



STAFF REPORT

PC Meeting Date:	September 16, 2020
Agenda Title:	Rezoning #REZ2020-00010, 11951 Sudley Manor Drive
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2020-00010, 11951 Sudley Manor Drive, subject to the Proffers dated August 21, 2020
Department:	Planning Office
Case Planner:	Keasha Chappell Hall

EXECUTIVE SUMMARY

Request: This is a request to rezone approximately 53.99 acres from A-1, Agricultural, to PBD, Planned Business District, to allow for O(F), Office Flex, and M-2, Light Industrial, uses. The property is located at 11951 Sudley Manor Drive, approximately 585 feet northeast of the intersection of Sudley Manor Drive and University Blvd., and approximately 654 feet southwest of the intersection of Sudley Manor Drive and Wellington Road.

Staff Recommendation: It is the recommendation of staff, that the Planning Commission recommend approval of Rezoning #REZ2020-00010, 11951 Sudley Manor Drive, subject to the proffers dated August 21, 2020.

BACKGROUND

- A. Request: This is a request to rezone approximately 53.99± acres from A-1, Agricultural, to PBD, Planned Business District, to allow for O(F), Office Flex, and M-2, Light Industrial uses.

Uses/Features	Existing or Required	Proposed
Zoning	A-1, Agricultural	PBD, Planned Business District – O(F), Office Flex, and M-2, Light Industrial
Use(s)	Undeveloped, A-1 uses permissible	Limited Office Flex and Limited Light Industrial Uses
Acreage	±53.99 acres	±53.99 acres
Building Heights PBD – O(F) & M-2	PBD O(F) = 45 feet height max. PBD M-2 = 60 feet height max.	PBD O(F) = 45 feet height max. PBD M-2 = 60 feet height max. (limited as proffered*)
Open Space	20% or ±10.80 acres	37% or ±20.11 acres

*As proffered, Landbay B, which is adjacent to single-family residential is subject to additional use restrictions and height restrictions. A self-storage use shall not exceed 50 feet in overall building height.

- B. Site Location: The subject site is located at 11951 Sudley Manor Drive, approximately 585 feet northeast of the intersection of Sudley Manor Drive and University Blvd., and approximately 654 feet southwest of the intersection of Sudley Manor Drive and Wellington Rd. The property is identified on County maps as GPIN 7596-52-6573(pt.).
- C. Comprehensive Plan: The site is currently designated REC, Regional Employment Center, and small portion of the site is designated ER, Environmental Resource, and SRM, Suburban Residential Medium, in the Comprehensive Plan.
- D. Zoning: The ±53.99-acre site is currently zoned A-1, Agricultural, and is located within the Data Center Opportunity Overlay, Airport Safety Overlay, and Chesapeake Bay Preservation Area.
- E. Surrounding Land Uses: To the north of the site, is undeveloped land zoned PMD, Planned Mixed Development, Residential and Non-residential, pursuant to rezoning #PLN2012-00105, Wellington Glen. Additionally, east of the site is undeveloped land planned for office mid-rise and office flex uses, pursuant to the aforementioned rezoning case #PLN2012-00105. South of the subject site are multifamily residential dwellings units and west of the site are single-family detached dwelling units a part of the Independence subdivision.

- F. Background and Context: The subject site is currently zoned A-1, Agricultural, and is not subject to proffers. The site is located in an area of transition from residential to office flex and light industrial uses. The Applicant is requesting to rezone the subject property to allow for the development of office and light industrial uses subject to proffered use restrictions to ensure a compatible transition from residential to non-residential.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2020-00010, 11951 Sudley Manor Drive, subject to the proffers dated August 21, 2020, for the following reasons:

- The Comprehensive Plans Land Use Policy 15 encourages development that infills undeveloped or underdeveloped portions of established areas in the Development Area. As proposed, the rezoning proposal is for infill development.
- The proposed proffers remove the most inconsistent land uses permitted within the PBD, O(F) and M-2 districts. As proffered, the most intense uses are either prohibited or limited to the Landbay A, which is furthest away from medium density residential. Additionally, community design standards and height limitations are proffered to ensure a compatible transition from residential to non-residential.
- The subject site is currently zoned A-1, Agricultural, which is not consistent with the long-range land use designation of REC, Regional Employment Center. The proposed rezoning to PBD, Planned Business District, with proffers, is more compatible than the existing land use conditions.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is classified REC, Regional Employment Center. The existing zoning classification of A-1, does not implement the REC land use designation; however, the proposed rezoning from A-1, to PBD, is consistent with the long-range designation of REC. The REC land use designation encourages office uses in addition to a small percentage of higher density residential such as multifamily. While residential is not a component of this application, multifamily residential dwelling units are located south of this site. Additionally, as proffered, the most intense and inconsistent uses have been prohibited.

Community Design: The application incorporates Community Design guidance from the Illustrative Guidelines for Office Development in the Comprehensive Plan to further mitigate potential impacts.

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

Water Quality	\$75 per acre	±53.99 acres	\$4,049.25
Fire & Rescue	\$0.61 per SF of building area	±389,425 SF	±\$237,549.25
TOTAL \$			±241,598.50

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area of any jurisdiction.

Legal Issues

If the rezoning is approved, the site could be developed as proffered and in accordance with the PBD, Planned Business District, zoning district. Legal issues resulting from Planning Commission's action are appropriately addressed by the County Attorney's office.

Timing

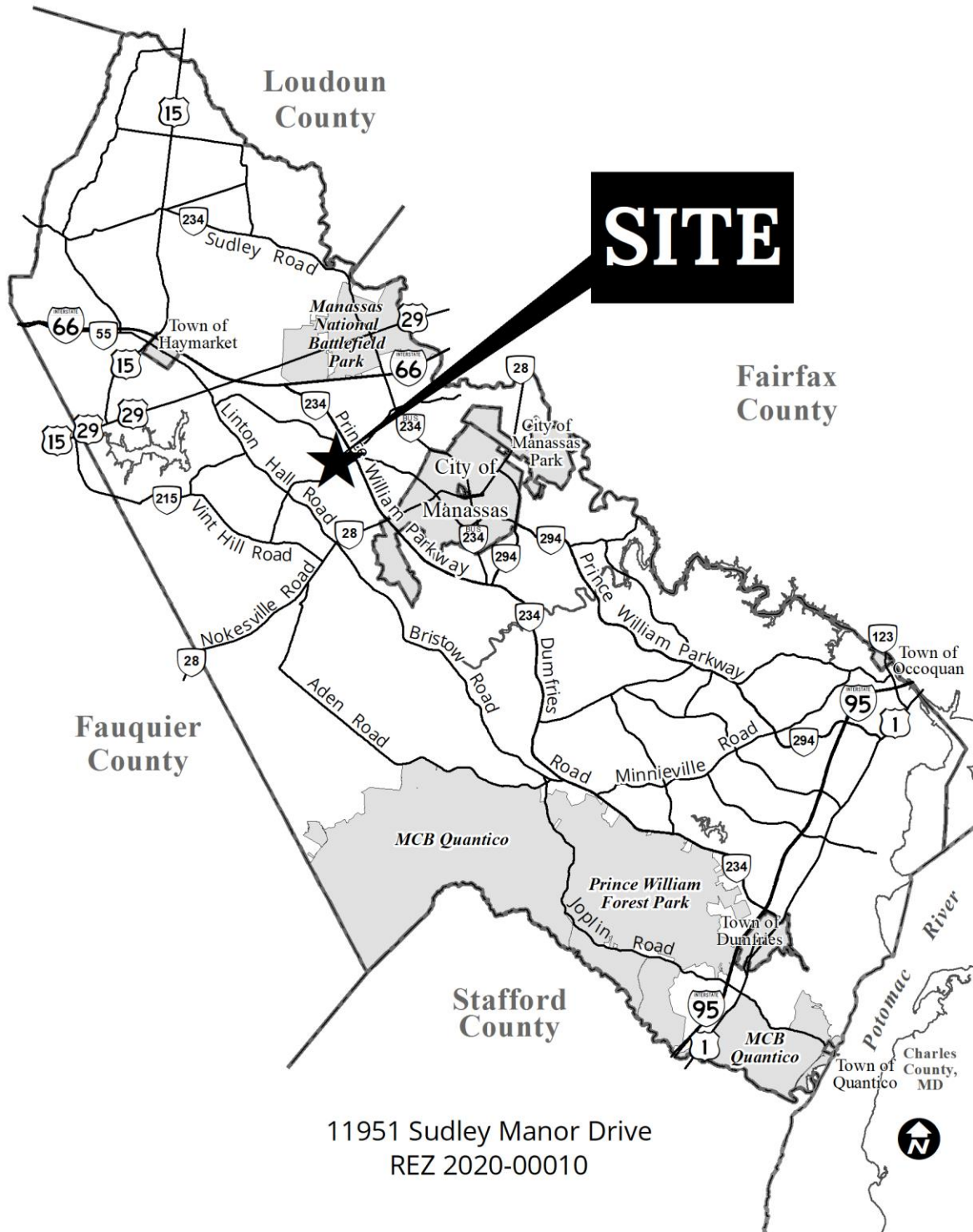
The Planning Commission has until December 15, 2020, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the rezoning application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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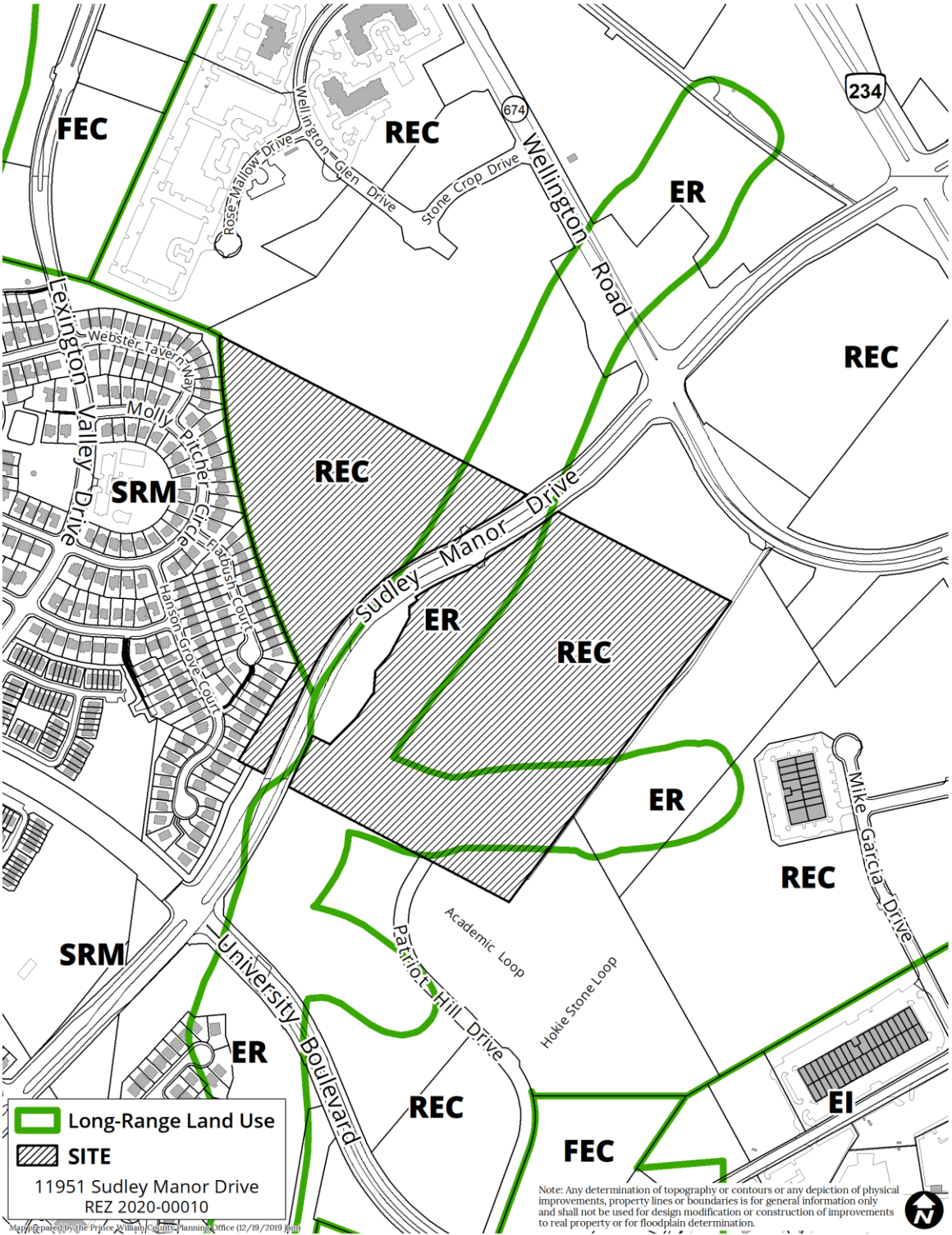
ATTACHMENTS

Area Maps
Staff Analysis
Proffers
Master Zoning Plan
Environmental Constraints Analysis
Historical Commission Resolution



11951 Sudley Manor Drive
REZ 2020-0010

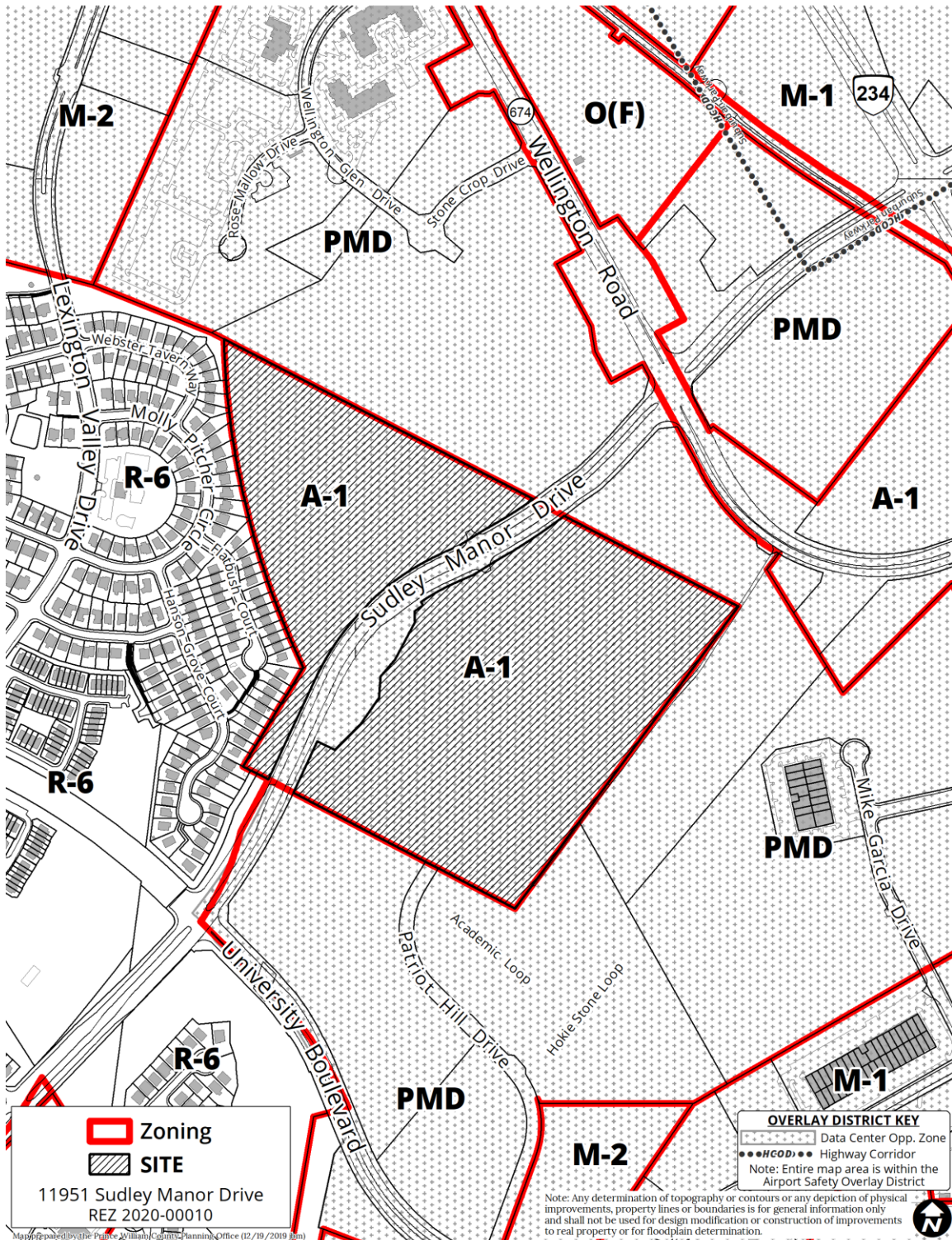




Long-Range Land Use
SITE
11951 Sudley Manor Drive
REZ 2020-00010

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.

Map prepared by the Prince William County Planning Office 12/19/2019



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.

Comprehensive Plan Sections	Plan Consistency
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 maps in Attachment A):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	To the north of the site, is undeveloped land zoned PMD, Planned Mixed Development, Residential and Non-residential, pursuant to rezoning #PLN2012-00105, Wellington Glen.	REC, ER	PMD
South	South of the subject site are multi-family residential dwellings units.	REC, ER	PMD
East	East of the site is undeveloped land planned for office mid-rise and office flex uses, pursuant to rezoning case #PLN2012-00105.	REC, ER	PMD

West	West of the site are single family detached dwelling units a part of the Independence subdivision.	SRM	R-6
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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 is requesting a rezoning of the subject property from A-1, Agricultural, to PBD, Planned Business District – Office Flex and Light Industrial. This site is located within the Development Area of the County, and is primarily classified as REC, Regional Employment Center, on the Long-Range Land Use Map. A small portion of the site is designated as ER, Environmental Resource, and SRM, Suburban Residential Medium. The following table summarizes the uses and densities intended within the REC, ER, and SRM designations:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p>Regional Employment Center (REC)</p>	<p>The purpose of the Regional Employment Center classification is to provide for areas located close to and/or with good access from an interstate highway where intensive regional employment uses are to be located. REC projects* should be planned and developed in a comprehensive, coordinated manner. Primary uses in the REC are mid-rise and/or high-rise office (including government offices particularly those for Prince William County agencies), research and development facilities, lodging, and mixed-use projects. Residential uses shall represent no greater than 25 percent of the total REC gross floor area of the project. Drive-in/drive-through uses are discouraged. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use REC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER designated portion of a property. Development in REC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for each phase of</p>

Staff Analysis

	<p>the project. Development shall also occur according to a phasing plan that must ensure that office, employment, and lodging uses are always the primary uses within the area rezoned. Office development in REC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 4-6 stories is preferred.</p>
<p>Suburban Residential Medium (SRM)</p>	<p>The purpose of the Suburban Residential Medium classification is to provide for a variety of housing opportunities at a moderate suburban density, greater than that of the SRL classification. The preferred housing type in this classification is single-family. The density range in SRM projects is 4-6 dwellings per gross acre, less the ER designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the County.</p>
<p>Environmental Resource (ER)</p>	<p>This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.</p>

In addition to the REC land use designation, the subject site is also located within the Data Center Overlay District. Currently, the site is zoned A-1, Agricultural. The zoning classification of A-1, does not implement the REC land use designation. However, the proposed rezoning from A-1, to PBD, is consistent with the long-range designation of REC. The REC land use designation encourages office uses in addition to a small percentage of higher density residential such as multifamily. While residential is not a component of this application, multi-family residential dwelling units are located south of this site. Additionally, as proffered, the most intense and inconsistent uses have been prohibited. Lastly, staff and the Applicant collaborated to incorporate Community Design guidance from the Illustrative Guidelines for Office Development in the Comprehensive Plan to further mitigate potential impacts.

Proposal's Strengths

- **Prohibited Uses:** Land Use Policy 14 in the Comprehensive Plan encourages the protection of existing and planned land uses from the encroachment of incompatible land uses. Although the proposed PBD, zoning classification is consistent with the REC land use designation, the Comprehensive Plan specifically specifies office uses as the most compatible. As proposed, the Applicant can develop the site with Office and Light Industrial uses. As proffered, the most intense uses such as motor vehicle sales, recycling facilities, and warehousing have been proffered as prohibited on Landbay B, which is adjacent to the Independence Subdivision.
- **Surrounding Character:** The subject site is located in an area of transition from medium to high density residential, to non-residential uses such as office flex and light industrial. The proposed rezoning is consistent with the existing transitional land use conditions. Buffering and use restrictions have been proffered to ensure a compatible transition from residential to non-residential.
- **Infill Development:** Land Use Policy 15 of the Comprehensive Plan encourages development that infills undeveloped portions of established stable neighborhoods in the Development Area, at a density, mass, height, and intensity that conforms with the surrounding area. As proffered, the application includes use restrictions for the landbay adjacent to the Independence Subdivision. Additionally, as proffered, the application includes height restrictions for certain uses, and detailed community design parameters with regard to building design.
- **Use Flexibility:** Land Use Policy 9 encourages flexibility in the mix of uses permitted in land designated REC, Regional Employment Center. Although, the application does prohibit the most intense uses, the Applicant may develop the site in accordance with most of the O(F), Office Flex, and M-2, Light Industrial, zoning classifications.

Proposal's Weaknesses

- **Long-Range Land Use Inconsistency:** The subject application is a request to rezone the subject site from A-1, to PBD - Office Flex and Light Industrial. The REC land use designation encourages office development as the primary uses. The M-2, Light Industrial, zoning classification is not consistent with the REC land use designation. On balance however, intense uses such as Warehousing, Motor Vehicle Fuel Sales, and Recycling related have been prohibited. If a light industrial use is developed, most of the proffered by-right uses would likely be housed in an office flex building which is commonly found in light industrial districts.

On balance, and with the proposed proffers to help mitigate the land use inconsistencies, 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.

As stated in the Comprehensive Plan, the intent of the REC, Regional Employment Center, land use plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for each phase of the project. Office development in REC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development in the Community Design Plan chapter of the Comprehensive Plan. Additionally, a minimum office building height of 4-6 stories is preferred.

Proposal's Strengths

- **Land Use Transition:** As discussed in the Land Use section of this report, Land Use Policy 14 encourages transitions in building scale, intensity of use, and adequate buffering between semi-compatible land uses. As proffered and depicted on the Open Space and Buffer Plan, the application includes a 75-foot wide buffer along the western property line where the subject site abuts single-family residential. Staff anticipates that the combination of use restrictions and buffering will adequately mitigate the land use transition impacts associated with this proposal.
- **Limits of Clearing and Grading:** As proffered and depicted on the Open Space and Buffer Plan, the Applicant has provided increased buffers and a proffered general conformance to the limits of clearing and grading as depicted on the plan. Staff finds the application consistent with Community Design Policy 12 of the Comprehensive Plan, which encourages new development fit into the natural landforms, particularly the existing woodland areas of the County.
- **Building Architecture:** As proffered, buildings visible from Sudley Manor Drive shall include façade treatments such as stone, wood, and or architectural concrete. Additionally, when a building is visible from an arterial roadway, the Applicant shall include community design enhancements that include undifferentiated surfaces to the façades such as step-backs, material changes, and building height variations. Lastly, as proffered, industrial elements such as bay doors shall not be visible from Sudley Manor Drive.
- **Use Mitigation:** In the event that a self-storage facility is developed on the site, community design parameters such as the usage of natural colors on the façades, opaque windows, a multi-story building requirement subject to a 50-foot height limitation, signage restrictions and hours of operation have been proffered.

Proposal's Weaknesses

- **Limited Development Details:** The Community Design chapter encourages the requirement of development plans and elevations. The Applicant provided a Master Zoning Plan, and development of the site shall be in substantial conformance with the Plan with regard to buffers, stormwater management, and the proposed entrance to the site. The application did not include detailed elevations and details such as building orientations and footprints. However, staff acknowledges the Applicant is actively marketing the site for sale, and the use and development details will be determined once a contract purchaser is confirmed.
- **Buffer Modification on Sudley Manor Road:** Although the Applicant has provided a substantial amount of buffering, the Applicant is requesting a waiver related to the required PBD, Planned Business District, perimeter buffering on Landbay B which fronts Sudley Manor Road. As stated by the Applicant, the adjacent properties are currently developed, and the existing conditions include a 30-foot buffer. The Applicant is requesting a waiver to continue a variable width buffer consistent with the 30-foot-wide buffer along Sudley Manor Road.

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

Cultural Resources Plan Analysis

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

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

A Phase I cultural resources report titled “Phase I Cultural Resources Investigation, 11951 Sudley Manor Drive” (Smith et al 2019) was included with this application. The report identified one archaeology site, 44PW2049 within the rezoning area and recommended Phase II evaluation. The report also identified a portion of the project area adjacent within the Second Battle of Manassas battlefield (Study Area). Metal detecting within this area did not identify any military artifacts. The report recommended no additional research for Civil War activity.

During the Historical Commission’s regularly scheduled meeting on January 14, 2020, they reviewed this case, including the Phase I cultural resources report. The Historical Commission recommended Phase II evaluation of 44PW2049 and if warranted Phase III/Data Recovery and Curation of all artifacts with the County. The Historical Commission also recommended public interpretation of archaeology site 44PW2049 based on the Phase II evaluation, and or, Phase III/Data Recovery.

Proposal’s Strengths

- **Mitigation:** As proffered, in the event the Phase II evaluation finds site 44PW2049 to be eligible for the National Register of Historic Places and any portion of 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 required, the Applicant shall prepare a mitigation plan in consultation with the Planning Director, or their designee.
- **Interpretive Signage:** As proffered, the Applicant shall install one interpretive sign on Landbay B which provides a description of the history of archaeology site 44PW2049.
- **Curation of Artifacts:** As proffered, the applicant shall curate with the County, all artifacts and records recovered as a result of the excavations on-site.

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

Staff Analysis

problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site is predominantly forest composed of 5 different forest cover types, primarily mature white oak and pin oak forests. There is extensive RPA, forested wetlands and emergent wetlands. Open shrub/scrub habitat exists along portions of the stream bottom running parallel to Sudley Manor Drive and within a major gas pipeline easement. Fourteen (14) specimen trees have been identified onsite. Soil types and the ECA indicate rare plant species and/or communities associated with diabase soils may be located onsite.

SOILS:

No.	Soils Name	Slope	Soil Category	Erodibility
4B	Arcola silt loam	2-7%	II	Severe
13B	Catlett- Sycoline comlex	2-7%	II	Moderate
13C	Catlett- Sycoline comlex	7-15%	II	Severe
31B	Dulles Silt Loam	0-4%	III	Moderate
30B	Jackland silt loam	2-7%	III	Moderate
32A	Kelly Silt Loam	0-2%	III	Slight
48A	Reaville Silt Loam	0-4%	III	Slight
53B	Sycoline-Kelly complex	2-7%	III	Moderate
56A	Waxpool silt loam	0-2%	III	Slight

Proposal's Strengths

- **Water Quality:** A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.
- **Defined Limits of Clearing:** As indicated on the Master Zoning Plan, the approximate limits of clearing are delineated to control the extent of onsite disturbance, which results in preserving areas of intact vegetation onsite. Staff finds this proffer consistent with the Community Design Chapter Policy 12 which encourages new development to fit into the natural landforms and existing woodland areas of the County.
- **Buffers:** As proffered, the Applicant is providing an increased buffer width of 75-feet along the western property line of Landbay B. Staff considers this as a desirable feature of the site and is above the minimum standard.
- **Preservation:** As depicted on the Land Use Plan, the limits of clearing and grading provide for areas of forested and emergent wetland preservation. Staff acknowledges the Applicant's proposal promotes a design that recognizes existing woodlands as important features of the site and will minimize cut and fill operations. Staff finds the application consistent with the Comprehensive Plan's Environment Plan Chapter Policy 10, which encourages the preservation of natural vegetation.

Proposal's Weaknesses

- None identified.

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

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

The nearest responding fire station is Braemar Fire & Rescue Station #25. The site is located within the 4.0-minute response area for fire suppression and basic life support and is within the 8.0-minute response time for advanced life support services. According to the most recent figures, the Braemar Station responded to 3,557 incidents in FY18. The workload capacity for Station #25 is 2,200 incidents.

FY2020-2025 Capital Improvement Program (CIP) – Planned Public Facilities:

The County's CIP contains a planned project to construct a new Fire & Rescue Station. Station 22 is a Fire & Rescue station that will be located at 11600 Balls Ford Road in the west end of the County and is planned to be approximately 21,000 square feet. The station will house a pumper, rescue unit, collapse unit, and an Advanced Life Support (ALS) ambulance. Career staffing will be provided for a 24-hour pumper unit, 24-hour rescue unit, and a 24-hour medic unit. The building will include sleeping quarters, a kitchen and dayroom, physical fitness room, training room, storage for heavy tactical rescue equipment, and offices. The station will include three to four apparatus bays, an area for personal protective equipment, and an exterior training tower.

Occupancy is scheduled for January 2021 and systemwide response times are expected to improve and ease the burden on existing stations.

Proposal's Strengths

- **Response Times**: The site is located within the recommended 4.0-minute response time for fire suppression and basic life support, and within the 8.0-minute response time for advanced life support services.

- Level of Service Mitigation: As conditioned, the Applicant shall provide \$0.61 per square foot of new structure area to mitigate impacts to fire and rescue services.
- Capital Improvement Program (CIP): Response time improvements are anticipated to positively impact the response area of the subject application once the new Fire & Rescue Station 22 is fully operational.

Proposal's Weaknesses

- Station Workload: The most recent figures indicate that Fire & Rescue Station #25 is currently operating above capacity. Although the first-due station is operating above capacity, staff anticipates widespread improvements once the aforementioned CIP project is complete.

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.

The Prince William County Police CPTED Manual, *Crime Prevention Through Environmental Design: A guide to safe environments in Prince William County, Virginia*, can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>. The Applicant should also consider the use of no-trespassing signage within the community. The developer/applicant is encouraged to pay particular attention to the CPTED manual and apply design principles during the final site plan/design phase.

At this time, the Police Department does not believe this application will create significant impact on calls for service.

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.

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 not currently available at the site. The closest available public water main with adequate capacity is an existing 16-inch water main located on Patriot Hill Drive approximately 720 feet south of the subject property.

The Applicant shall plan, design and construct all on-site and off-site water utility improvements necessary to develop the subject property and the above-listed requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

- Water Connection & Service: As proffered, the Applicant shall plan, design and construct all on-site and off-site water utility improvements necessary to develop the subject 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 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 not currently available at the site. The closest available public sewer main with adequate capacity is an existing 16-inch gravity sewer main located in Patriot Hill Drive approximately 350 feet south of the subject property.

The Applicant shall plan, design, and construct all on-site and off-site sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards and regulations.

Proposal's Strengths

- Sewer Connection & Service: As proffered, the Applicant shall be responsible for all on-site and off-site improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

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

rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

Transportation Plan Analysis:

The site is located in the Brentsville Magisterial District. Access to the site is proposed on the north and south sides of Sudley Manor Drive (Route 1566) between University Boulevard and Wellington Road. Additional access is proposed via Patriot Hill Drive and University Boulevard. The proposed development of 389,425 GSF of data center uses will generate 39 AM peak hour, 32 PM peak hour and 3386 weekday daily vehicle trips. Under an alternate development program of 289,425 GSF of light industrial and 100,000 GSF of office uses, the site would generate 218 AM peak hour, 191 PM peak hour and 2,216 weekday daily trips.

The following table provides information regarding average daily traffic and level of service for roads serving the site:

Roadway Name	Number of Lanes	2019 VDOT Annual Average Daily Traffic	2015 Daily LOS
Sudley Manor Drive (Route 1566)	4	22,000	B
University Boulevard (Route 840)	4	6,400	A

A traffic Impact analysis (TIA) was required with this application per the DCSM. It included analysis of four intersections in the vicinity of the site:

1. Sudley Manor Drive & Wellington Road.
2. Sudley Manor Drive & the North/South entrances.
3. Sudley Manor Drive and University Boulevard.
4. University Boulevard & Patriot Hill Drive

The traffic study recommended the following transportation related improvements:

1. VDOT should consider signal timing modifications at the Wellington Road/Sudley Manor Drive intersection to improve forecasted capacity and queueing issues under future conditions with site traffic forecasted in 2022.
2. The site entrances should be constructed consistent with the proposed development plan. This includes the provision of right turn lanes on Sudley Manor Drive into both site entrances which meet DCSM standards.
3. The proposed development should align build-out timelines to take advantage of the planned extension of University Boulevard for future traffic.

Proposal's Strengths

- **Turn Lanes:** As proffered the Applicant is providing right turn lanes on Sudley Manor Drive into the subject site. The right in/right out entrances will facilitate through traffic flow and improve safety in the vicinity of the site.
- **Level of Service:** As depicted on the Master Zoning Plan, the subject site shall be accessed from Sudley Manor Drive (Route 1566) between University Boulevard and Wellington Road, and additional access is proposed via Patriot Hill Drive and University Boulevard. Both Sudley Manor Drive and University Boulevard are operating at Level of Service B or better.
- **Interparcel Access:** As proffered, the Applicant has committed to extend Patriot Hill Drive to the property line. This connection will help disperse traffic and provide secondary access for emergency vehicles.
- **Bicycle Parking:** As proffered, the Applicant will provide bike racks on-site to facilitate multi-modal travel.

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

- The proposed rezoning is favorably aligned with the County's goal to increase the commercial tax base as a percentage of overall tax revenue to 35%.

Increase at-place employment

- While employment with the expansion of the potential uses and the future development of the subject site may meet the Strategic Plan Goal of increasing at place employment, it is unknown how many jobs will be created in the area or if a targeted industry will be provided on the subject site.

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.

Waivers and Modifications

The Applicant has proposed the following waivers and modifications with this rezoning request:

Modification of Section 32-404.05 of the Zoning Ordinance, which states "a perimeter landscaped buffer area shall be provided in accordance with type C buffer standards of the Design and Construction Standards Manual, unless alternate compliance is otherwise approved in accordance with the Design and Construction Standards Manual."

- The Applicant is providing a 50-foot buffer along a portion of the property frontage of Landbay B. However, as depicted on the Plan, the Applicant is providing a variable width buffer. The variable width buffer on Landbay B would taper from 50 feet, down to 30 feet, along Sudley Manor Drive. The Applicant states that the proposed 30-foot-wide buffer is consistent with the buffer provided by the Independence subdivision to the west of the site.

Staff acknowledges the Applicant provided a 75-foot-wide buffer along the western property line of Landbay B and was agreeable to a considerable amount of proffered community design mitigation elements throughout the review of the application. Therefore, staff is not opposed to the Applicant's request to partially reduce the perimeter buffer along a portion of Sudley Manor Drive.

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 Planning Office: Case Manager / Long Range Planning / County Archaeologist
- PWC Building Official
- PWC Fire Marshal
- PWC Historical Commission
- PWC Police / Crime Prevention
- PWC Public Works: Environmental Services
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

PROFFER STATEMENT

RE: #REZ2020-00010, 11951 Sudley Manor Drive Rezoning
Applicant/Owner: Wellington Road Associates LLC
Property: 7596-52-6573 (part) (the "Property")
Coles Magisterial District
Approximately 53.9884 acres
A-1, Agricultural to PBD, Planned Business District

Date: August 21, 2020

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 "MZP" shall be that plan prepared by Ross-France entitled, "Master Zoning Plan," dated November 22, 2019, last revised July 21, 2020, consisting of the following sheets:

- Land Use Plan;
- Transportation Plan;
- Open Space and Buffer Plan; and
- Utility Plan.

USE AND DEVELOPMENT

1. Development: The subject Property shall be developed in substantial conformance with the MZP, subject to changes approved by the County in connection with site plan review. The Property shall be developed in accordance with the PBD, Planned Business district zoning category and Landbays A and B shall be designated and may be used in accordance with the O(F), Office-Flex and M-2, Light Industrial zoning districts.

2. Use: The Applicant shall be permitted those uses in the PBD, O(F) and M-2 zoning districts. Notwithstanding above, the following uses shall be prohibited in Landbay B:
 - a. Hotel/Motel
 - b. Motor Vehicle Fuel Sales
 - c. Recycling collection points
 - d. Recyclable materials separation facility

- e. Warehouse (non-HAZMAT)
3. Hours of Operation: In the event a self-storage facility is constructed on the Property, the daily hours of operation shall be limited to 6 a.m. to 8 p.m.

COMMUNITY DESIGN

4. Building Architecture: The façade of any building on the Property that is facing and visible from Sudley Manor Drive Road shall have as the primary exterior building material stone, wood, brick, architectural concrete masonry unit (e.g., regal stone, split face, precision ground face), precast concrete panels, EIFS (exterior installation and finish systems) or metal panels of architectural grade and quality. Changes to allow additional building materials shall be approved by the Planning Director or his designee prior to the issuance of the building permit. Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter. The façade of any building facing Sudley Manor Drive shall avoid use of undifferentiated surfaces by including at least two of the following design elements: (i) change in building height; (ii) building step-backs or recesses; (iii) fenestration; (iv) change in building material, pattern, texture, color; or (v) use of accent materials. Any bay doors shall not be visible from Sudley Manor Drive.
5. Fencing: If provided, fencing along public or private streets shall not be chain-link or barbed wire.
6. Landscaping:
- a. Landbay A: Landscaping shall be provided in general conformance with the Buffer and Open Space Plan.
 - b. Landbay B: Landscaping shall be provided in general conformance with the Buffer and Open Space Plan.
 - i. Western Boundary: The Applicant shall provide a seventy-five-foot (75') buffer along the western boundary as depicted on the Buffer and Open Space Plan. The planting units in this buffer area shall be 350 pu/100lf and the Applicant shall provide the maximum percentage of evergreen trees permitted in the DCSM. Existing vegetation may count towards this unit count. In the event that the limits of clearing and grading are adjusted during site plan and the limits of clearing and grading are reduced, the Applicant shall look to preserve the existing vegetation within the seventy-five foot (75') buffer area and will not require to provide additional plantings.
 - c. Tree Preservation Plan: The Applicant shall prepare a tree preservation plan(s) for the specimen trees identified on the Environmental Constraints Analysis which are located within twenty feet (20') outside or ten feet (10') inside of the limits of clearing and grading. The tree preservation plan(s) shall be in accordance with the Prince William County Design and Construction Standards Manual ("DCSM") and shall be submitted

Proffer Statement

for review with the first submission of each final site plan in the event the Property is developed in phases.

7. Self-Storage Facility Architecture: In the event a self-storage facility is constructed on the Property, the following building architecture shall apply:
 - a. All windows visible from the public right of way shall provide the level of opacity necessary so that doors to individual self-storage units are not visible from outside the self-storage buildings. Signs located inside the building but visible from the outside, and similar window advertisements, shall be prohibited.
 - b. The self-storage facility shall be designed as a multi-story structure and not as single story ground accessible units.
 - c. In addition to the community design language proffered in Proffer 3, primary building facade materials shall include but not be limited to brick, brick veneer, stone or stone veneer, glass, hardie plank, wood etc. Prior to submission of the building elevations for a new self-storage building(s) to Development Services Land Development Division, the Applicant shall conduct a courtesy review of the proposed new self-storage building(s) elevations with the Planning Director, or their designee.
 - d. The height of any self-storage facility located on Land Bay B shall be limited to fifty-feet (50') in height.

8. Signage: All signage on shall comply with the standards set forth in the Zoning Ordinance and DCSM. In addition the following shall apply:
 - a. Façade Signs: All façade signage shall be channel letters.
 - b. Monument Signage: Freestanding building signage (excluding minor signs, as defined in the Zoning Ordinance and parking signage) shall be monument style with a maximum height of 12 feet. The Applicant shall provide low-growth landscaping around the base of said sign.

CULTURAL RESOURCES

9. Evaluation: Based on the findings and recommendation set forth in the Phase I Cultural Resource Investigation entitled "11951 Sudley Manor Drive," prepared by Thunderbird Archaeology dated October 2019 (the Phase I Study"), in the event site 44PW2049 located on Landbay B (and identified in the Phase I Study as potentially eligible for the National Register of Historic Places) is proposed to be disturbed with the development, the Applicant shall retain a qualified professional archaeologist to conduct a Phase II evaluation on any portion of such potentially eligible site that is disturbed. The qualified professional, the archaeological testing and the report 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*. Three (3) copies of the report, bound, shall be submitted to the County archaeologist for approval prior to submission of the preliminary subdivision/site plan for the portion of the Property on which such site is located.

Proffer Statement

10. Mitigation: In the event the Phase II evaluation finds site 44PW2049 to be eligible for the National Register of Historic Places and any portion of 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 required, the Applicant shall prepare a mitigation plan in consultation with the Planning Director, or their designee. If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval for the portion of the Property on which the site is located. 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 Archaeological Sites* (<http://www.achp.gov/archguide.html#supp>).
11. Curation: Within three (3) months of acceptance of the final report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, and other records recovered and produced as a result of the above excavations. All artifacts and records submitted for curation shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. A curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the issuance of any land disturbance permit for the area impacted by archaeology site 44PW2049.
12. Public Interpretation: The Applicant shall install one (1) interpretive sign on Landbay B which provides a description of the history of archaeology site 44PW2049. The interpretative sign shall follow the "National Park Service's Wayside Guide: A Guide to Developing Outdoor Interpretive Exhibits (2009)," and shall be low profile 36 inches wide by 24 inches tall. The Applicant shall also prepare a public history of the excavation and the results of the excavation. The content on the interpretive sign and public history shall be prepared in consultation with the Planning Office and/or the Historical Commission and the location of the interpretive signs shall be shown on the approved site plan. The interpretive sign shall be installed prior to issuance of the occupancy permit for the building on Landbay B, subject to obtaining a sign permit from the Zoning Office and shall not count towards the number of signs permitted by-right on the Property.

ENVIRONMENT

13. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre (\pm 53.9884 acres) for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.

FIRE AND RESCUE

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

TRANSPORTATION

15. Access:
- a. Landbay A: Subject to Prince William County Department of Transportation ("PWCDOT") and Virginia Department of Transportation ("VDOT") approval, access to Landbay A shall be provided in general conformance with the Transportation Plan. Access shall be constructed as part of the development for Landbay A.
 - b. Landbay B: Subject to PWCDOT and VDOT approval, access to the Property shall be provided in general conformance with the Transportation Plan. Access shall be constructed as part of the development of Landbay B.
16. Bicycle Racks:
- a. Landbay A: The Applicant shall provide a minimum of one (1) bicycle rack on Landbay A. Said bicycle rack shall be provided prior to the issuance of an occupancy permit for the first building on Landbay A.
 - b. Landbay B: The Applicant shall provide a minimum of one (1) bicycle rack on Landbay B. Said bicycle rack shall be provided prior to the issuance of an occupancy permit for the first building on Landbay B.
17. Turn Lanes:
- a. Landbay A: Subject to PWCDOT and VDOT approval, the Applicant shall construct a 350 ft. right turn lane with a 100 ft. taper into Landbay A. Said turn lane shall be constructed prior to the issuance of the first occupancy permit for Landbay A.
 - b. Landbay B: Subject to PWCDOT and VDOT approval, the Applicant shall construct a 350 ft. right turn lane with a 100 ft. taper into Landbay B. Said right turn lane shall be constructed by the first occupancy permit for Landbay B.
 - c. Eastbound left turn lane on Sudley Manor Drive at Wellington Road: In the event the total vehicles per day ("VPD") on the Property exceeds 2,200 the Applicant shall, at the time of final site plan for the use exceeding 2,200 VPD, submit an intersection capacity and queueing analysis to determine if the existing left turn lane needs to be extended to prevent starvation. In the event said turn lane needs to be extended based on the capacity and queueing analysis, the Applicant shall extend the left turn lane by the distance shown on the intersection capacity and queueing analysis, subject to

Proffer Statement

PWCDOT and VDOT approval. Said left turn lane shall be extended prior to the occupancy permit for the building for said use exceeding 2,200 VPD on the Property.

WATER AND SEWER

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

MISCELLANEOUS

19. 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, non-compounded.

WAIVERS & MODIFICATIONS

20. Pursuant to Sections 32-250.32.4 and 32.700.25 of the Zoning Ordinance approval of the subject rezoning shall constitute a waiver/modification of Section 32-404.05 of the Zoning Ordinance and Section 802.48 of the DCSM to modify the perimeter buffer to allow for a 30 ft. buffer along the Sudley Manor Drive frontage of Landbay B as depicted on the Open Space and Buffer Plan.

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MASTER ZONING PLAN

THE PROPERTY OF

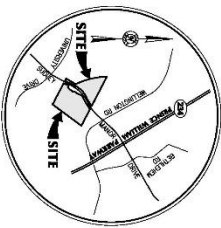
WELLINGTON ROAD ASSOCIATES, LLC

11951 SUDLEY MANOR DRIVE

REZ # 2020-00010

SHEET INDEX	
1.	COVER SHEET
2.	COVER PLAN
3.	EXISTING CONDITIONS PLAN
4.	EXISTING CONDITIONS PLAN LAMBDA A
5.	EXISTING CONDITIONS PLAN LAMBDA B
6.	TRANSITION PLAN
7.	TRANSITION PLAN
8.	OPEN SPACE AND BUFFER PLAN
9.	UTILITY PLAN

- CONSULTANTS**
- LAND USE ATTORNEY - WASH, COLLOCI, LIBRELY, & WASH, P.C.
 - CIVIL ENGINEER - ROSS-FRANCE, PC
 - TRAFFIC ENGINEER - WELLS AND ASSOCIATES, INC
 - ENVIRONMENTAL - WELAND STUDIOS AND SOLUTIONS, INC.



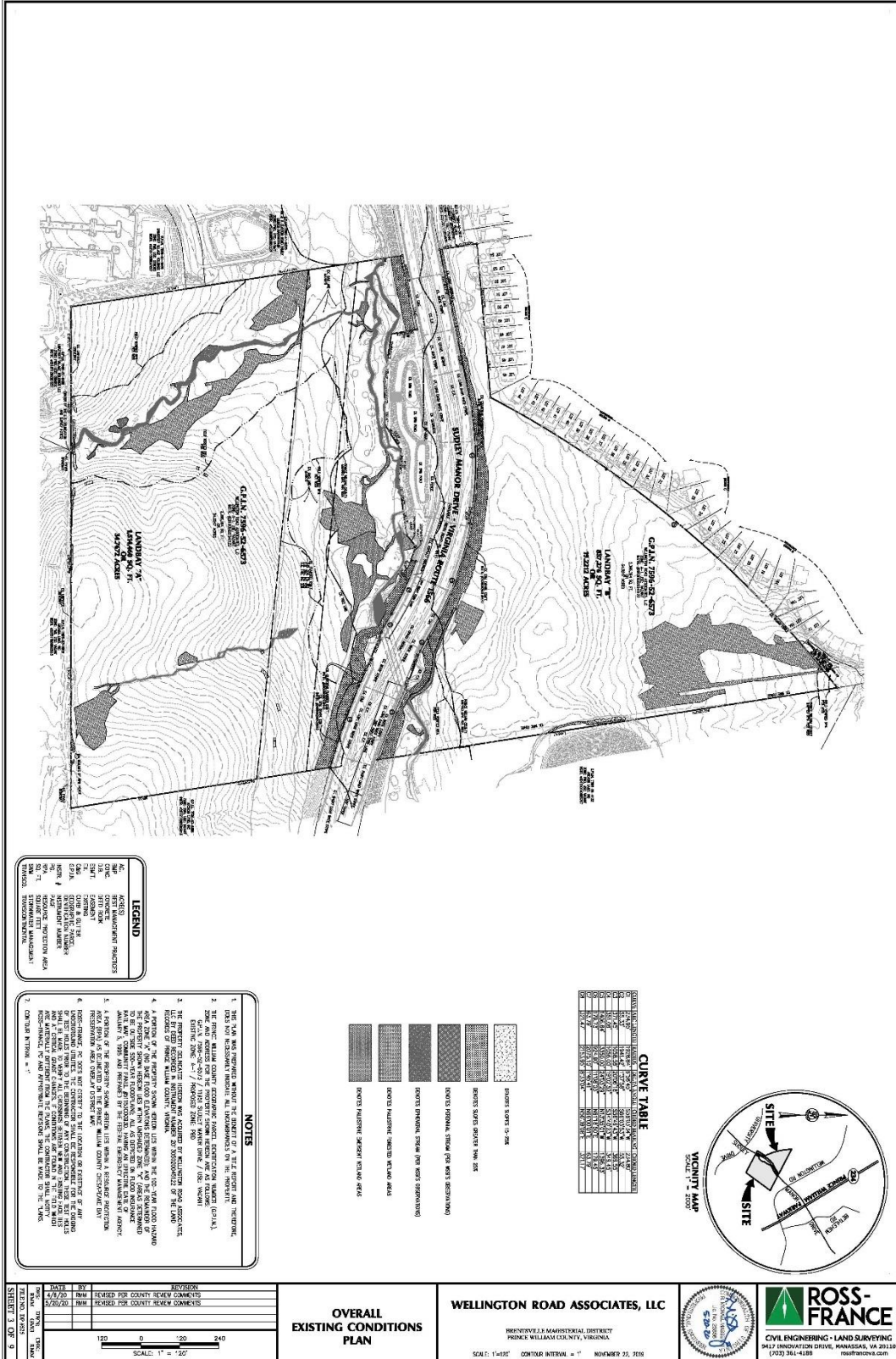
DATE: NOVEMBER 22, 2019

REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR COUNTY REVIEW COMMENTS
2	REVISED FOR COUNTY REVIEW COMMENTS
3	REVISED FOR COUNTY REVIEW COMMENTS

SHEET 1 OF 9
FILE NO. 197252

Master Zoning Plan

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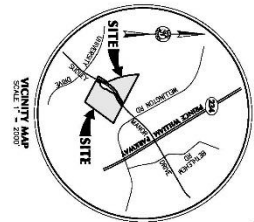
LEGEND

NO. 1	EXISTING ZONING
NO. 2	PROPOSED ZONING
NO. 3	EXISTING EASEMENTS
NO. 4	PROPOSED EASEMENTS
NO. 5	EXISTING UTILITIES
NO. 6	PROPOSED UTILITIES
NO. 7	EXISTING RIGHT-OF-WAY
NO. 8	PROPOSED RIGHT-OF-WAY
NO. 9	EXISTING WATERWAYS
NO. 10	PROPOSED WATERWAYS
NO. 11	EXISTING FLOOD PLAINS
NO. 12	PROPOSED FLOOD PLAINS
NO. 13	EXISTING WETLANDS
NO. 14	PROPOSED WETLANDS
NO. 15	EXISTING WOODLANDS
NO. 16	PROPOSED WOODLANDS
NO. 17	EXISTING AESTHETIC SENSITIVE AREAS
NO. 18	PROPOSED AESTHETIC SENSITIVE AREAS
NO. 19	EXISTING HISTORIC DISTRICTS
NO. 20	PROPOSED HISTORIC DISTRICTS
NO. 21	EXISTING CULTURAL RESOURCES
NO. 22	PROPOSED CULTURAL RESOURCES
NO. 23	EXISTING OPEN SPACE
NO. 24	PROPOSED OPEN SPACE
NO. 25	EXISTING VISUAL CORRIDORS
NO. 26	PROPOSED VISUAL CORRIDORS
NO. 27	EXISTING TRANSPORTATION CORRIDORS
NO. 28	PROPOSED TRANSPORTATION CORRIDORS
NO. 29	EXISTING AIR QUALITY SENSITIVE AREAS
NO. 30	PROPOSED AIR QUALITY SENSITIVE AREAS
NO. 31	EXISTING SOIL CONSERVATION AREAS
NO. 32	PROPOSED SOIL CONSERVATION AREAS
NO. 33	EXISTING WIND CORRIDORS
NO. 34	PROPOSED WIND CORRIDORS
NO. 35	EXISTING SEISMIC HAZARD AREAS
NO. 36	PROPOSED SEISMIC HAZARD AREAS
NO. 37	EXISTING LANDSLIDE HAZARD AREAS
NO. 38	PROPOSED LANDSLIDE HAZARD AREAS
NO. 39	EXISTING COASTAL HAZARD AREAS
NO. 40	PROPOSED COASTAL HAZARD AREAS
NO. 41	EXISTING AVIATION HAZARD AREAS
NO. 42	PROPOSED AVIATION HAZARD AREAS
NO. 43	EXISTING OTHER HAZARD AREAS
NO. 44	PROPOSED OTHER HAZARD AREAS
NO. 45	EXISTING OTHER AREAS
NO. 46	PROPOSED OTHER AREAS

- NOTES**
1. THIS PLAN WAS PREPARED BY THE ARCHITECT AND ENGINEER, AND THE ARCHITECT AND ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED ZONING AND HAS DETERMINED THAT THE PROPOSED ZONING IS APPROPRIATE FOR THE PROPOSED DEVELOPMENT AND IS CONSISTENT WITH THE ZONING MAP AND THE ZONING ORDINANCES OF THE COUNTY OF PRINCE WILLIAM, VIRGINIA.
 2. THE ARCHITECT AND ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED ZONING AND HAS DETERMINED THAT THE PROPOSED ZONING IS APPROPRIATE FOR THE PROPOSED DEVELOPMENT AND IS CONSISTENT WITH THE ZONING MAP AND THE ZONING ORDINANCES OF THE COUNTY OF PRINCE WILLIAM, VIRGINIA.
 3. THE ARCHITECT AND ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED ZONING AND HAS DETERMINED THAT THE PROPOSED ZONING IS APPROPRIATE FOR THE PROPOSED DEVELOPMENT AND IS CONSISTENT WITH THE ZONING MAP AND THE ZONING ORDINANCES OF THE COUNTY OF PRINCE WILLIAM, VIRGINIA.
 4. THE ARCHITECT AND ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED ZONING AND HAS DETERMINED THAT THE PROPOSED ZONING IS APPROPRIATE FOR THE PROPOSED DEVELOPMENT AND IS CONSISTENT WITH THE ZONING MAP AND THE ZONING ORDINANCES OF THE COUNTY OF PRINCE WILLIAM, VIRGINIA.
 5. A REVIEW OF THE PROPOSED ZONING MAP, INCLUDING THE ZONING MAP AND THE ZONING ORDINANCES OF THE COUNTY OF PRINCE WILLIAM, VIRGINIA, HAS REVEALED THAT THE PROPOSED ZONING IS APPROPRIATE FOR THE PROPOSED DEVELOPMENT AND IS CONSISTENT WITH THE ZONING MAP AND THE ZONING ORDINANCES OF THE COUNTY OF PRINCE WILLIAM, VIRGINIA.
 6. THE ARCHITECT AND ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED ZONING AND HAS DETERMINED THAT THE PROPOSED ZONING IS APPROPRIATE FOR THE PROPOSED DEVELOPMENT AND IS CONSISTENT WITH THE ZONING MAP AND THE ZONING ORDINANCES OF THE COUNTY OF PRINCE WILLIAM, VIRGINIA.
 7. CONSULT WITH THE ARCHITECT AND ENGINEER FOR FURTHER INFORMATION.

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	PIECEWISE CURVATURE
1+00.00	N 0° 00' 00" E	100.00	0° 00' 00"	100.00	0.0000
1+10.00	N 10° 00' 00" E	91.76	10° 00' 00"	91.76	0.0000
1+20.00	N 20° 00' 00" E	83.14	20° 00' 00"	83.14	0.0000
1+30.00	N 30° 00' 00" E	75.00	30° 00' 00"	75.00	0.0000
1+40.00	N 40° 00' 00" E	67.18	40° 00' 00"	67.18	0.0000
1+50.00	N 50° 00' 00" E	59.64	50° 00' 00"	59.64	0.0000
1+60.00	N 60° 00' 00" E	52.39	60° 00' 00"	52.39	0.0000
1+70.00	N 70° 00' 00" E	45.36	70° 00' 00"	45.36	0.0000
1+80.00	N 80° 00' 00" E	38.57	80° 00' 00"	38.57	0.0000
1+90.00	N 90° 00' 00" E	32.00	90° 00' 00"	32.00	0.0000
2+00.00	S 0° 00' 00" E	100.00	0° 00' 00"	100.00	0.0000
2+10.00	S 10° 00' 00" E	91.76	10° 00' 00"	91.76	0.0000
2+20.00	S 20° 00' 00" E	83.14	20° 00' 00"	83.14	0.0000
2+30.00	S 30° 00' 00" E	75.00	30° 00' 00"	75.00	0.0000
2+40.00	S 40° 00' 00" E	67.18	40° 00' 00"	67.18	0.0000
2+50.00	S 50° 00' 00" E	59.64	50° 00' 00"	59.64	0.0000
2+60.00	S 60° 00' 00" E	52.39	60° 00' 00"	52.39	0.0000
2+70.00	S 70° 00' 00" E	45.36	70° 00' 00"	45.36	0.0000
2+80.00	S 80° 00' 00" E	38.57	80° 00' 00"	38.57	0.0000
2+90.00	S 90° 00' 00" E	32.00	90° 00' 00"	32.00	0.0000



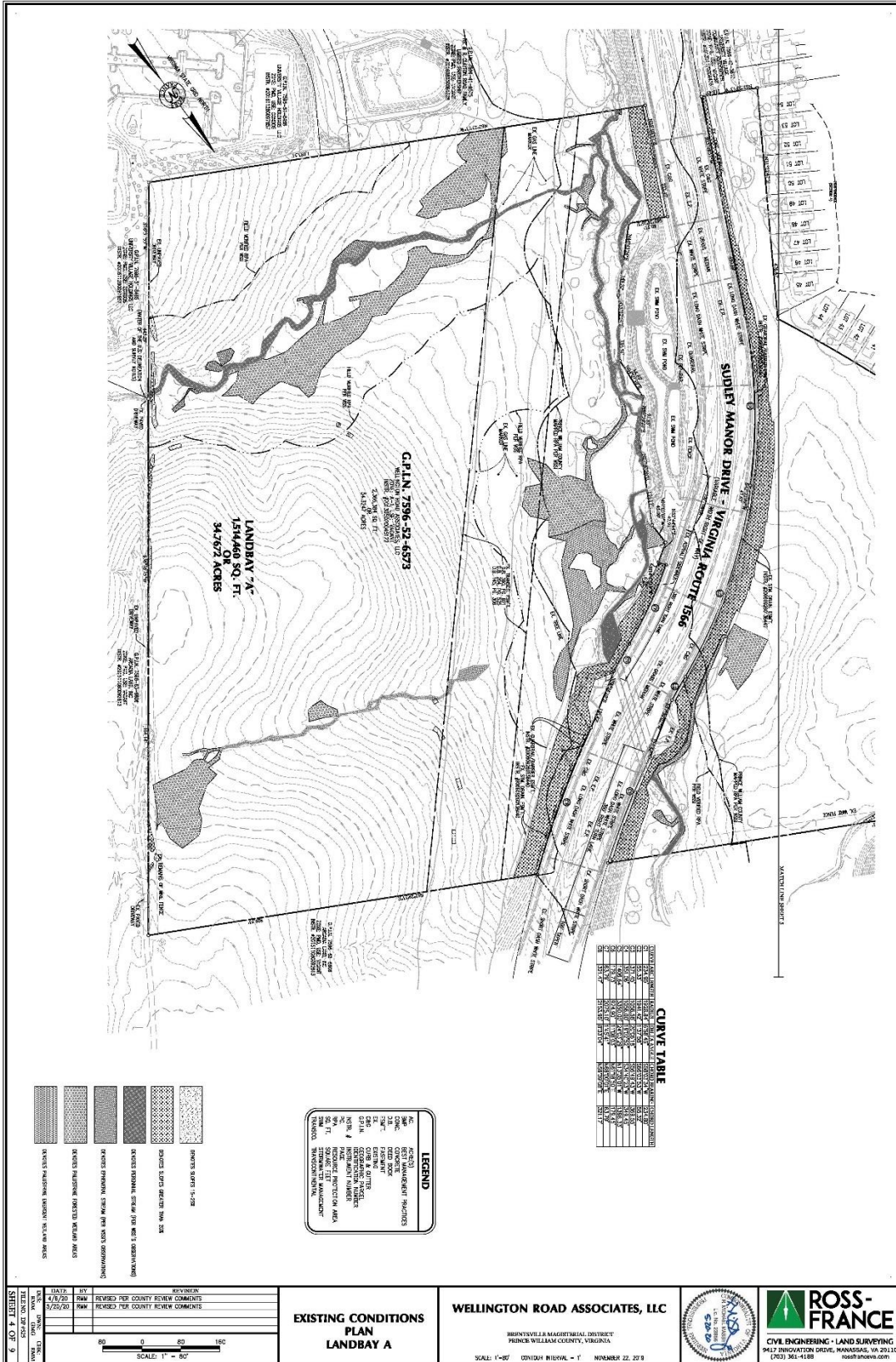
DATE	BY	REVISION
11/11/2019	J. B. BROWN	ISSUED FOR COUNTY BOARD REVIEW
11/11/2019	J. B. BROWN	ISSUED FOR COUNTY BOARD COMMENTS
11/11/2019	J. B. BROWN	ISSUED FOR COUNTY BOARD REVIEW
11/11/2019	J. B. BROWN	ISSUED FOR COUNTY BOARD COMMENTS
11/11/2019	J. B. BROWN	ISSUED FOR COUNTY BOARD REVIEW
11/11/2019	J. B. BROWN	ISSUED FOR COUNTY BOARD COMMENTS

OVERALL EXISTING CONDITIONS PLAN

WELLINGTON ROAD ASSOCIATES, LLC
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1" = 120' CONTROLLER INTERVAL = 1' NOVEMBER 22, 2019

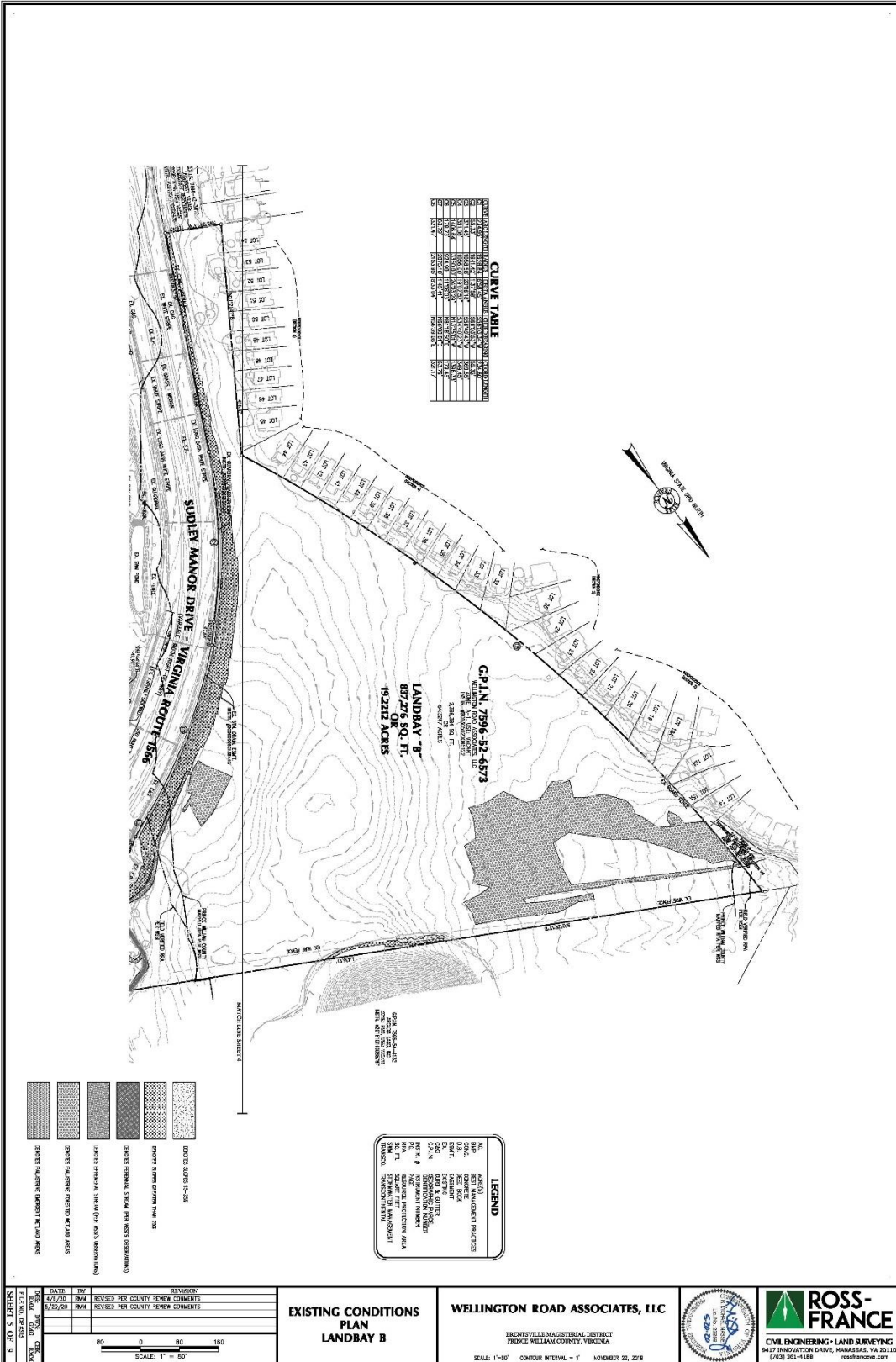
Master Zoning Plan

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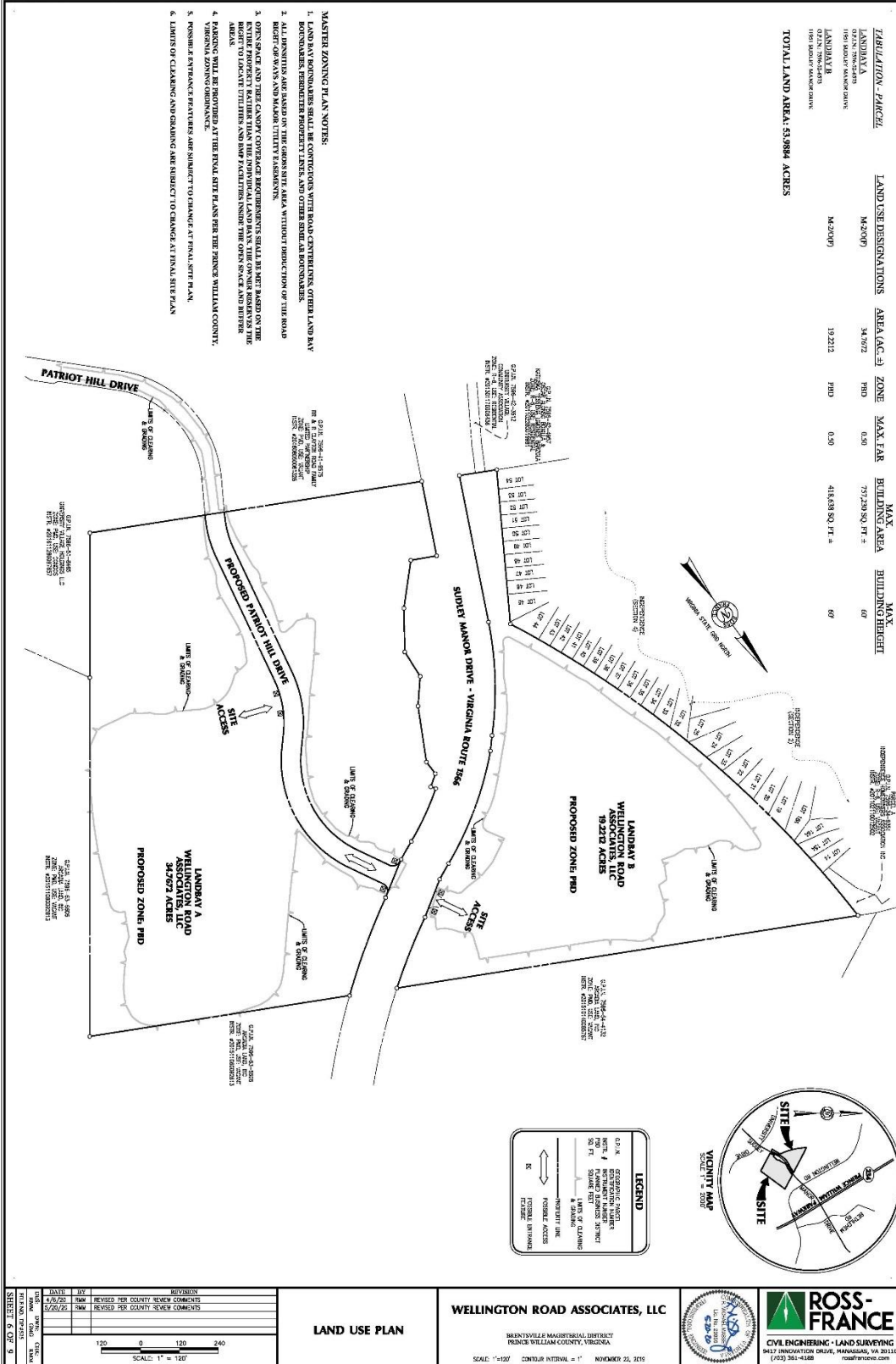
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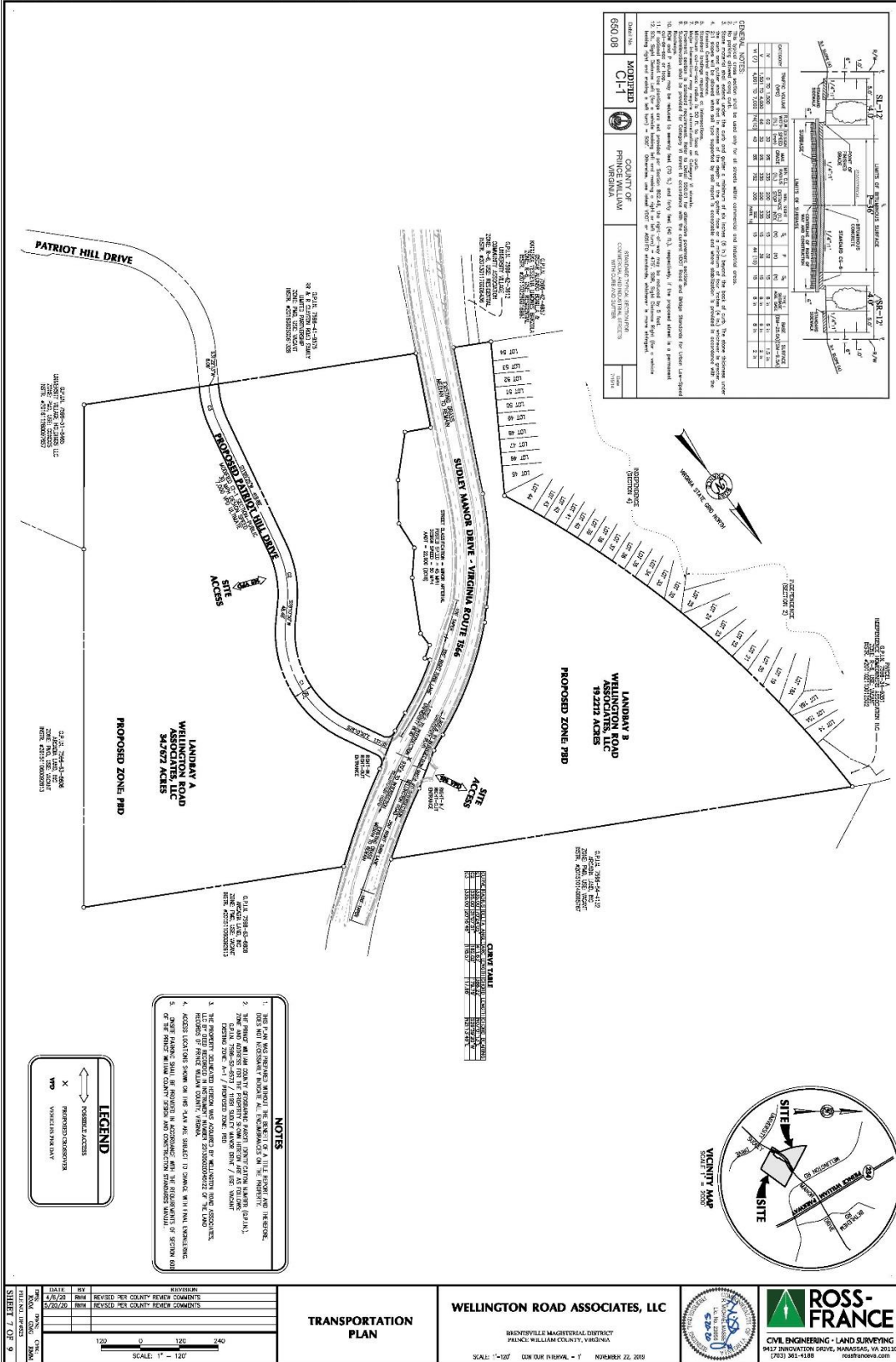


Master Zoning Plan

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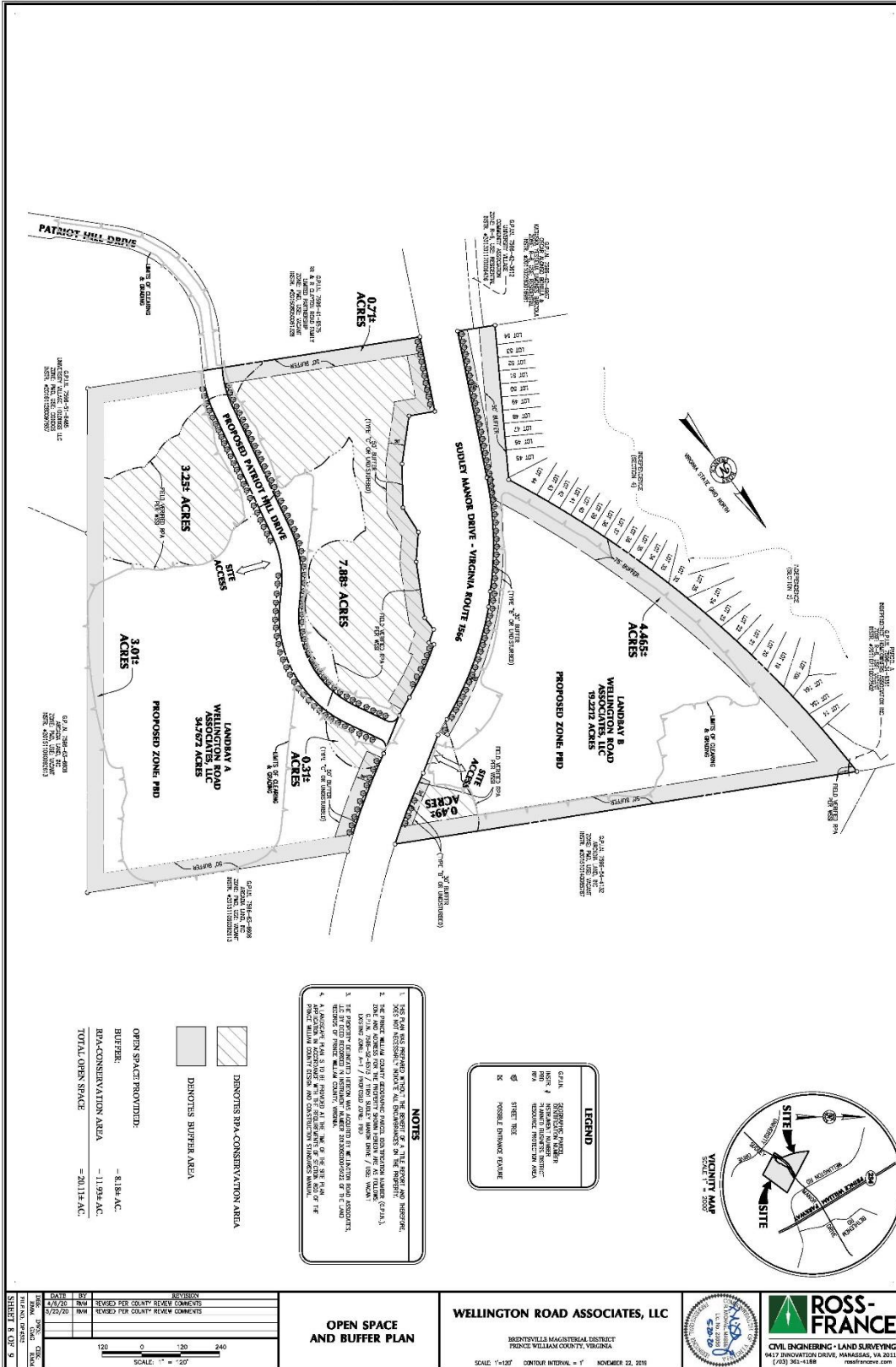


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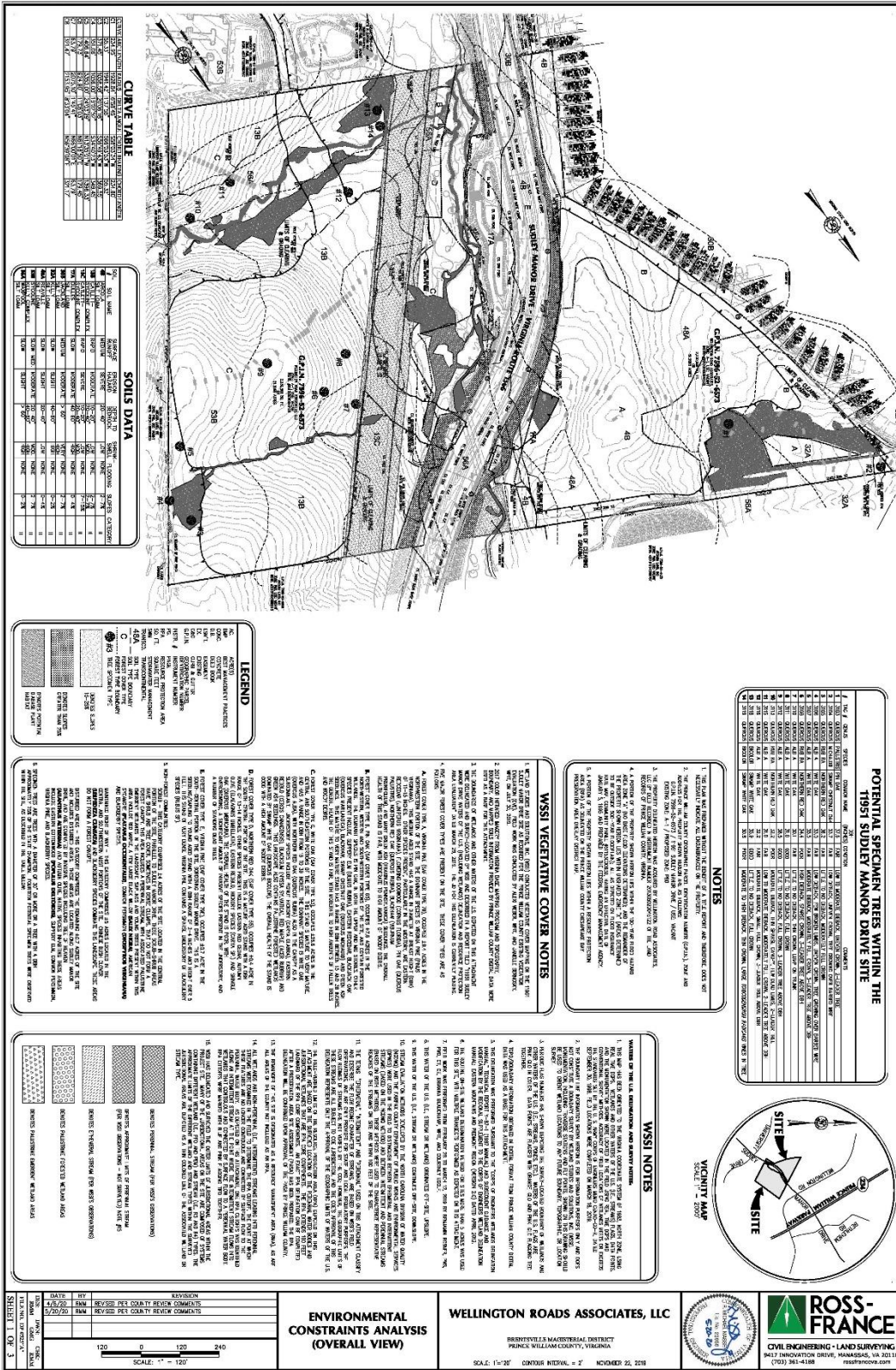
Master Zoning Plan

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Environmental Constraints Analysis (ECA)

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CURVE TABLE

STATION	PC	PVI	PT	LC	EA	GRADIENT	VERT. CURVE
1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00
2+00	2+00	2+00	2+00	2+00	2+00	2+00	2+00
3+00	3+00	3+00	3+00	3+00	3+00	3+00	3+00
4+00	4+00	4+00	4+00	4+00	4+00	4+00	4+00
5+00	5+00	5+00	5+00	5+00	5+00	5+00	5+00
6+00	6+00	6+00	6+00	6+00	6+00	6+00	6+00
7+00	7+00	7+00	7+00	7+00	7+00	7+00	7+00
8+00	8+00	8+00	8+00	8+00	8+00	8+00	8+00
9+00	9+00	9+00	9+00	9+00	9+00	9+00	9+00
10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00

SOILS DATA

NO.	SOIL NAME	SOIL TYPE	DEPTH	PERCENT CLAY	PERCENT SILT	PERCENT SAND	PERCENT GRAVEL	PERCENT ORGANIC	PERCENT COBBLES	PERCENT Boulders	PERCENT ROCKS
1	CLAY	CLAY	0-12"	50	40	10	0	0	0	0	0
2	SILT	SILT	12-24"	40	50	10	0	0	0	0	0
3	SAND	SAND	24-36"	10	10	80	0	0	0	0	0
4	GRAVEL	GRAVEL	36-48"	0	0	10	90	0	0	0	0
5	ROCK	ROCK	48-60"	0	0	0	0	0	0	100	0
6	CLAY	CLAY	60-72"	50	40	10	0	0	0	0	0
7	SILT	SILT	72-84"	40	50	10	0	0	0	0	0
8	SAND	SAND	84-96"	10	10	80	0	0	0	0	0
9	GRAVEL	GRAVEL	96-108"	0	0	10	90	0	0	0	0
10	ROCK	ROCK	108-120"	0	0	0	0	0	0	100	0

LEGEND

[Symbol]	EXISTING PROPERTY BOUNDARIES
[Symbol]	EXISTING LOT LINES
[Symbol]	EXISTING EASEMENTS
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING ROADS
[Symbol]	EXISTING TREES
[Symbol]	EXISTING SPECIMEN TREES
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING FLOODPLAIN
[Symbol]	EXISTING ENVIRONMENTAL CONSTRAINTS
[Symbol]	EXISTING POTENTIAL SPECIMEN TREES
[Symbol]	EXISTING POTENTIAL WETLANDS
[Symbol]	EXISTING POTENTIAL FLOODPLAIN
[Symbol]	EXISTING POTENTIAL ENVIRONMENTAL CONSTRAINTS

NOTES

1. THIS PLAN SHOWS THE POTENTIAL SPECIMEN TREES WITHIN THE 1951 SUDDLEY MANOR DRIVE SITE.
2. THE POTENTIAL SPECIMEN TREES ARE IDENTIFIED BY THE TREE TAG NUMBERS.
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VICINITY MAP

REVISIONS

NO.	DATE	BY	REVISION
1	05/26/20	EGH	ISSUED FOR PERMITS
2	05/26/20	EGH	REVISED PER COUNTY REVIEW COMMENTS

ENVIRONMENTAL CONSTRAINTS ANALYSIS (OVERALL VIEW)

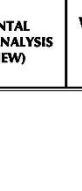
WELLINGTON ROADS ASSOCIATES, LLC

RENTONVILLE MASTERPLAN DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1" = 20' CONTOUR INTERVAL = 2' NOVEMBER 01, 2018

SCALE

SCALE: 1" = 20'

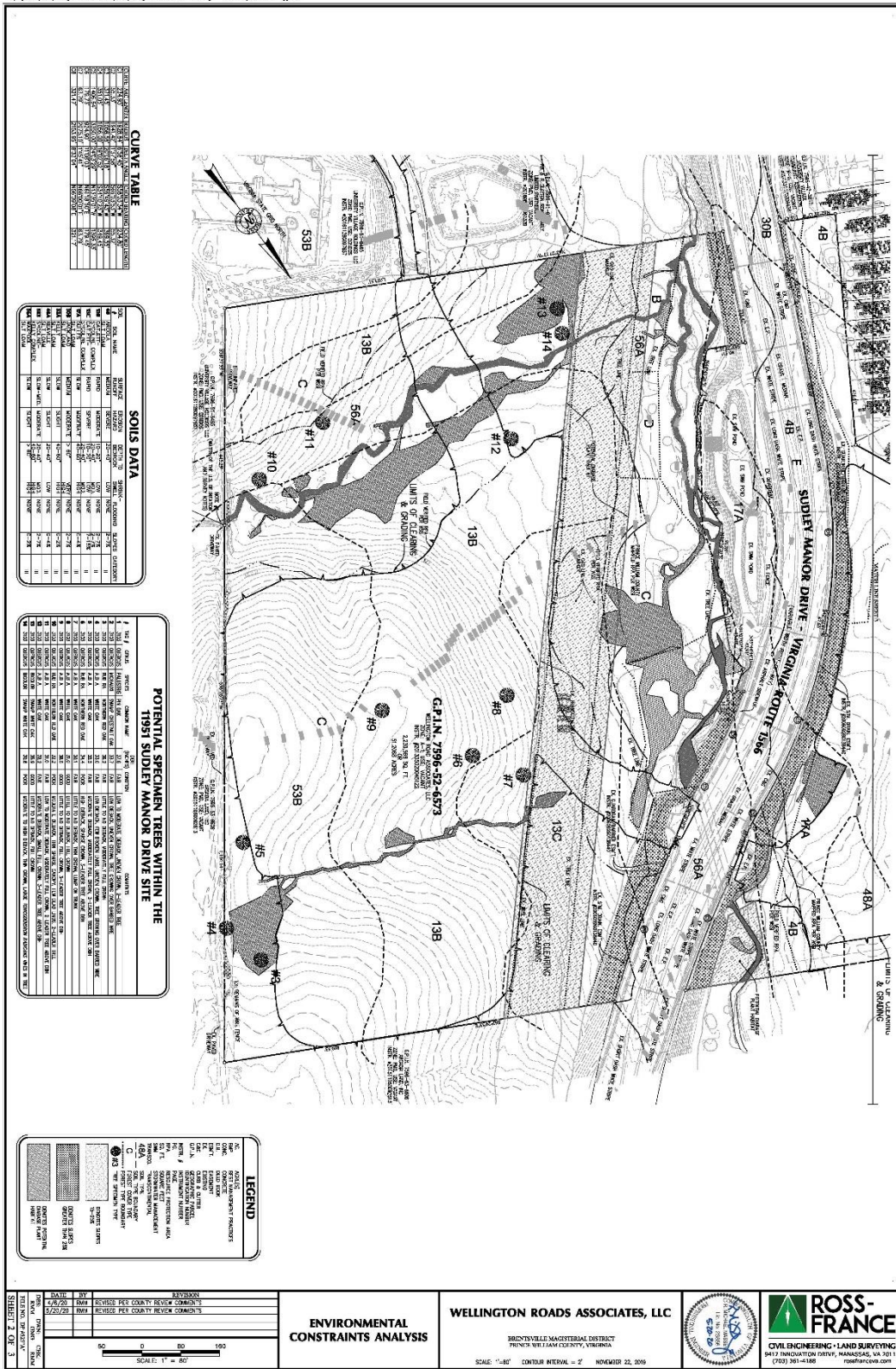


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1811 INNOVATION DRIVE, HANNAH, VA 22112
(703) 361-4188
wellingtonroads.com

Environmental Constraints Analysis (ECA)

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ENVIRONMENTAL
CONSTRAINTS ANALYSIS

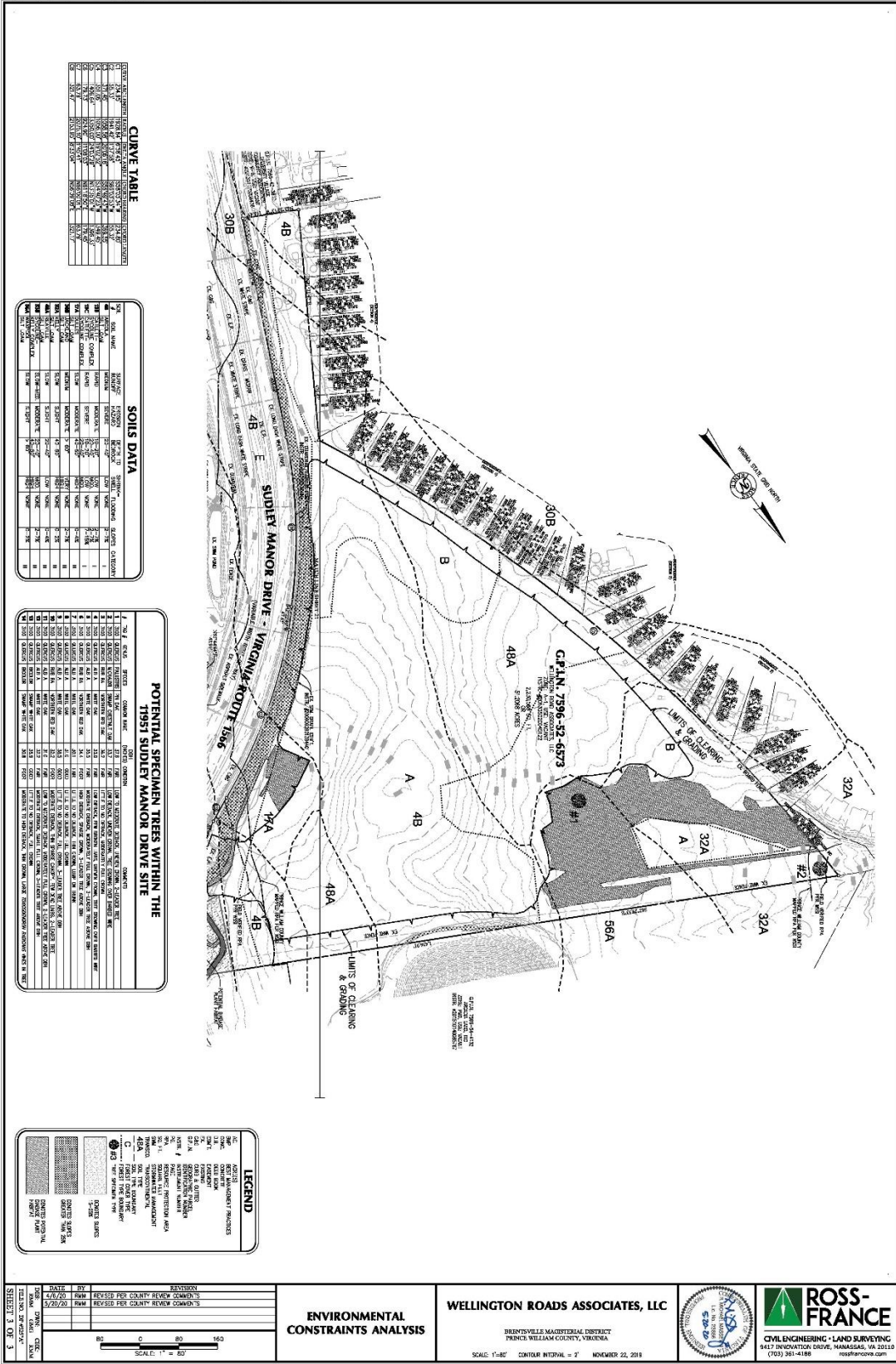
WELLINGTON ROADS ASSOCIATES, LLC

WRIGHTSVILLE MAGISTRAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SCALE: 1"=50' CONTOUR INTERVAL = 2' NOVEMBER 22, 2009



Environmental Constraints Analysis (ECA)

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Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: BURGESS **January 14, 2020**
SECOND: ERHART **Regular Meeting**
RE: LAND DEVELOPMENT RECOMMENDATIONS **Res. No. 20-003**
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>
SUP2020-00015	Kelly's Ridge Car Wash	No Further Work
CPA2018-00009	Rural Area Preservation Study Implementation	Table
SUP2020-00016	Costco Manassas Building Expansion	No Further Work
SUP2020-00017	Sudley Road Dunkin' Drive-Through	No Further Work
REZ2020-00010	11951 Sudley Manor Drive	Prior to land disturbance, Phase II evaluation on archaeology site 44PW2049 and, if warranted, a Phase III study. Artifacts to be donated to and curated with the County. Public interpretation of archaeology site 44PW2049

Historical Commission Resolution

January 14, 2020
Regular Meeting
Res. No. 20-003
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		based on Phase II and or Phase III findings.
SUP2020-00018	Industry Court Motor Vehicle Storage	No Further Work
SUP2020-00007	Millennium Landscaping	Table
REZ2020-00011	Gainesville Tech Park	Table

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: none

Absent from Meeting: Cunard, Johns, Pearsall

MOTION CARRIED

ATTEST: 
Secretary to the Commission