



STAFF REPORT

PC Meeting Date:	October 6, 2021
Agenda Title:	Rezoning #REZ2021-00015, Contractors Court
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2021-00015, Contractors Court, subject to proffers dated September 9, 2021
Department:	Planning Office
Case Planner:	Christopher Perez

EXECUTIVE SUMMARY

This is a request to rezone ±6.2139 acres from M-1, Heavy Industrial, to M/T, Industrial Transportation. The site is developed. The rezoning seeks to enhance the industrial capacities of the property by permitting additional uses within an existing building and on developed portions of the parcel, and alternatively, would allow redevelopment and trigger additional proffered commitments. The site is addressed as 9515 Contractors Court; and is located on the southern edge of Broad Run Industrial Park. The subject site is identified on County maps as GPIN 7595-56-7123. The site is designated EI, Industrial Employment, and ER, Environmental Resource, in the Comprehensive Plan.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2021-00015, Contractors Court, subject to the proffers dated September 9, 2021.

BACKGROUND

- A. Request: To rezone ±6.2139 acres from M-1, Heavy Industrial, to M/T, Industrial Transportation. The site is developed. The rezoning seeks to enhance the industrial capacities of the property by permitting additional uses within an existing building and on developed portions of the parcel, and alternatively, would allow redevelopment and trigger additional proffered commitments.
- B. Site Location: The site is addressed as 9515 Contractors Court; is identified on County maps as GPIN 7595-56-7123; and is also located on the southern edge of Broad Run Industrial Park.
- C. Comprehensive Plan: The site is designated EI, Industrial Employment, and ER, Environmental Resource, in the Comprehensive Plan.
- D. Zoning: The site is zoned M-1, Heavy Industrial, and is located within the Data Center Opportunity Overlay District and Airport Safety Overlay District. There are existing proffers that effect the property associated with REZ#1989-13.
- E. Surrounding Land Uses: The subject site is located within the Broad Run Industrial Park and is among existing industrial uses. The site contains an existing 2 story, 18,210-square-foot brick building. The site is bordered on the north by a contract construction facility, to the east by a large vacant PBD zoned parcel, to the south by Broad Run stream, and to the west by a contract construction facility.

STAFF RECOMMENDATION

Staff recommends approval of #REZ2021-00015, Contractors Court, subject to the proffers dated September 9, 2021, for the following reasons:

- The requested M/T, Industrial/Transportation, zoning district is intended to implement the EI, Industrial Employment, land use designation.
- Within Broad Run Industrial Park, the surrounding character of the area is primarily industrial, and the proposed rezoning to the M/T zoning district will be consistent with the nearby existing industrial uses.
- As proposed, the proffers sufficiently mitigate the anticipated impacts.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The proposed zoning district of M/T, Industrial/Transportation, as proffered, directly implements the current EI, Industrial Employment, land use designation. The portion of the site that is designated ER is within an existing recorded conservation easement and is proposed to

remain undisturbed.

Level of Service (LOS): The LOS impacts related to this subject rezoning request would be mitigated through monetary contributions by the proffers, upon redevelopment, as follows:

Water Quality	\$75 per acre	±6.2139 acres	\$466 upon redevelopment
Fire & Rescue	\$0.61 per SF for any new GFA over 18,210 SF (the existing building)	No specific building additions proposed at this time;	N/A at this time
TOTAL			\$466 upon redevelopment

Strategic Plan

Resilient Economy: The proposed rezoning is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The rezoning will result in an increased assessed tax value and commercial tax base, and more direct implementation of the EI designation.

Transportation & Mobility: The proposed rezoning is favorably aligned with the County's Transportation & Mobility objective to improve multi-modal options by proffering bike racks upon redevelopment.

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 other jurisdiction.

Legal Issues

If the rezoning is approved, the site could be developed as proffered with the M/T, Industrial/Transportation, zoning district. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

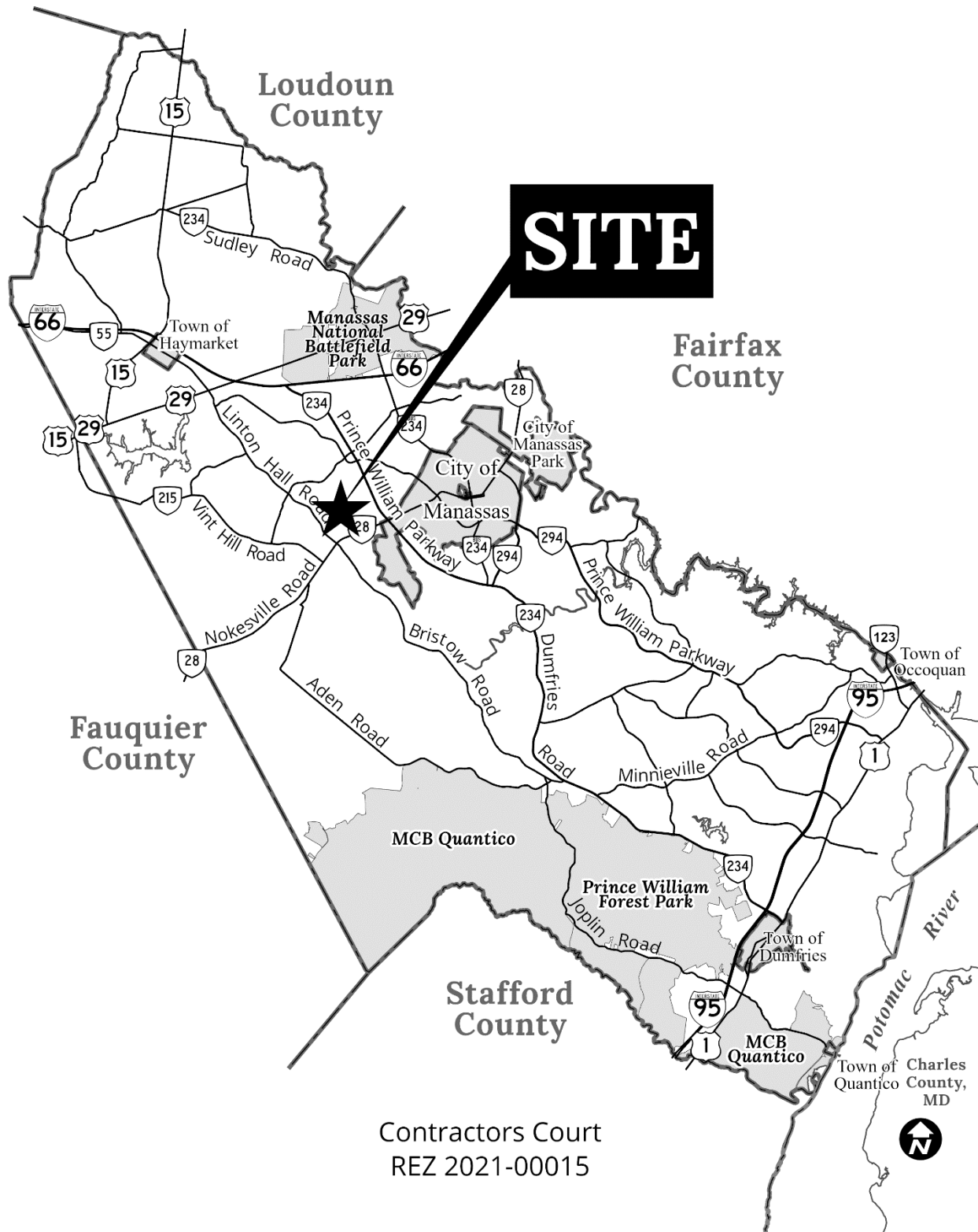
The Planning Commission has until January 4, 2022, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the rezoning request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Christopher Perez | (703) 792-8050
cperez@pwcgov.org

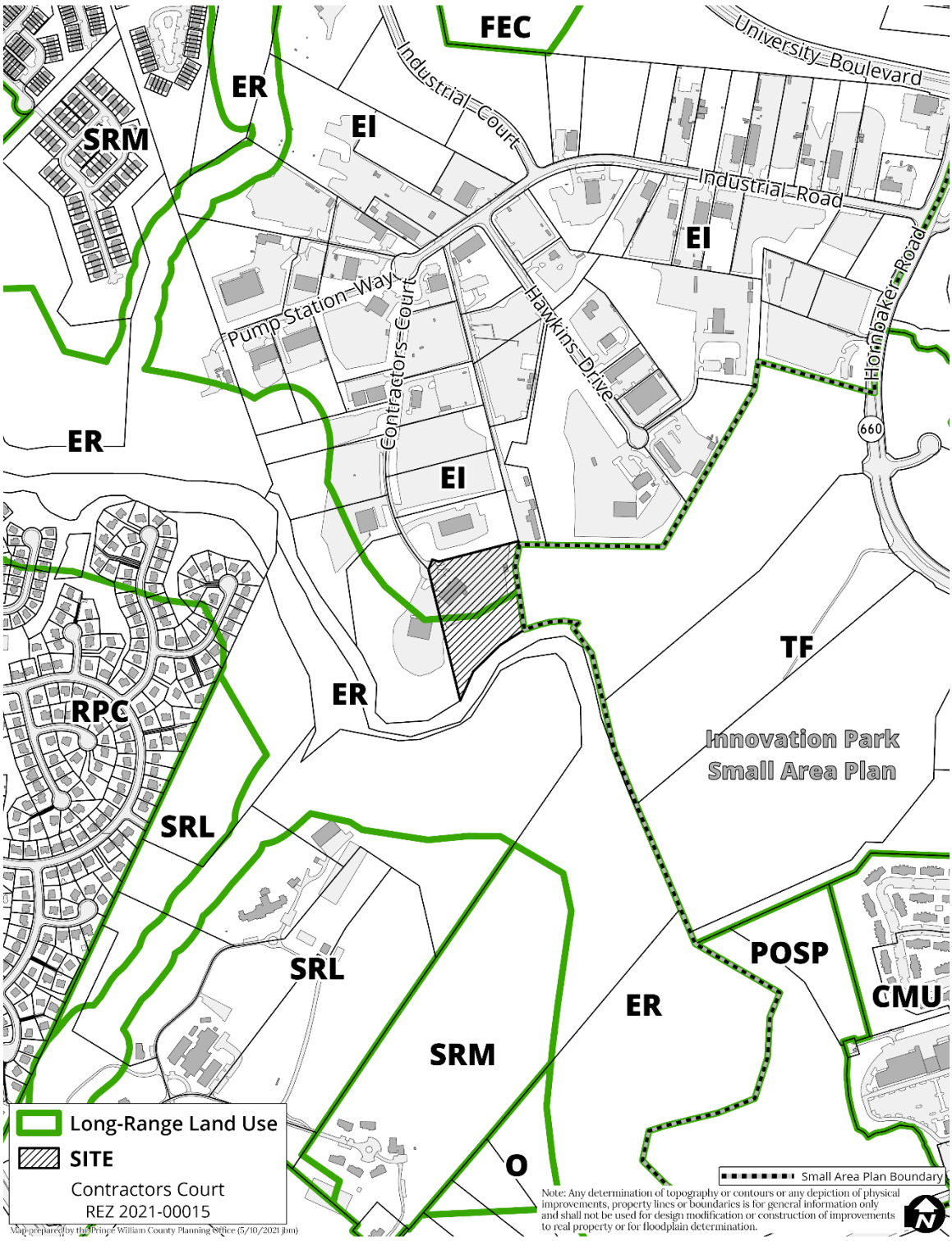
ATTACHMENTS

Area Maps
Staff Analysis
Proffers
Generalized Development Plan (GDP)
Historical Commission Resolution





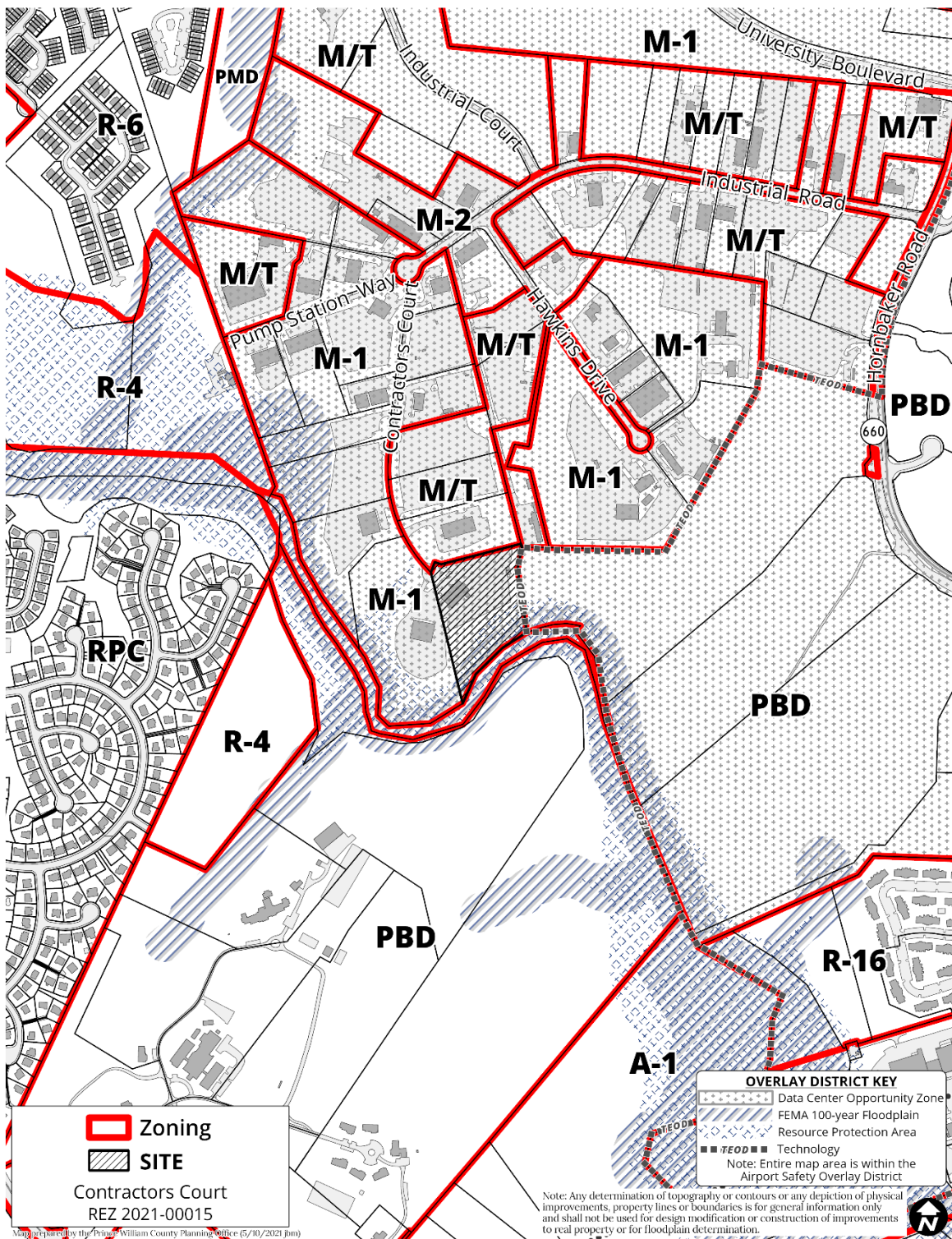
Contractors Court
REZ 2021-00015





 Long-Range Land Use
 SITE
 Contractors Court
 REZ 2021-00015
Map prepared by the City of William County Planning Office (5/10/2021 jhm)

 Small Area Plan Boundary
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.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environmental	Yes
Fire and Rescue	Yes
Parks, Open Space and Trails	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	Zoning
North	Industrial use	EI	M/T
South	Broad Run stream	ER	A-1
East	Vacant land in the planned business district with vegetation	TF	PBD
West	Industrial use	EI/ER	M-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 site is located within the Development Area and is further designated EI (Industrial Employment) and ER (Environmental Resource). The Applicant is requesting to rezone the subject property from M-1, Heavy Industrial to M/T, Industrial Transportation, to allow for additional industrial uses and more future development options. The requested M/T zoning district enables the property to develop more consistently with what is intended for the Broad Run Industrial Park and in accordance with the planned EI, Industrial Employment designation. The portion of the site that is designated ER is within an existing recorded conservation easement and does not currently contain development and is proposed to remain undisturbed. The following table summarizes the intended uses, characteristics, and densities intended for the EI and the ER land use designations.

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

	<p><i>Chesapeake Bay Preservation Act.</i> 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>
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Proposal’s Strengths

- Zoning/Long-Range Land Use Compatibility: The proposed rezoning of the subject property from to M-1 to M/T implements the EI, Industrial Employment, land use designation within the Comprehensive Plan.
- Consistency with Surrounding Area: The site is located within the Broad Run Industrial Park and is among existing industrial uses. The site is adjacent to an existing M-1 zoned parcel and a M/T zoned parcel. The southern border of the site abuts the Broad Run steam. The eastern portion of the site abut a parcel zoned PBD, Planned Business District which is associated with Avanti at Innovation (#REZ2010-00028) and includes a MZP which depicts limits of construction from the shared property line estimated at 300 feet and contains existing trees and vegetation that are to remain. The adjacent rezoning provides additional distance and screening between the various uses. The subject request to rezone the site to M/T is consistent with the character of the surrounding area.
- Environmental: The site does not propose to development in the ER designated portion of the site.
- Prohibition for Uses: As proffered, the Applicant has prohibited the following uses on the property based on their intensity and surrounding uses:
 - Asphalt/concrete plant
 - Blacksmith, welding or machine shop
 - Coal yard
 - Extraction of mineral resources
 - Farmer’s Market
 - Kennel, commercial
 - Motor vehicle graveyard

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.

The site is developed with an 18,210 square foot building. The rezoning seeks to enhance the industrial capacities of the property by permitting additional uses within an existing building and on developed portions of the parcel. Additionally, redevelopment would trigger additional proffered commitments that address architectural, landscaping, and signage improvements. If the Applicant constructs more than 7,000 additional gross square feet on the Property, such construction shall be considered for purposes of this application as "redevelopment". Staff is comfortable with this scenario as it expands the use options for an existing building, but also includes additional design expectations should the site redevelop.

Proposal's Strengths

- Limited Height: The Applicant proffers that the maximum height of any building on the property shall be limited to 65 feet.
- Crane Storage Provision: The Applicant proffers that if cranes are stored on the property, they shall be stored in the lower position.
- Signage: As proffered, upon redevelopment, any freestanding signage shall be monument style and limited to 10 feet in height.
- Landscape Improvements: As proffered, upon redevelopment, landscaping shall be provided per the DCSM and will only use native and noninvasive species in any new plantings and/or landscaping areas.
- Eastern Perimeter Buffer: As depicted on the GDP, an existing 50-foot landscape buffer is provided along the eastern perimeter of the subject site, where it abuts a property zoned PBD, Planned Business District. The 50' buffer is greater than the typical buffer sought between these two zoning districts, which is typically a 30' buffer. Additionally, the subject site is at a lower elevation than the adjacent PBD site.
- Adjacent parcel: As mentioned above the abutting property is zoned PBD, Planned Business District (#REZ2010-00028) and includes a MZP which depicts limits of construction from the shared property line estimated at 300 feet and contains existing trees and vegetation that are to remain in that area. The adjacent rezoning provides additional distance and screening

between the uses.

- Architecture: As proffered, if the existing building is removed, any new building façade oriented towards Contractors Court shall incorporate brick, stone, and or split faced block as the primary building material.

Proposal's Weaknesses

- None Identified

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

Cultural Resources Plan Analysis

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

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

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its May 11, 2021, 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.

Economic Development

An enhanced, diverse nonresidential tax base creates quality jobs, allowing people to live, work and recreate in Prince William County. The Economic Development Plan sets out policies and action strategies that further the County's goal of attracting and fostering the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- **Nonresidential Development**: The application proposes nonresidential development that will increase the County's nonresidential tax base and help to enhance industrial uses.
- **Increase At-place Employment**: The proposal to rezone to M/T will enhance the industrial use options and will help contribute to the overall goal to increase growth in at-place employment.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site is developed and is located within the Broad Run Industrial Park. The portion of the site that is designated ER is located within an existing recorded conservation easement, does not currently contain development, and is proposed to remain undisturbed. There is Resource Protection Area (RPA) and Floodplain at the rear of the site within the existing conservation easement.

Proposal's Strengths

- **Water Quality**: As proffered, upon redevelopment, a \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements shall be provided. Said contribution will be paid prior to and as a condition of approval of the site plan.
- **Limits of Clearing & Grading**: As indicated on the GDP, the Applicant shall limit all development to within those areas depicted on the GDP.
- **Environmental**: The site does not propose to development in the ER designated portion of the site.

Proposal's Weaknesses

- None identified

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

Fire and Rescue Plan Analysis

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

The first due responding station is Fire/Rescue Station 25 (Braemar). This subject site is not located within the 4.0-minute travel time for fire and basic life support but is within the 8.0-minute travel time for advanced life support. In FY 2019, Fire/Rescue Station 25 responded to 3,350 incidents, while the workload capacity for this station is 4,000 incidents.

Proposal's Strengths

- **Monetary Contribution**: As proffered, upon redevelopment, the Applicant will make a monetary contribution of \$0.61 per SF for any building addition beyond the existing 18,210 SF building onsite, prior to issuance of any building permit, excluding any structured parking.

- Inside 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.
- Station Workload: FY 2019 data shows the number of incidents in the Fire/Rescue Station 25 area as 3,350 incidents, while the workload capacity is 4,000 incidents. As such, it is operating under capacity.
- Spill Contingency Plan: As proffered, a spill contingency plan shall be prepared in coordination with the Fire Marshal's Office prior to final site plan approval. This commitment would apply to any future redevelopment of the site.

Proposal's Weaknesses

- Outside of 4.0-Minute Travel Time: The site is located outside the recommended 4.0-minute travel time for fire suppression and basic life support.

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

Police Plan Analysis

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

At this time, the Police Department does not believe this application will create significant impact on calls for service nor are there any Crime Prevention Through Environmental Design (CPTED) concerns to address.

Proposal's Strengths

- No Significant Impact: The Police Department has reviewed the proposal and does not believe it will result in a new significant impact on calls for Police service.
- Gated Access & Perimeter Fencing: The site is fenced. This controls access into the site and provides a level of onsite security.

- Graffiti Removal & Reporting: As proffered, the Applicant agrees to remove any graffiti from the property. Any graffiti is to be reported to the Police Department before removal.

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The subject property is within the Development Area of the County and is thereby required to utilize public water. The site is currently connected to public water.

Proposal's Strengths

- Water Connection: The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. As proffered, the site shall be connected to public water, with the Applicant bearing all costs associated with providing onsite and offsite facilities to meet the demand generated by its uses.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area.

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. The site is currently connected to public sewer.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

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 "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

A deferral of a Traffic Impact Analysis (TIA) was granted by the Department of Transportation as per the Design and Construction Standards Manual (DCSM), based on anticipated low trip generation. Contractors Court is a private street and is not included in the Comprehensive Plan for improvement. The site is located at the cul-de-sac of Contractors Court and is characterized by commercial industrial businesses with individual access points onto Contractors Court. Access to the site is currently provided by an existing commercial entrance. No entrance upgrades are with this rezoning, but if needed with any future final site plan, they will be obtained prior to site plan approval. Bike parking facilities are required to accommodate employees and customers who utilize bicycles to travel. As proffered, this improvement will be triggered upon redevelopment.

Proposal's Strengths

- **Site Access:** Access to the site will be provided through the existing entrance off Contractors Court, as depicted on the GDP and as proffered.

- Bike Parking: As proffered, upon redevelopment, the Applicant shall provide 1 bike rack to be located at the time of the final site plan.

Proposal's Weaknesses

- None identified.

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

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The Plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

This parcel is adjacent to Broad Run stream and the Broad Run Linear Trail. The County currently holds a recorded 50-foot-wide public trail easement for the Broad Run Linear Trail across the rear of the property, which is located in the recorded conservation easement. The trail is constructed as a natural surface path. It also connects upstream and downstream segments of the Broad Rub Linear Trail.

Proposal Strengths

- Trail Connection: The County currently holds a recorded 50-foot-wide public trail easement for the Broad Run Linear Trail across the rear of the property, which is located in the recorded conservation easement. The trail is constructed as a natural surface path. It also connects upstream and downstream segments of the Broad Rub Linear Trail.
- No New Impact: The proposed rezoning will have no impact on the demand for park acreage and recreational facilities in the area.

Proposal Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Parks, Open Space and Trails 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 2021-2024 Strategic Plan was developed through extensive community input, research of county policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. In an effort to implement this vision, the Strategic Plan Team developed seven strategic focus areas to guide Board actions: "Health, Wellbeing & Human Services," "Safe and Secure Community," "Resilient Economy," "Quality Education & 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 the proposal relative to the Strategic Plan are as follows:

- **Resilient Economy**: The proposed rezoning is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The rezoning will result in an increased assessed tax value and commercial tax base.
- **Transportation & Mobility**: The proposed rezoning is favorably aligned with the County's Transportation & Mobility objective to improve multi-modal options by proffering bike racks upon redevelopment.

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.

Modifications / Waivers

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

- None identified.

Agency Comments

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

- PWC Archaeologist
- PWC GIS
- PWC Parks and Recreation
- PWC Economic Development
- PWC Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range
- PWC Police / Crime Prevention
- PWC Public Works – Watershed Management
- PWC Transportation
- Service Authority
- Virginia Department of Transportation (VDOT)

PROFFER STATEMENT

RE: #REZ2021-00015 Contractors Court Rezoning
Owner/Applicant: EURO GROUP, LLC
Property: G.P.I.N: 7595-56-7123 (the "Property") Approximately
6.2139 acres, Brentsville Magisterial District M-1, Heavy Industrial
to M/T, Industrial/Transportation
Date: September 9, 2021

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto, including proffers associated with REZ#89-0013. In the event the referenced rezoning is not granted as applied for by the Applicant, the proffers herein shall be withdrawn and shall become null and void and proffers associated with REZ#89-0013 shall remain in full force and effect on the applicable portion of the Property.

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 "Plan" shall be that plan entitled "Contractors Court Rezoning – Generalized Development Plan/Existing Conditions Plan" prepared by Ross-France, dated March 11, 2021, last revised July 26, 2021.

USES & SITE DEVELOPMENT

1. Site Development - The Property, consisting of approximately 6.2139 acres, shall be developed in accordance with the M/T Zoning District.
2. Uses - All uses permitted in the M/T zoning district shall be permitted on the Property, except that the following uses shall be prohibited:
 - a. Asphalt/concrete plant;
 - b. Blacksmith, welding or machine shop;
 - c. Coal yard;
 - d. Extraction of mineral resources;
 - e. Farmer's market;
 - f. Kennel, commercial;
 - g. Motor vehicle graveyard; and
 - h. Waterfront and maritime uses.
3. Redevelopment -

Proffer Statement

- a. If, following the approval of this rezoning and acceptance of these Proffers, the Applicant constructs more than 7,000 new, additional gross square feet on the Property in addition to the existing building (the Property is currently developed with approximately 18,210 square feet of building), such construction shall be considered for purposes of these Proffers as "Redevelopment". Redevelopment shall not mean reconstruction and restoration of a building damaged by casualty in accordance with Part 601 of the Zoning Ordinance.
- b. In accordance with the Zoning Ordinance and DCSM, the Applicant shall submit a site plan, in accordance with DCSM requirements, for any Redevelopment of the Property at which time the Applicant shall comply with the requirements set forth in these Proffers for Redevelopment of the Property.

COMMUNITY DESIGN

4. Architecture - If the existing building is removed, any new building façade oriented toward Contractors Court, shall incorporate brick, stone and/or split faced block as the primary building materials. Compliance with the above shall be demonstrated by the submission of building elevations to the Development Services Land Development Division for approval as a condition of building permit release letter issuance.
5. Height -
 - a. The maximum height of any building on the Property shall be sixty-five (65) feet in height.
 - b. If cranes are stored on the Property, they shall be stored in a lowered position. This shall exclude any cranes used during construction on the Property.
6. Signage - Upon Redevelopment, if a new freestanding sign is proposed for the Property, it shall be monument in style, with a masonry base and shall not exceed ten (10) feet in height. A sign permit shall be required for said new freestanding sign.
7. Landscaping - Upon Redevelopment, the Applicant shall:
 - a. Provide landscaping per the DCSM (unless waived or modified by the County) in connection with site plan review; and
 - b. Use only native and noninvasive species in any new plantings and/or landscaping areas.

TRANSPORTATION

8. Access - Access to the Property shall be provided from Contractors Court as shown on the Plan.

Proffer Statement

9. Bike Rack - Upon Redevelopment, the Applicant shall provide one bike rack on the Property. The location and design of the bike rack shall be determined at final site plan review.

FIRE AND RESCUE

10. Monetary Contribution - The Applicant shall contribute to the Board of County Supervisors the sum of \$0.61 per square foot of any new gross building floor area (over 18,210 gross square feet) for fire and rescue purposes. Said contribution shall be paid prior to and as a condition of the approval of each building permit for a building, excluding any structured parking facilities, on the Property.
11. Spill Contingency Plan - In connection with the submission of any future site plan for any use on the Property which involves the storage of hazardous materials, a "Spill contingency Plan" in accordance with Prince William County requirements shall be submitted to the Fire Marshal for approval.

ENVIRONMENTAL

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

WATER AND SEWER

13. Water and Sewer - The Property shall be served by public sanitary sewer and water.

MISCELLANEOUS

14. Escalation - In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, noncompounded.
15. Graffiti Removal - The Applicant agrees to remove any graffiti from the Property. 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.

Proffer Statement

[SIGNATURES APPEAR ON FOLLOWING PAGES]

Historical Commission Resolution

HISTORICAL COMMISSION MEETING – May 11, 2021

DRAFT LAND DEVELOPMENT RECOMMENDATIONS

Resolution to be approved at the June 8th meeting of the Historical Commission

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2018-00026	Independent Hill - Second Submission	<p>Request applicant adhere to previous requests as noted below:</p> <ul style="list-style-type: none"> • Request applicant donate \$3000 for a historical marker; • Request applicant install interpretive Kiosk, including 4 bench seats and 2 National Park Service style signs with content to be reviewed by the Historical Commission; • Conduct metal detector survey with the recommended expanded survey area and, if warranted, conduct Phase II evaluation and Phase III data recovery study; • Artifacts to be donated to and curated with the County; • Adhere to proffered archaeological studies.
SUP2021-00025	Quantico Centre Popeyes	No Further Work
REZ2021-00016	Broad Run Industrial Park Lot 1A	No Further Work
REZ2021-00015	Contractors Court	No Further Work
REZ2021-00014	Wellington Glen Parcel J/K Proffer Amendment	No Further Work