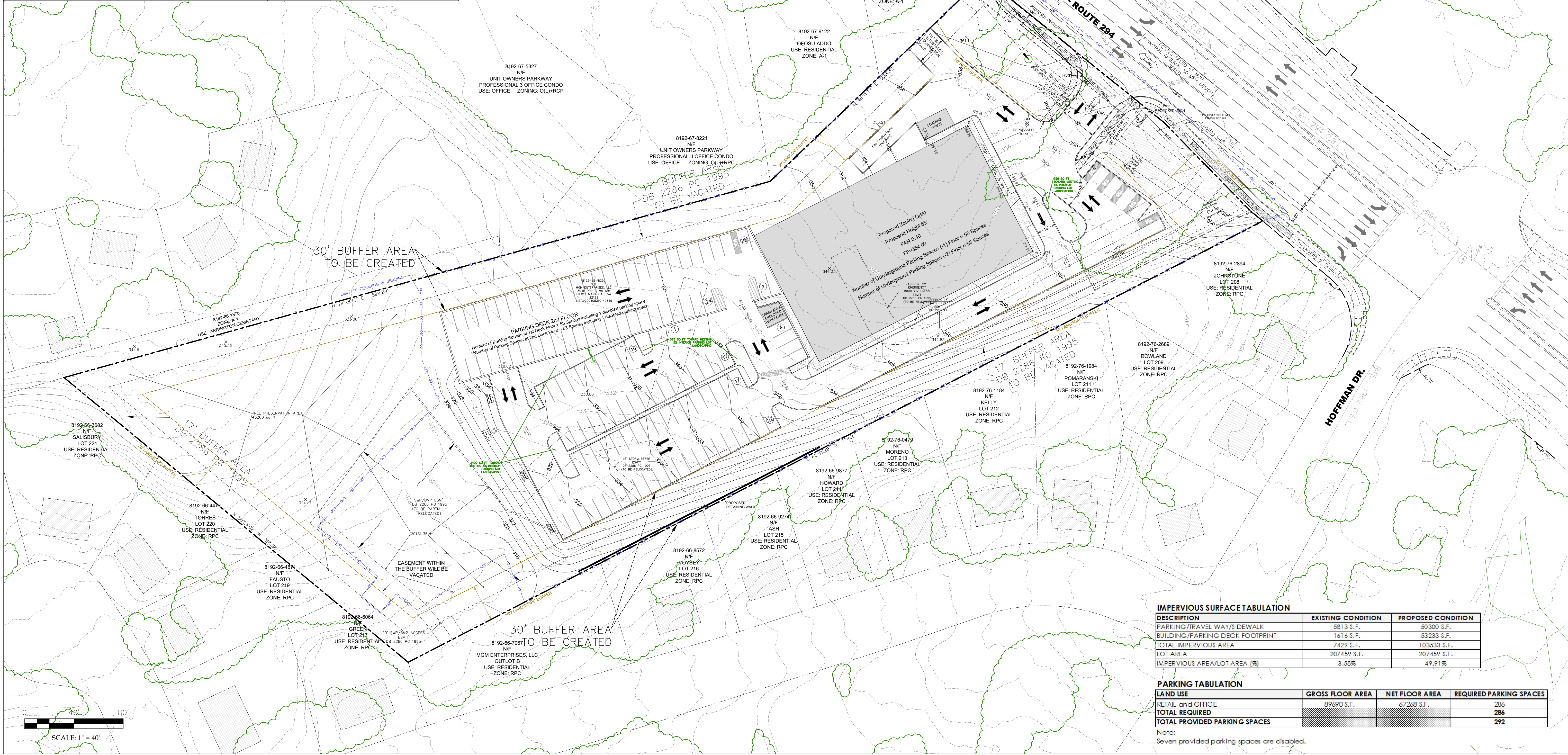
**GENERAL NOTES:**

**DEVELOPMENT NOTES:**

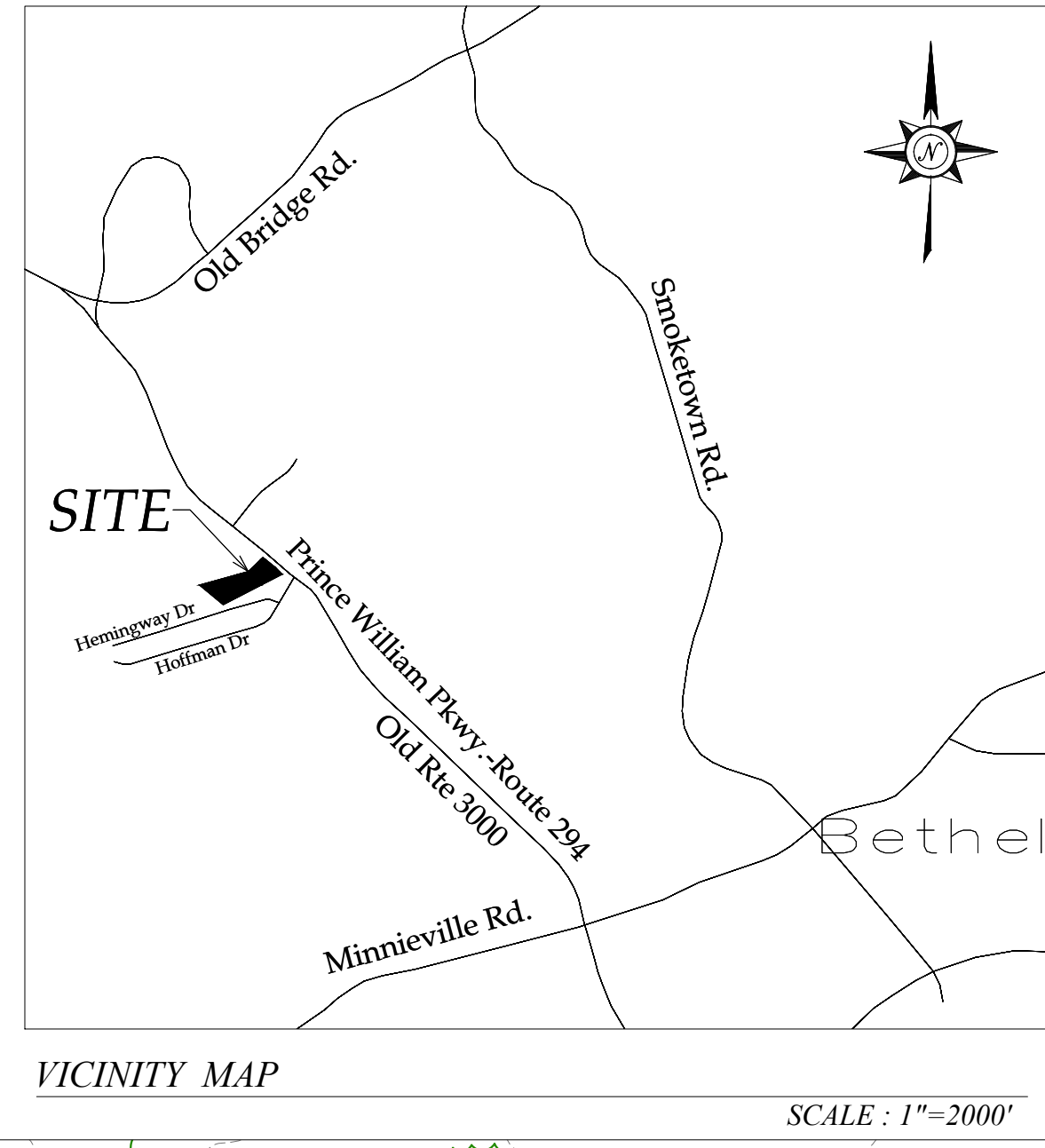
1. Proposed Zoning: O (M) Office Midrise
2. This plan was prepared using available record information.
3. There are utility easements on site and those in conflict with proposed development to be relocated or removed.
4. Development to utilize public water and sewer.
5. Based on a field review of the site and a review of the Prince William County mapping records including topography, streams, soils, and the National Wetlands Inventory Map, there are no RPA's nontidal wetlands, or intermittent streams located on this site.
6. The portion of the property surrounding the site and rear of the existing building is covered with scattered medium to large size Virginia oaks, maple, and ornamental trees. The remaining portion of the property is covered with older and mature poplar, male, Virginia oaks, and scattered small pine trees. There are no champion trees on the property.
7. The site is located within the Prince William Parkway suburban HCOD created after February 20, 1996, which required 25-foot wide HCOD buffer along the property frontage on Prince William Parkway.

**LEGEND**

FEATURE	SYMBOL	FEATURE	SYMBOL
PROPERTY BOUNDARY LINE	---	EXISTING STRUCTURES	[Hatched Box]
EXISTING TOPOGRAPHY	---192---	PROPOSED STRUCTURES	[Hatched Box]
LIMIT OF DISTURBANCE	---	CONCRETE SIDEWALK	[Dotted Box]
EXISTING TREE LINE	~ ~ ~	EXISTING OVERHEAD WIRE	OH
EXISTING FENCE	x	EXISTING MANHOLE	MM
EXISTING EASEMENT	---	LANDSCAPE/HCOD BUFFER	---
RIGHT OF WAY (R/W)	---		



**Attachment C**



VICINITY MAP SCALE: 1"=2000'

NO.	DATE	REVISION
1	11/27/18	1st Submission County Comments
2	09/02/20	COUNTY COMMENTS 10/25/2019
3	01/10/2021	
4	08/02/2022	

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 8200 GREENSBORO DR, SUITE 900, MCLEAN VA 22102  
 Phone: 703 609 9882, EMAIL INFO@AIA.GS.COM

**STS Consulting**  
 6449 Red Keel, Suite 100, Columbia, MD 21044  
 (410) 718-8660

DESIGN BY: DATE: 8/30/2019



SCALE: 1"=40'

**GENERALIZED DEVELOPMENT PLAN**  
 REZ. 2018-00024 - MGM ENTERPRISES  
 NEABSCO MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

**IMPERVIOUS SURFACE TABULATION**

DESCRIPTION	EXISTING CONDITION	PROPOSED CONDITION
PARKING/TRAVEL WAY/SIDEWALK	5813 S.F.	50300 S.F.
BUILDING/PARKING DECK FOOTPRINT	1616 S.F.	53233 S.F.
TOTAL IMPERVIOUS AREA	7429 S.F.	103533 S.F.
LOT AREA	207459 S.F.	207459 S.F.
IMPERVIOUS AREA/LOT AREA (%)	3.58%	49.91%

**PARKING TABULATION**

LAND USE	GROSS FLOOR AREA	NET FLOOR AREA	REQUIRED PARKING SPACES
RETAIL and OFFICE	89690 S.F.	67268 S.F.	284
TOTAL REQUIRED			284
TOTAL PROVIDED PARKING SPACES			292

Note:  
 Seven provided parking spaces are disabled.



**SCHEDULE A BUFFER AREA PLANTING (HCOD AREA)**

- Minimum required buffer area (A, B, or C): C
- Minimum width of landscaped yard: 50
- Linear feet of buffer strip required along property line and/or right-of-way: 268
- Percentage of required buffer area occupied by existing woodland: 0%
- Fence or wall or berm employed in buffer area: Yes  No
- Total number of plant units required in buffer strip: 858
- Number of large deciduous tree provided: 10 x 10 p.u. = 100 p.u.  
 Number of large evergreen trees: 10 x 10 p.u. = 100 p.u.  
 Number of evergreen understory trees (medium, small or compact): 10 x 5 p.u. = 50 p.u.  
 Number of deciduous understory trees (medium, small or compact): 36 x 5 p.u. = 180 p.u.  
 Number of shrubs: 36 x 2 p.u. = 72 p.u.  
 Number of Ornamental Grasses: 111 x 1 p.u. = 111 p.u.  
 Number of Perennials: 111 x 0.25 p.u. = 27.75 p.u.
- Total number of plant units provided in buffer strip: 858

**SCHEDULE A BUFFER AREA PLANTING (NONE-RESIDENTIAL- NORTH SIDE)**

- Minimum required buffer area (A, B, or C): B
- Minimum width of landscaped yard: 30
- Linear feet of buffer strip required along property line and/or right-of-way: 765
- Percentage of required buffer area occupied by existing woodland: 38%
- Fence or wall or berm employed in buffer area: Yes  No
- Total number of plant units required in buffer strip: 853
- Number of large deciduous tree provided: 10 x 10 p.u. = 100 p.u.  
 Number of large evergreen trees: 10 x 10 p.u. = 100 p.u.  
 Number of evergreen understory trees (medium, small or compact): 10 x 5 p.u. = 50 p.u.  
 Number of deciduous understory trees (medium, small or compact): 36 x 5 p.u. = 180 p.u.  
 Number of shrubs: 36 x 2 p.u. = 72 p.u.  
 Number of Ornamental Grasses: 111 x 1 p.u. = 111 p.u.  
 Number of Perennials: 111 x 0.25 p.u. = 27.75 p.u.
- Total number of plant units provided in buffer strip: 853

**SCHEDULE A BUFFER AREA PLANTING (RESIDENTIAL- WEST SIDE)**

- Minimum required buffer area (A, B, or C): B
- Minimum width of landscaped yard: 30
- Linear feet of buffer strip required along property line and/or right-of-way: 365
- Percentage of required buffer area occupied by existing woodland: 100%
- Fence or wall or berm employed in buffer area: Yes  No
- Total number of plant units required in buffer strip: 0
- Number of large deciduous tree provided: 0 x 10 p.u. = 0 p.u.  
 Number of large evergreen trees: 0 x 10 p.u. = 0 p.u.  
 Number of evergreen understory trees (medium, small or compact): 0 x 5 p.u. = 0 p.u.  
 Number of deciduous understory trees (medium, small or compact): 0 x 5 p.u. = 0 p.u.  
 Number of shrubs: 0 x 2 p.u. = 0 p.u.  
 Number of Ornamental Grasses: 111 x 1 p.u. = 111 p.u.  
 Number of Perennials: 111 x 0.25 p.u. = 27.75 p.u.
- Total number of plant units provided in buffer strip: 0

**SCHEDULE A BUFFER AREA PLANTING (RESIDENTIAL- SOUTH SIDE)**

- Minimum required buffer area (A, B, or C): B
- Minimum width of landscaped yard: 30
- Linear feet of buffer strip required along property line and/or right-of-way: 730
- Percentage of required buffer area occupied by existing woodland: 16%
- Fence or wall or berm employed in buffer area: Yes  No
- Total number of plant units required in buffer strip: 1103
- Number of large deciduous tree provided: 10 x 10 p.u. = 100 p.u.  
 Number of large evergreen trees: 10 x 10 p.u. = 100 p.u.  
 Number of evergreen understory trees (medium, small or compact): 10 x 5 p.u. = 50 p.u.  
 Number of deciduous understory trees (medium, small or compact): 36 x 5 p.u. = 180 p.u.  
 Number of shrubs: 36 x 2 p.u. = 72 p.u.  
 Number of Ornamental Grasses: 111 x 1 p.u. = 111 p.u.  
 Number of Perennials: 111 x 0.25 p.u. = 27.75 p.u.
- Total number of plant units provided in buffer strip: 1103

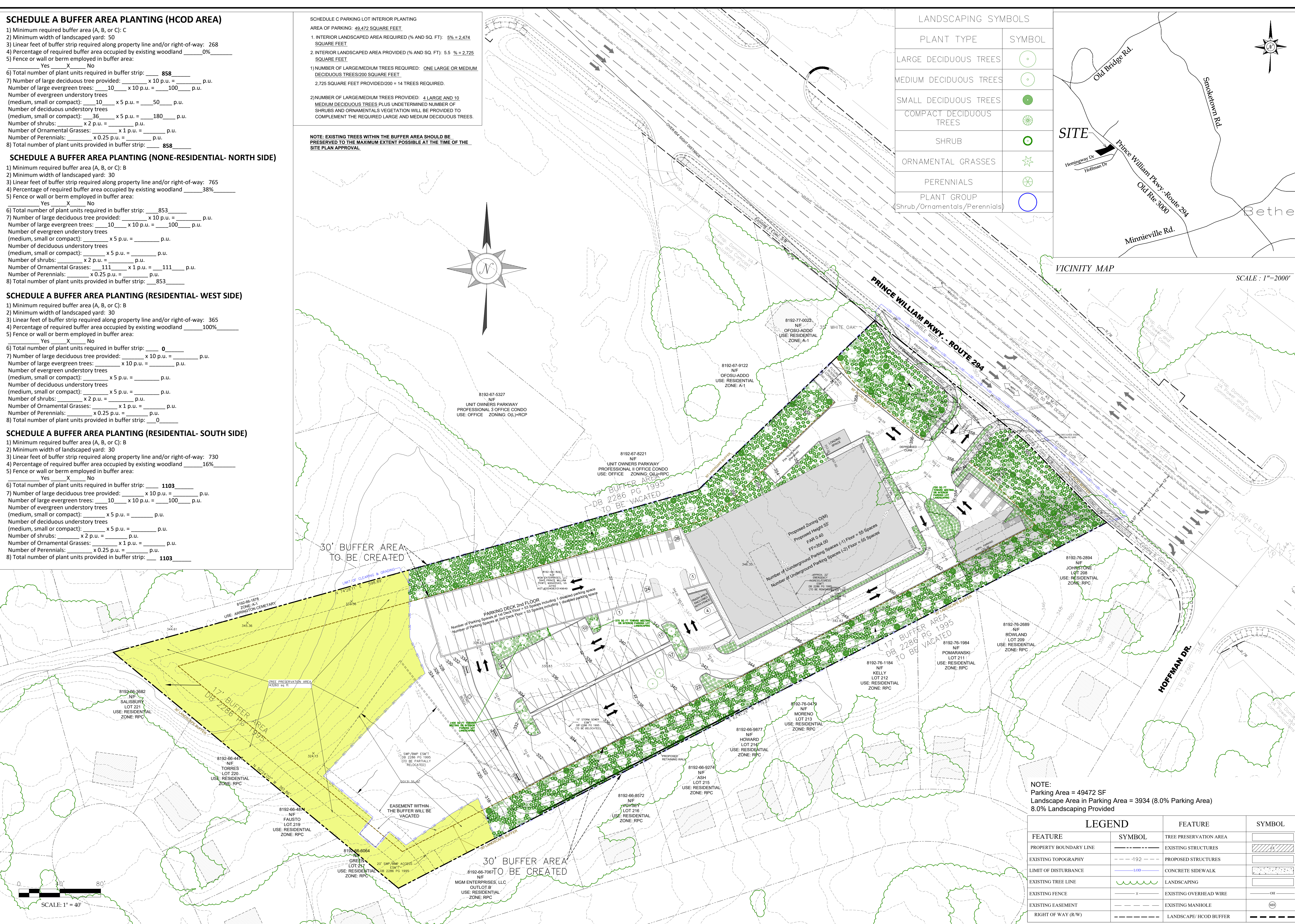
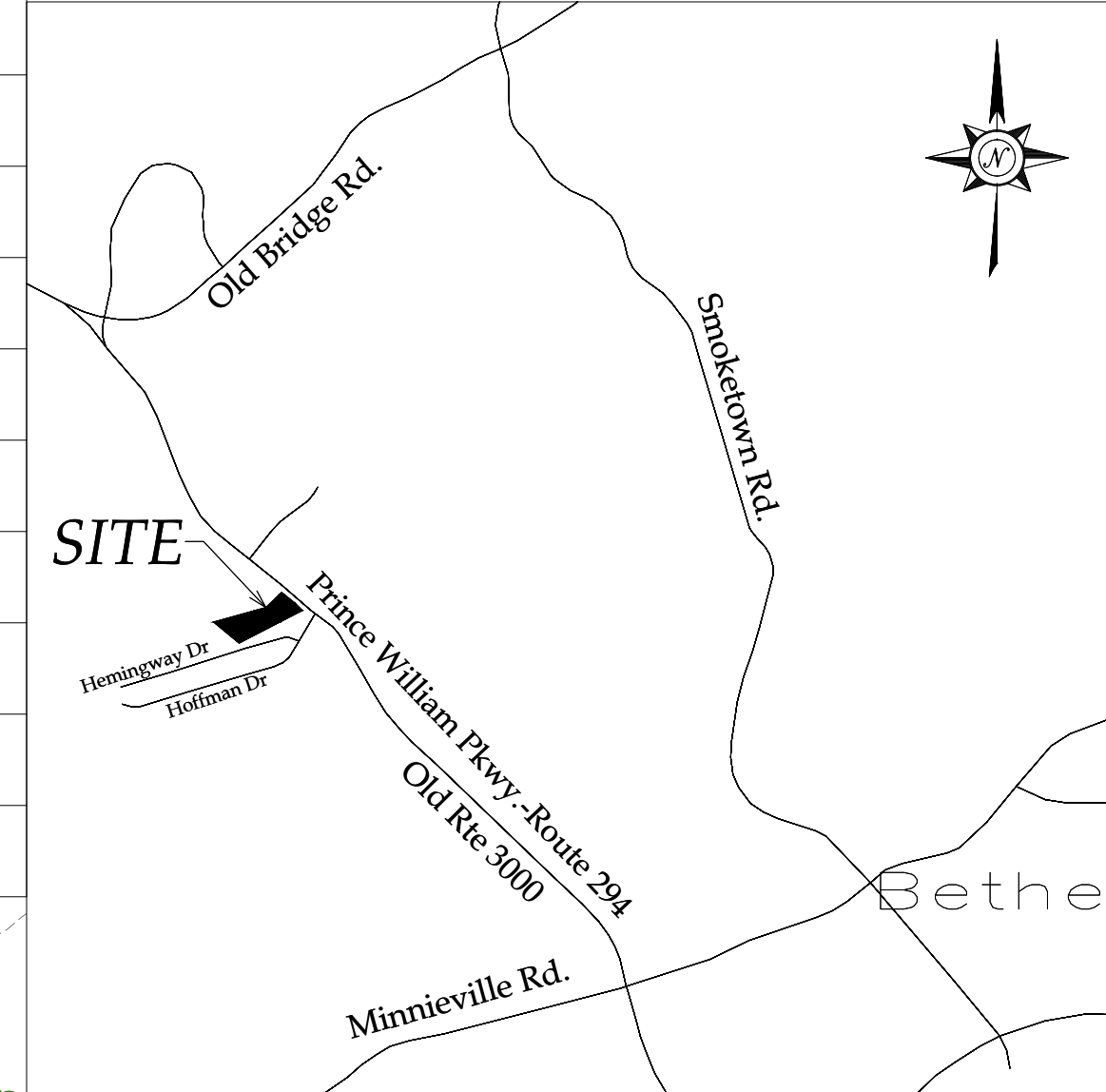
**SCHEDULE C PARKING LOT INTERIOR PLANTING**

- AREA OF PARKING: 49,472 SQUARE FEET
- INTERIOR LANDSCAPED AREA REQUIRED (% AND SQ. FT): 5% = 2,474 SQUARE FEET
  - INTERIOR LANDSCAPED AREA PROVIDED (% AND SQ. FT): 5.5 = 2,725 SQUARE FEET
- 1) NUMBER OF LARGE/MEDIUM TREES REQUIRED: ONE LARGE OR MEDIUM DECIDUOUS TREES/200 SQUARE FEET  
 2,725 SQUARE FEET PROVIDED/200 = 14 TREES REQUIRED.
- 2) NUMBER OF LARGE/MEDIUM TREES PROVIDED: 4 LARGE AND 10 MEDIUM DECIDUOUS TREES PLUS UNDETERMINED NUMBER OF SHRUBS AND ORNAMENTALS VEGETATION WILL BE PROVIDED TO COMPLEMENT THE REQUIRED LARGE AND MEDIUM DECIDUOUS TREES.

NOTE: EXISTING TREES WITHIN THE BUFFER AREA SHOULD BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE AT THE TIME OF THE SITE PLAN APPROVAL.

**LANDSCAPING SYMBOLS**

PLANT TYPE	SYMBOL
LARGE DECIDUOUS TREES	(Large tree symbol)
MEDIUM DECIDUOUS TREES	(Medium tree symbol)
SMALL DECIDUOUS TREES	(Small tree symbol)
COMPACT DECIDUOUS TREES	(Compact tree symbol)
SHRUB	(Shrub symbol)
ORNAMENTAL GRASSES	(Grass symbol)
PERENNIALS	(Perennial symbol)
PLANT GROUP (Shrub/Ornamentals/Perennials)	(Plant group symbol)



NOTE:  
 Parking Area = 49472 SF  
 Landscape Area in Parking Area = 3934 (8.0% Parking Area)  
 8.0% Landscaping Provided

FEATURE	SYMBOL	FEATURE	SYMBOL
PROPERTY BOUNDARY LINE	(Solid line)	TREE PRESERVATION AREA	(Dotted area)
EXISTING TOPOGRAPHY	(Dashed line)	EXISTING STRUCTURES	(Hatched area)
LIMIT OF DISTURBANCE	(Dashed line)	PROPOSED STRUCTURES	(Hatched area)
EXISTING TREE LINE	(Wavy line)	CONCRETE SIDEWALK	(Dotted line)
EXISTING FENCE	(Dashed line)	LANDSCAPING	(Plant symbols)
EXISTING EASEMENT	(Dashed line)	EXISTING OVERHEAD WIRE	(Line with cross-ticks)
RIGHT OF WAY (R/W)	(Dashed line)	EXISTING MANHOLE	(Circle with 'M')
		LANDSCAPE/HCOD BUFFER	(Dashed line)

**AIA Green Solutions LLC.**  
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 Phone: 703 609-9882, EMAIL INFO@AIA.GS.COM

**STS Consulting**  
 6449 Red Keel, Suite 100, Columbia, MD 21044  
 (410) 718-8660

SCALE: 1"=40'

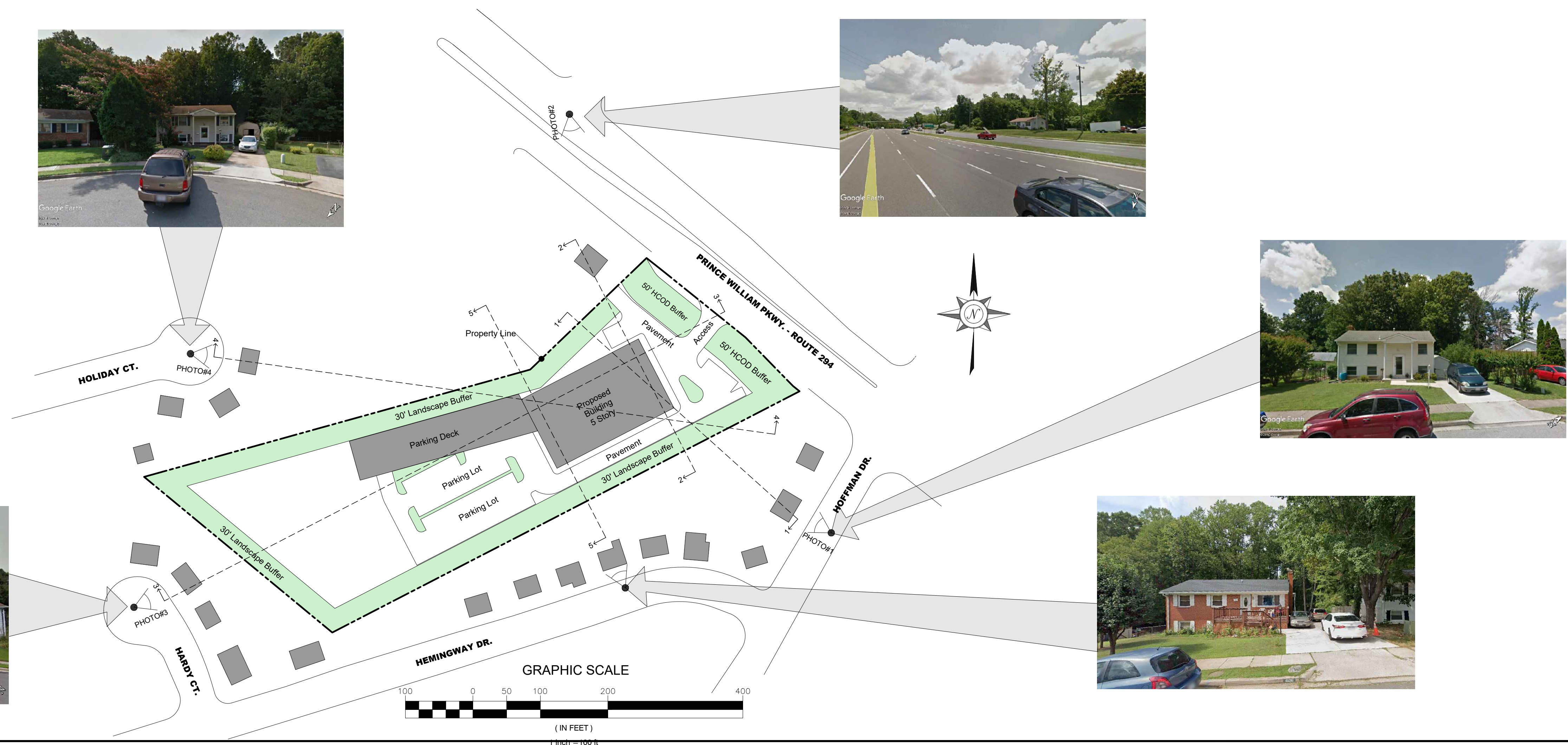
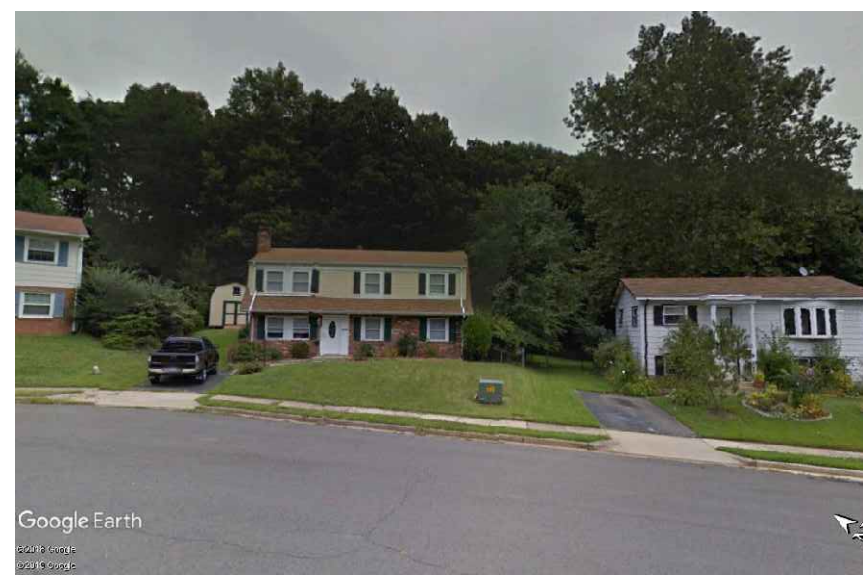
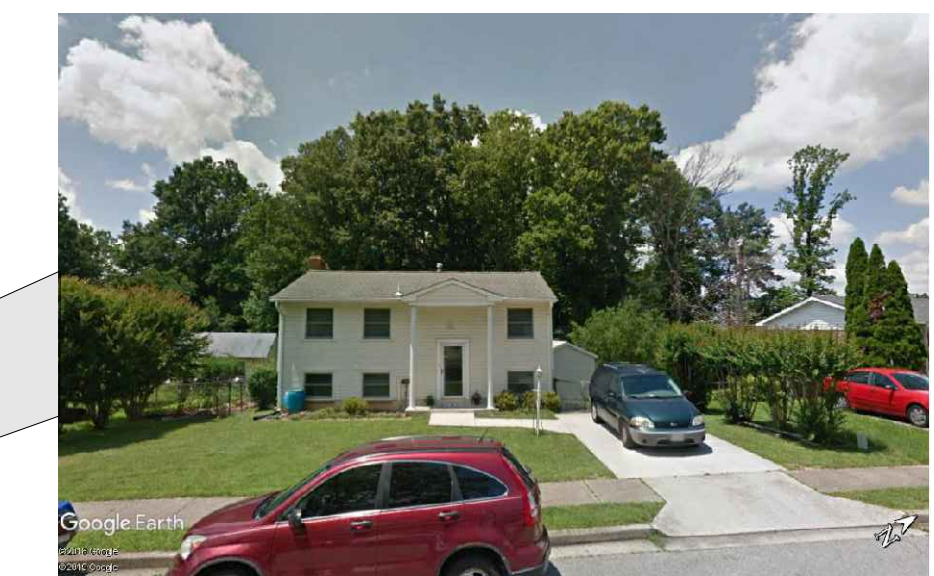
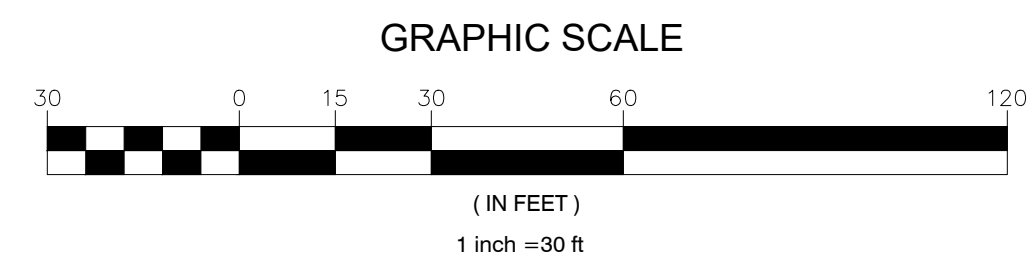
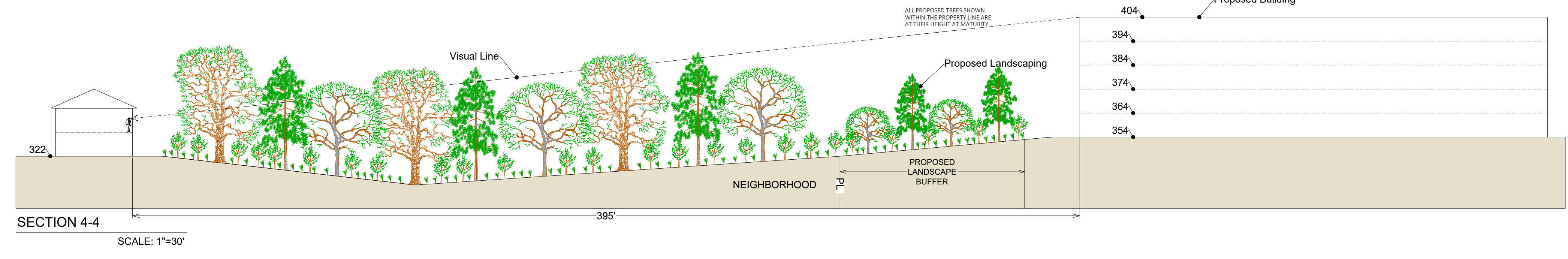
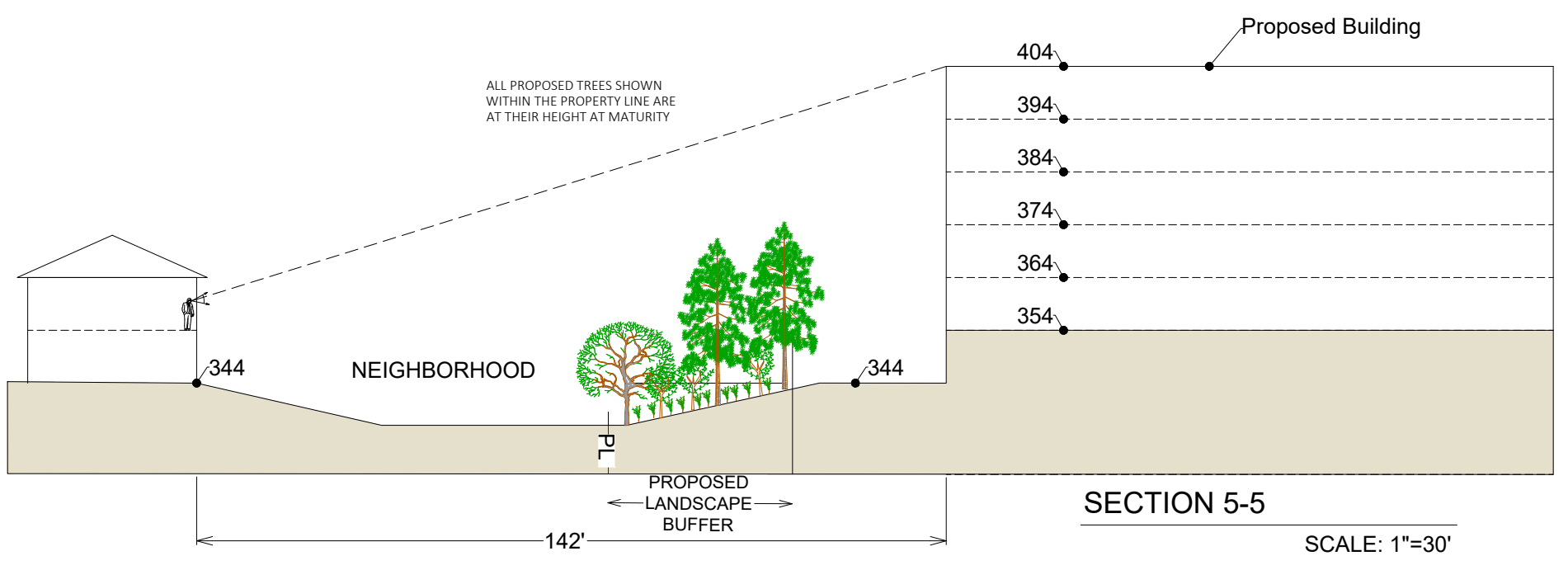
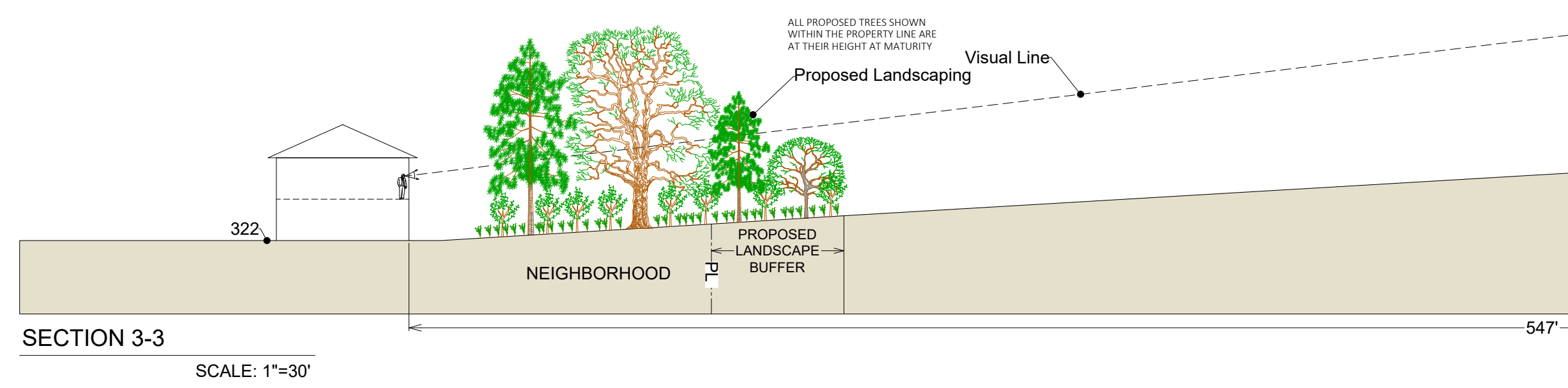
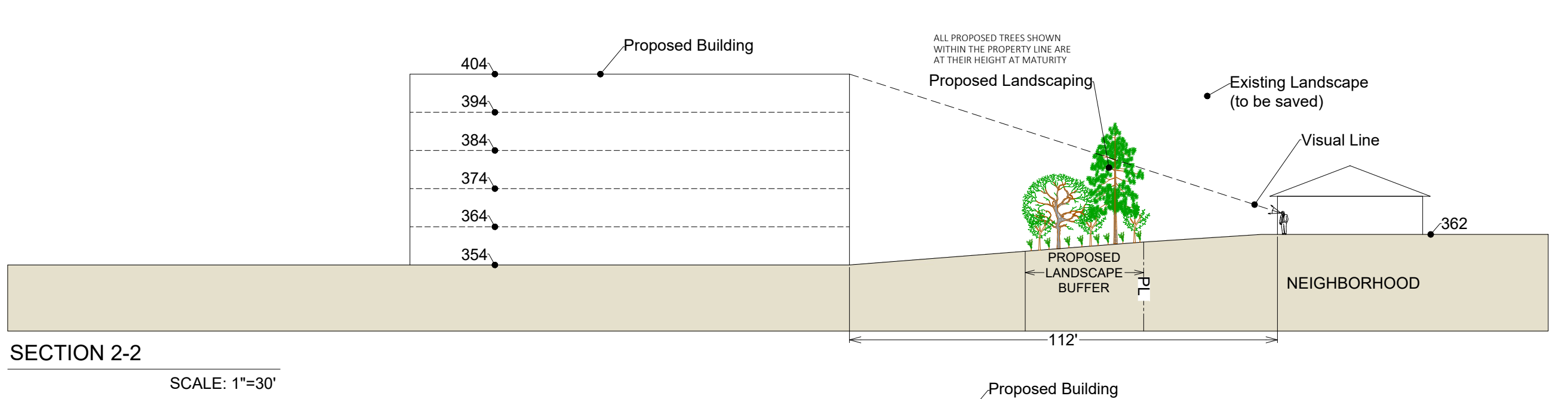
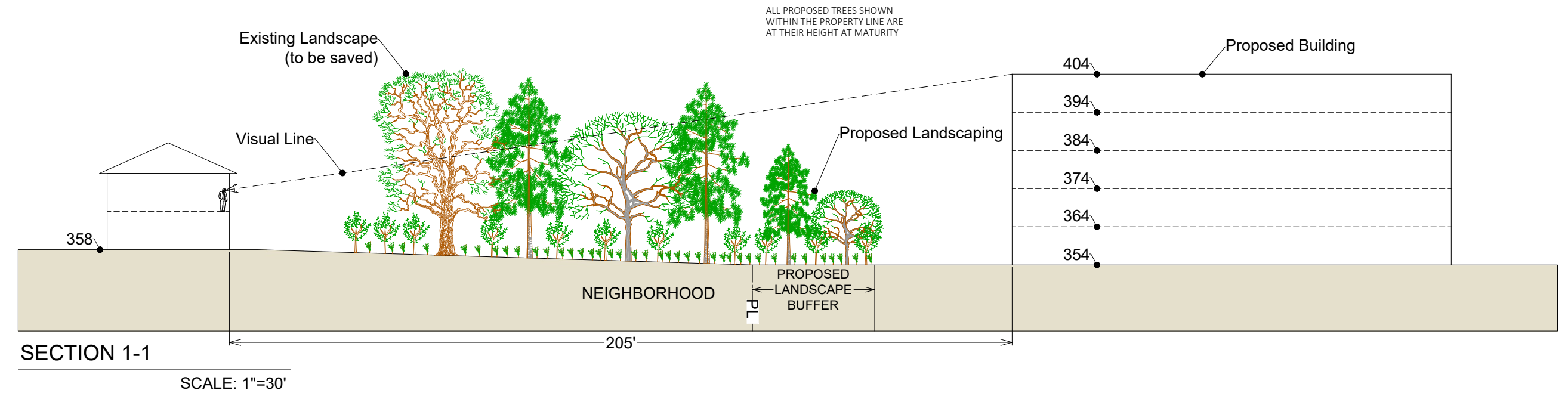
LANDSCAPE PLAN  
 REZ. 2018-00024 - MGM ENTERPRISES  
 NEABSCO MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

DESIGN BY: DATE: 8/30/2019

SHEET NO. 4 OF 5

Job No.





NO.	DATE	REVISION

**AIA Green Solutions LLC**  
 8200 GREENSBORO DR., SUITE 900, MCLEAN VA 22102  
 PHONE: 703.609.9882, EMAIL: INFO@AIAGS.COM

**STS Consulting**  
 6449 Red Keel, Suite 100, Columbia, MD 21044  
 (410) 718-8660



SCALE: AS SHOWN

**SITE ANALYSIS PLAN**  
 REZ. 2018-00024 - MGM ENTERPRISES  
 NEABSCO MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

SHEET NO. 5 OF 5  
 Job No.



**GENERAL NOTES:**  
**ENVIRONMENTAL CONSTRAINTS ANALYSIS NOTES:**

- MGM Enterprise GPIN 8192-66-8293
- Existing Zoning: A-1 Agricultural + O (L) Office Low-Rise
- Acres: 4.76 Acres

**DEVELOPMENT NOTES:**

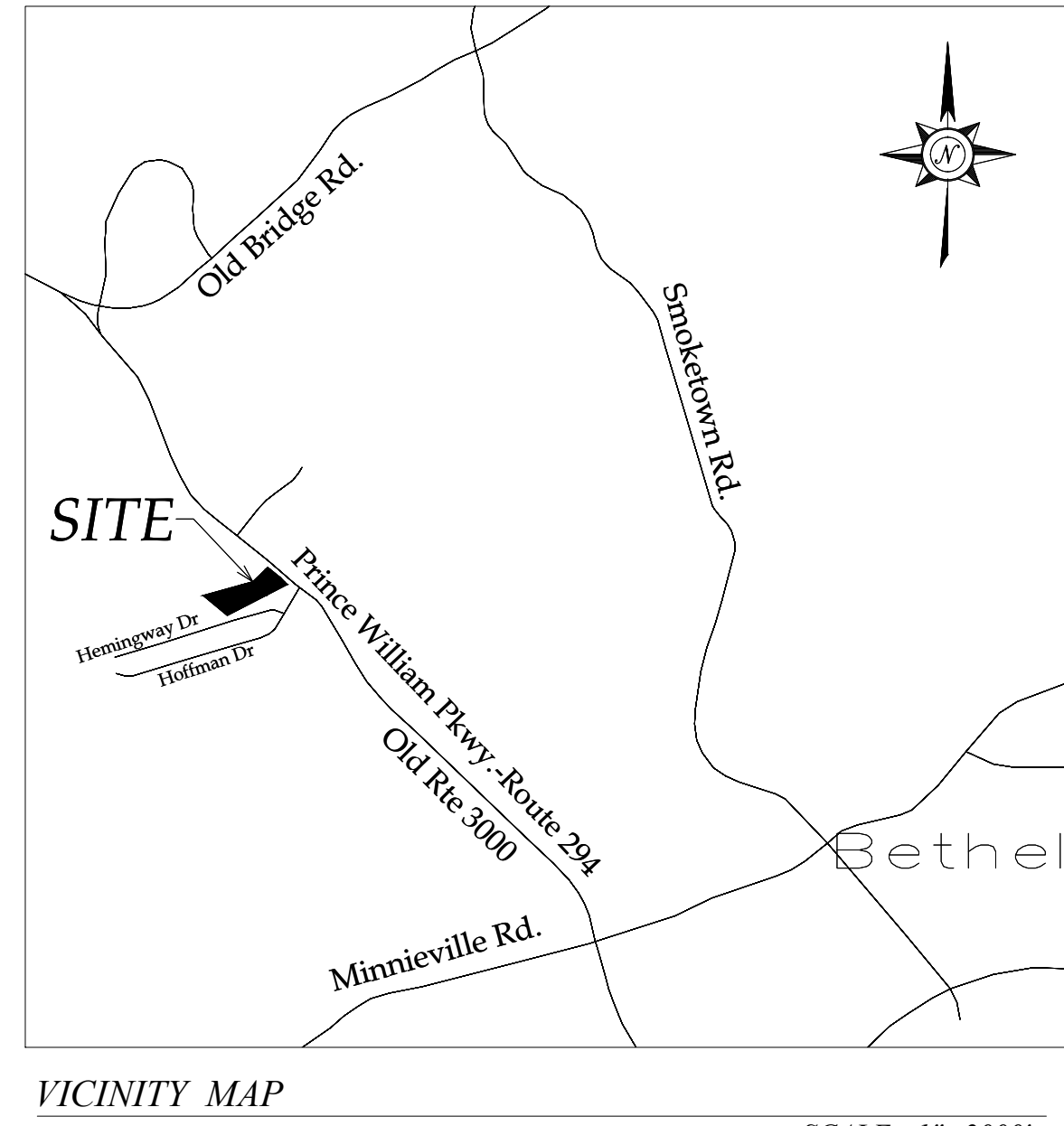
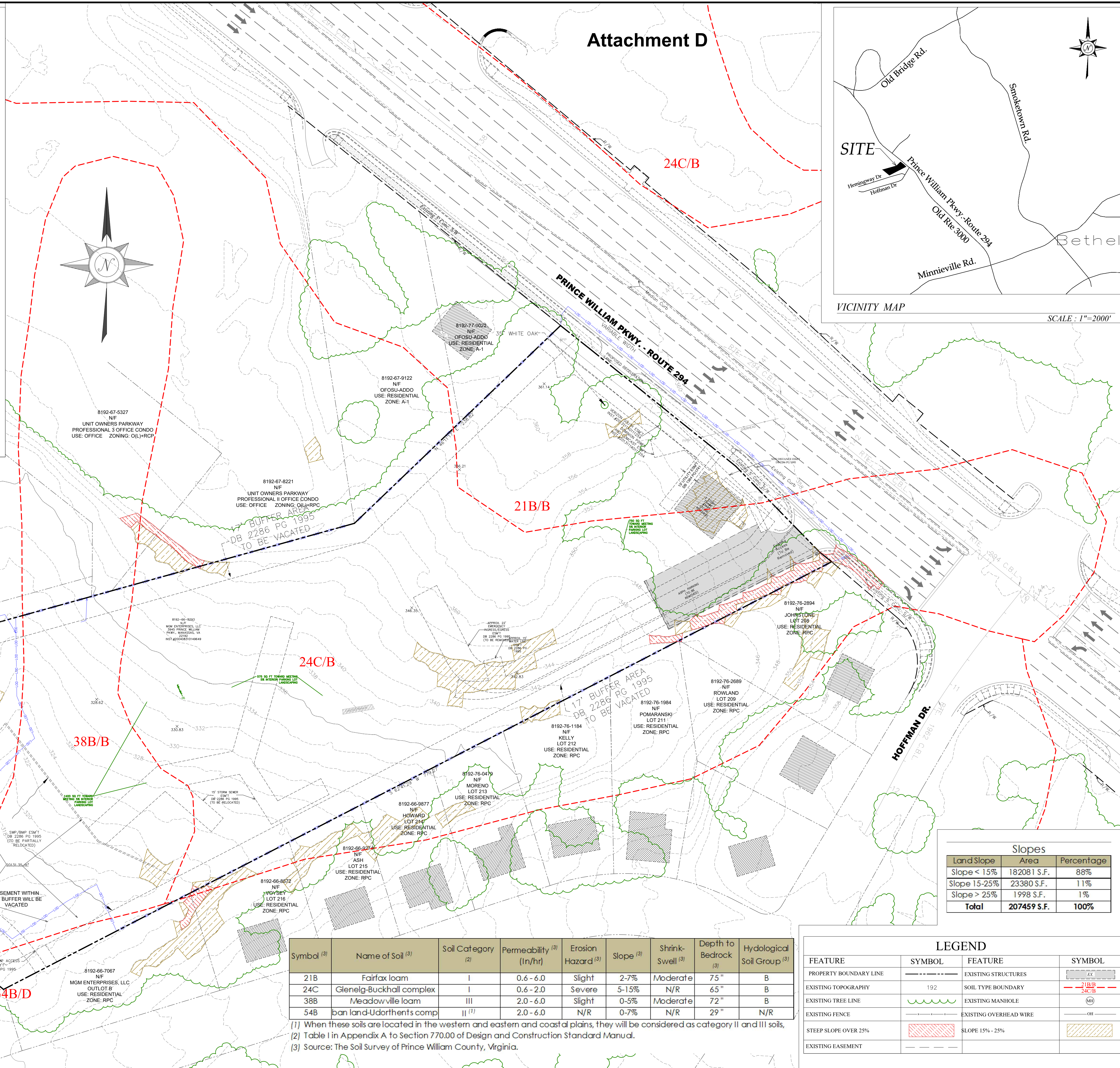
- Proposed Zoning: O (M) Office Midrise
- This plan was prepared using available record information.
- There are utility easements on site and those in conflict with proposed development to be relocated or removed.
- Development to utilize public water and sewer.
- Based on a field review of the site and a review of the Prince William County mapping records including topography, streams, soils, and the National Wetlands Inventory Map, there are no RPA's nontidal wetlands, or intermittent streams located on this site.
- Based on Virginia Department of Game and Inland Fisheries (DGIF) fish and wildlife information online service database for threatened and endangered species occurrences in the project vicinity, no federally and state listed threatened or endangered species tacked by this agency have been documented on the project site.
- The portion of the property surrounding the site and rear of the existing building is covered with scattered medium to large size Virginia oaks, maple, and ornamental trees. The remaining portion of the property is covered with older and mature poplar, male, Virginia oaks, and scattered small pine trees. There are no champion trees on the property.
- Based on filed survey topographic, there are areas having slopes of 15% or greater on the site. The site contains 1998 square feet (1% of the total area) of slope with 25% or greater.
- No burial structures or grave site are known to exist on the site.
- No historical sites/structures are known to exist on the site.

**FLOOD NOTE:**

This property lies outside the 100- year flood plain as shown on PASA # 05-00300R00S02.

**NOTES:**

There is no representation that all applicable servitude and/or restrictions have been shown hereon. Any servitude and/or restrictions shown on this plat are limited to those set forth in the description and/or information furnished the undersigned. A title or public record search for such information was not made by the undersigned in compiling the data for this survey. Location of utilities and underground structures shown are approximate.

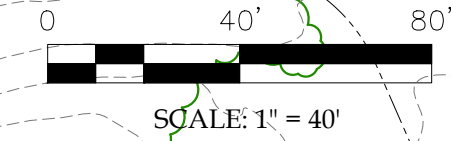


Slopes		
Land Slope	Area	Percentage
Slope < 15%	182081 S.F.	88%
Slope 15-25%	23380 S.F.	11%
Slope > 25%	1998 S.F.	1%
<b>Total</b>	<b>207459 S.F.</b>	<b>100%</b>

Symbol (1)	Name of Soil (2)	Soil Category (2)	Permeability (In/hr) (3)	Erosion Hazard (3)	Slope (3)	Shrink-Swell (3)	Depth to Bedrock (3)	Hydrological Soil Group (3)
21B	Fairfax loam	I	0.6 - 6.0	Slight	2-7%	Moderate	75"	B
24C	Glenelg-Buckhall complex	I	0.6 - 2.0	Severe	5-15%	N/R	65"	B
38B	Meadowville loam	III	2.0 - 6.0	Slight	0-5%	Moderate	72"	B
54B	ban land-Udorthents comp	II (1)	2.0 - 6.0	N/R	0-7%	N/R	29"	N/R

(1) When these soils are located in the western and eastern and coastal plains, they will be considered as category II and III soils, (2) Table I in Appendix A to Section 770.00 of Design and Construction Standard Manual.  
 (3) Source: The Soil Survey of Prince William County, Virginia.

LEGEND			
FEATURE	SYMBOL	FEATURE	SYMBOL
PROPERTY BOUNDARY LINE	---	EXISTING STRUCTURES	▒
EXISTING TOPOGRAPHY	192	SOIL TYPE BOUNDARY	21B/B, 24C/B
EXISTING TREE LINE	~ ~ ~	EXISTING MANHOLE	⊙
EXISTING FENCE	— — —	EXISTING OVERHEAD WIRE	— — —
STEEP SLOPE OVER 25%	▨	SLOPE 15% - 25%	▧
EXISTING EASEMENT	---		



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**ENVIRONMENTAL CONSTRAINTS ANALYSIS PLAN**  
 REZ. 2018-00024 - MGM ENTERPRISES  
 NEABSCO MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

SCALE:  
 SHEET NO. 1 OF 5  
 Job No.

NO. DATE REVISION  
 1 11/2/18 1st Submission County Comments  
 2 06/10/2020 COUNTY COMMENTS 10/25/2019  
 3 01/12/2021  
 4 06/02/2022

DESIGN BY: DATE: 8/30/2019



**GENERAL NOTES:**

**ENVIRONMENTAL CONSTRAINTS ANALYSIS NOTES:**

1. MGM Enterprise GPIN 8192-66-8293
2. Existing Zoning: A-1 Agricultural + O (L) Office Low-Rise
3. Acreage: 4.76 Acres

**DEVELOPMENT NOTES:**

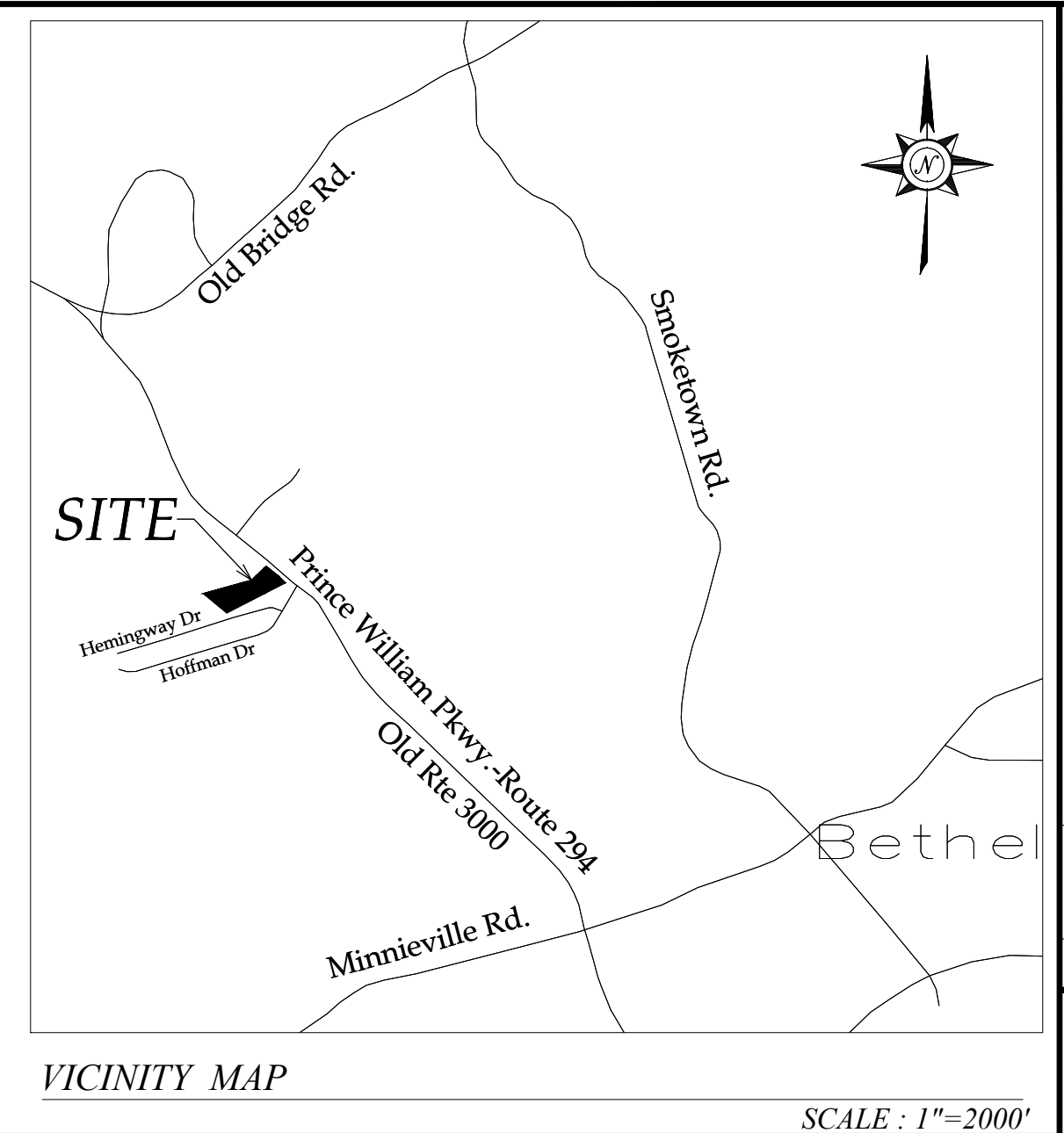
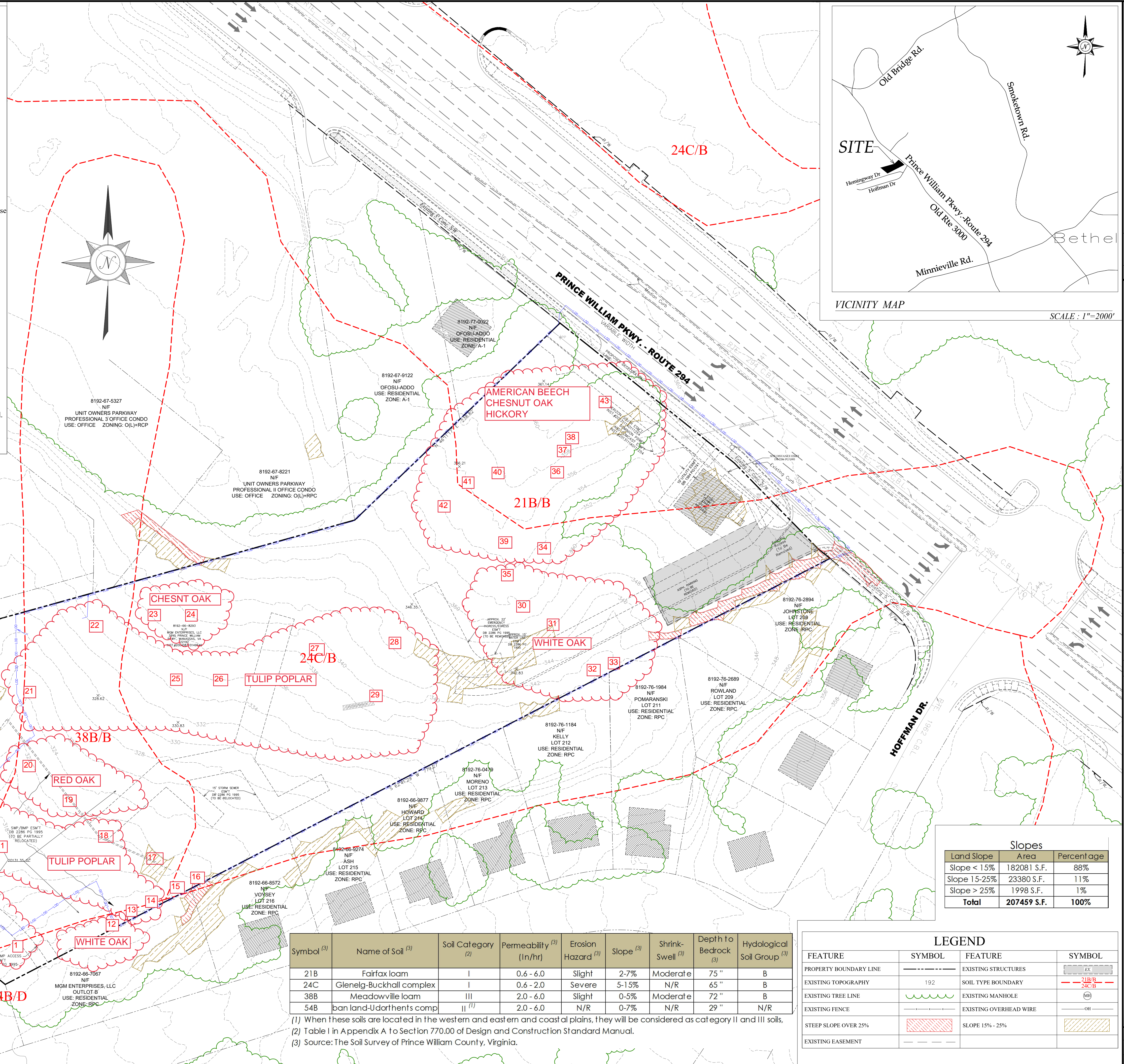
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2. This plan was prepared using available record information.
3. There are utility easements on site and those in conflict with proposed development to be relocated or removed.
4. Development to utilize public water and sewer.
5. Based on a field review of the site and a review of the Prince William County mapping records including topography, streams, soils, and the National Wetlands Inventory Map, there are no RPA's nontidal wetlands, or intermittent streams located on this site.
6. Based on Virginia Department of Game and Inland Fisheries (DGIF) fish and wildlife information online service database for threatened and endangered species occurrences in the project vicinity, no federally and state listed threatened or endangered species tracked by this agency have been documented on the project site.
7. The portion of the property surrounding the site and rear of the existing building is covered with scattered medium to large size Virginia oaks, maple, and ornamental trees. The remaining portion of the property is covered with older and mature poplar, male, Virginia oaks, and scattered small pine trees. There are no champion trees on the property.
8. Based on filed survey topographic, there are areas having slopes of 15% or greater on the site. The site contains 1998 square feet (1% of the total area) of slope with 25% or greater.
9. No burial structures or grave site are known to exist on the site.
10. No historical sites/structures are known to exist on the site.

**FLOOD NOTE:**

This property lies outside the 100- year flood plain as shown on PASA # 05-00300R00S02.

**NOTES:**

There is no representation that all applicable servitude and/or restrictions have been shown hereon. Any servitude and/or restrictions shown on this plat are limited to those set forth in the description and/or information furnished the undersigned. A title or public record search for such information was not made by the undersigned in compiling the data for this survey. Location of utilities and underground structures shown are approximate.

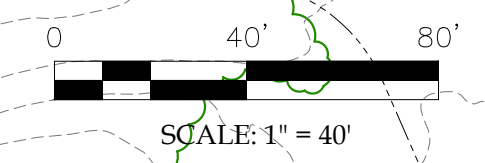


Slopes		
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Symbol (1)	Name of Soil (2)	Soil Category (2)	Permeability (1) (in/hr)	Erosion Hazard (3)	Slope (3)	Shrink-Swell (3)	Depth to Bedrock (3)	Hydrological Soil Group (3)
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38B	Meadowville loam	III	2.0 - 6.0	Slight	0-5%	Moderate	72"	B
54B	ban land-Udarhents comp	II (1)	2.0 - 6.0	N/R	0-7%	N/R	29"	N/R

(1) When these soils are located in the western and eastern and coastal plains, they will be considered as category II and III soils.  
 (2) Table I in Appendix A to Section 770.00 of Design and Construction Standard Manual.  
 (3) Source: The Soil Survey of Prince William County, Virginia.

LEGEND			
FEATURE	SYMBOL	FEATURE	SYMBOL
PROPERTY BOUNDARY LINE	---	EXISTING STRUCTURES	■
EXISTING TOPOGRAPHY	192	SOIL TYPE BOUNDARY	---
EXISTING TREE LINE	~	EXISTING MANHOLE	⊙
EXISTING FENCE	—	EXISTING OVERHEAD WIRE	—
STEEP SLOPE OVER 25%	▨	SLOPE 15% - 25%	▨
EXISTING EASEMENT	---		



**FOREST COVER TYPE AND LOCATIONS PLAN**

REZ. 2018-00024 - MGM ENTERPRISES  
NEABSCO MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE:

SHEET NO. 2 OF 5

Job No.

**AIA Green Solutions LLC,**  
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703 609 9882

**STS Consulting**  
6449 Red Keel, Suite 100, Columbia, MD 21044  
(410) 718-8860

REVISION: 1st Submission County Comments

DATE: 11/2/18

DESIGN BY: DATE: 8/30/2019



# Attachment E



















**HISTORICAL COMMISSION RESOLUTION****MOTION: SMITH****June 12, 2018  
Regular Meeting  
Res. No. 18-026****SECOND: PEARSALL****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:

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
PFR2017-00015	Virginia Solar Facility 3 <sup>rd</sup> Submission	No further work
REZ2017-00019	Madison Square Proffer Amendment 4 <sup>th</sup> Submission	No further work
REZ2018-00023	American Trade Center	No further work
SUP2018-00041	American Trade Center Building B	No further work
SUP2018-00042	American Trade Center Building C	No further work
SUP2018-00043	American Trade Center Motor Vehicle Fuel Station	No further work
REZ2018-00024	MGM Enterprises Office Building	No further work

June 12, 2018  
Regular Meeting  
Res. No. 18-026  
Page 2

**Votes:**

**Ayes:** by acclamation

**Nays:** none

**Absent from Vote:** none

**Absent from Meeting:** Brace, Cunard, Duley, Singstock, Van Derlaske

**MOTION CARRIED**

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



**Secretary to the Commission**