



STAFF REPORT

PC Meeting Date:	December 15, 2021
Agenda Title:	Rezoning #REZ2021-00016, Broad Run Industrial Park 1A
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2021-00016, Broad Run Industrial Park 1A, subject to proffers dated September 7, 2021
Department:	Planning Office
Case Planner:	Christopher Perez

EXECUTIVE SUMMARY

This is a request to rezone ±2.43 acres from M-2, Light Industrial, to M/T Industrial/Transportation and to add a fenced outdoor equipment material storage yard to the site. The property is addressed as 11144 Industrial Road; and is in the Board Run Industrial Park.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2021-00016, Broad Run Industrial 1A, subject to the proffers dated September 7, 2021.

BACKGROUND

- A. Request: This is a request to rezone ± 2.43 acres from M-2, Light Industrial, to M/T Industrial/Transportation.

Feature/Standard	Existing Standards M-2, Light Industrial	Proposed Standards (Redevelopment) M/T, Industrial/Transportation
Building Area	6,000 square feet (existing)	6,800 square feet Includes new 800 square feet shed 0.9 acres gravel storage yard
Maximum Height	60 feet Existing Bldg: 25-feet	Limited by proffer to 65 feet Existing Bldg: 25-feet
Minimum Open Space	20%	15% required 44.6% provided
FAR	0.50	0.064 as proposed
Landscaping /Buffers	10-foot wide landscape strip along Industrial Road	10-foot wide landscape strip along Industrial Road
Site Entrance	1 full movement access off of Industrial Road	1 full movement access off of Industrial Road

- B. Site Location: The subject property is located on the north side of Industrial Rd., $\pm 2,000$ ft. west of its intersection with Hornbaker Rd within the Broad Run Industrial Park. The site is currently addressed as 11144 Industrial Road and is identified on County maps as GPIN 7595-69-2101.
- C. Comprehensive Plan: The site is designated EI, Industrial Employment, in the Comprehensive Plan.
- D. Zoning: The site is zoned M-2, Light Industrial and is located within the Data Center Opportunity Overlay District and the Airport Safety Overlay District.
- E. Surrounding Land Uses: The subject site is located in the Broad Run Industrial Park and currently operates as a contractor's shop and storage yard for Brown Roofing. Properties to the north and east are currently vacant, zoned M-1, Heavy Industrial, and M/T, Industrial/Transportation, respectively. Properties to the south and west are improved with existing industrial uses and are zoned M/T.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2021-00016, Broad Run Industrial Park, subject to the proffers dated September 7, 2021 for the following reasons:

- The requested M/T, Industrial/Transportation, zoning district is intended to implement the EI, Industrial Employment, land use designation.
- The proposed M/T, Industrial/Transportation, zoning district is consistent with the existing zoning of properties to the east, west, and south, which are also zoned M/T.
- The proposal includes a nominal increase in square footage (800 square feet) as well as an introduction of a fenced storage yard, uses which are consistent with the industrial character of Broad Run Industrial Park and adjacent properties.

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, and is consistent with the area context.

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

Water Quality	\$75 per acre	±2.43 acres	\$182.25
Fire & Rescue	\$0.61 per square foot of building area to be constructed	Additional gross floor area limited to 800 square foot storage building	\$488
TOTAL \$			\$670.25

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the subject property. As of the date of this staff report, the Planning Office has not received any feedback from the community, and staff is not aware of any opposition.

Other Jurisdiction Comments

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

Legal Issues

If the rezoning is approved, the site could be developed with industrial uses, as proffered, through the M/T Industrial/Transportation, zoning district. The site is currently zoned M-2, Light Industrial, without proffers, and could continue to be utilized with current and by-right M-2 uses if the rezoning is not approved. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until March 15, 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

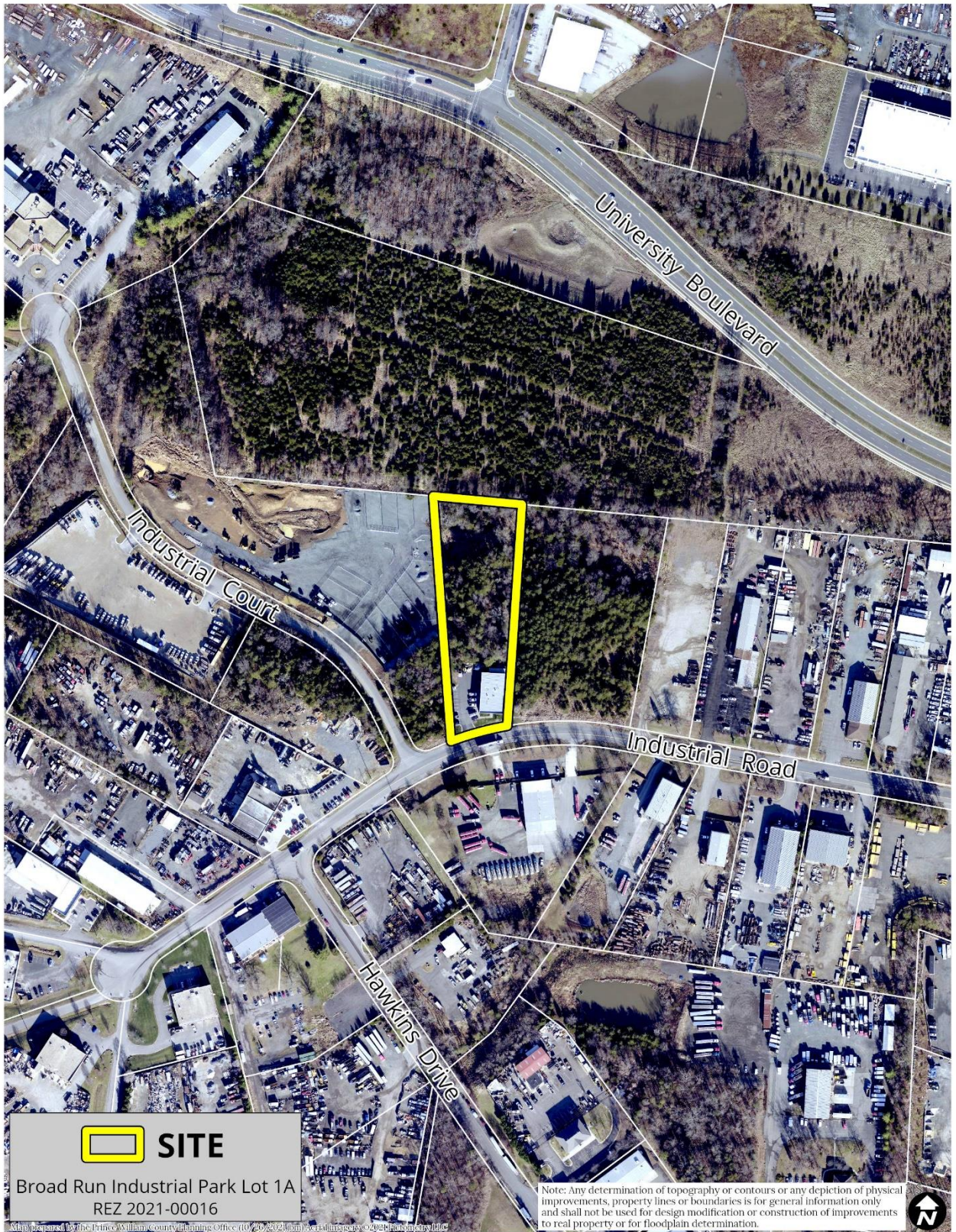
Christopher Perez | (703) 792-8050
cperez@pwcgov.org

ATTACHMENTS

Area Maps
Staff Analysis
Proffer Statement
Generalized Development Plan
Landscaping and Site Distance Plan
Environmental Constraints Analysis
Historical Commission Resolution



Broad Run Industrial Park Lot 1A
REZ 2021-00016

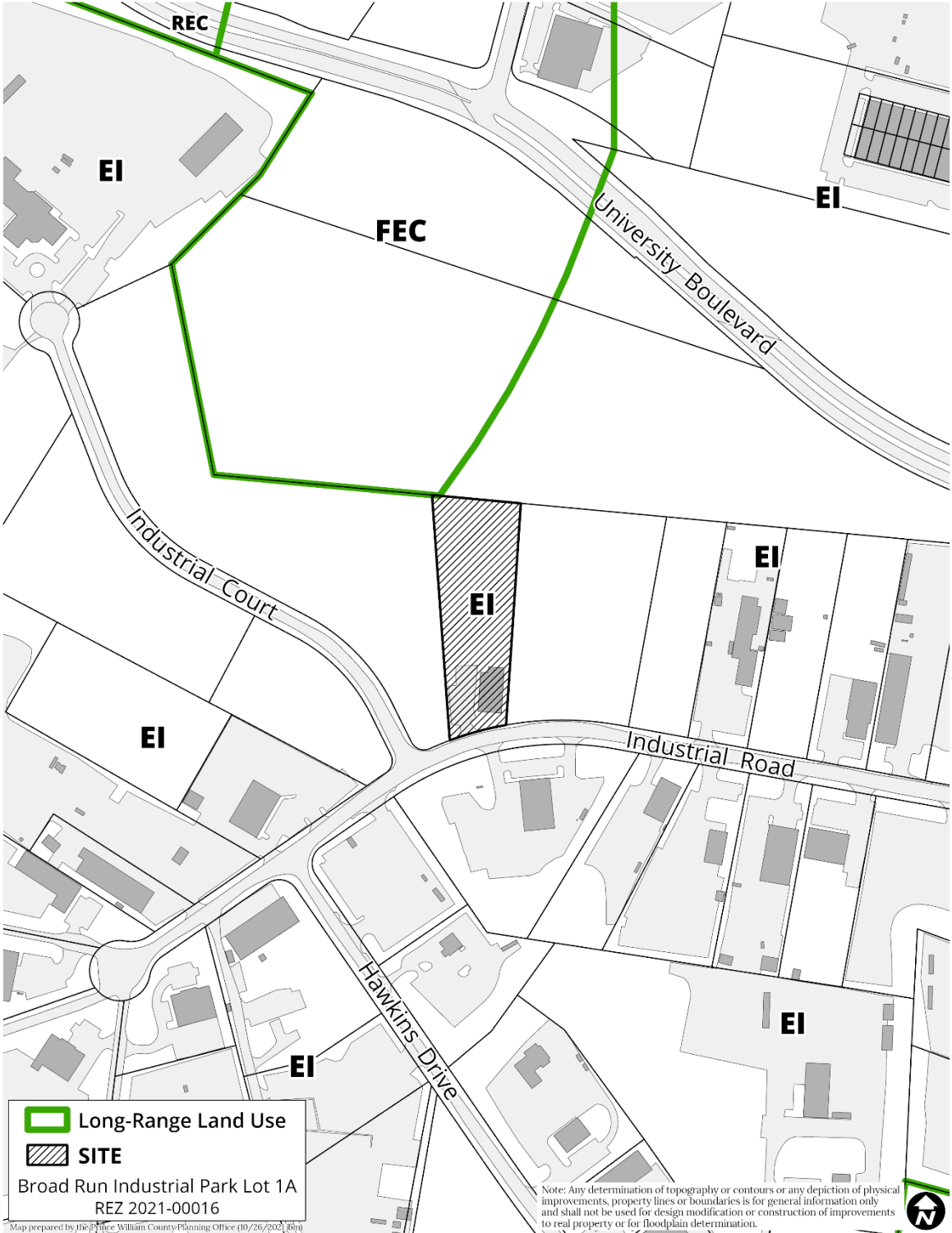


 **SITE**

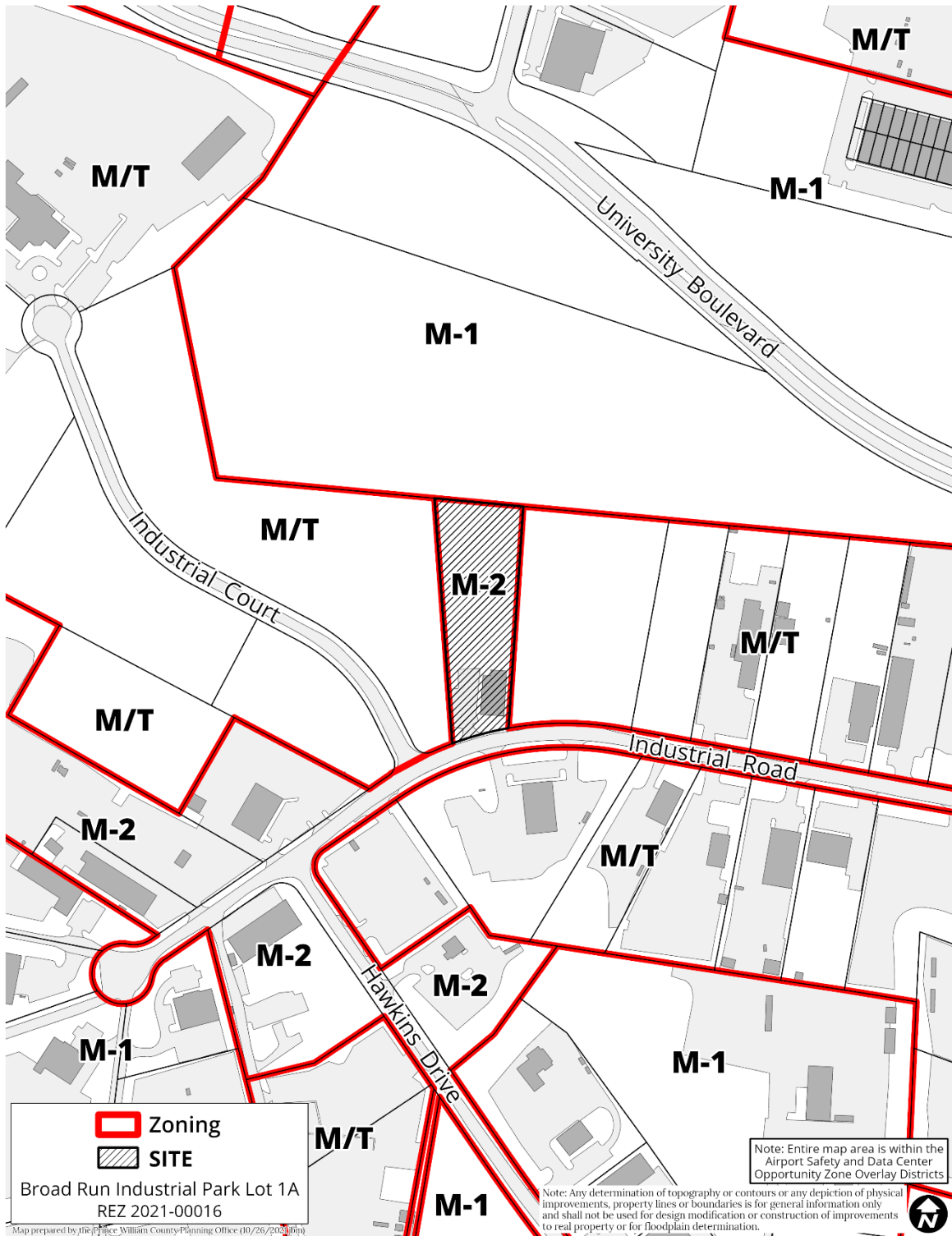
Broad Run Industrial Park Lot 1A
REZ 2021-00016

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 Office of William County Planning Office (10/26/2021, j010)



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 attached maps):

Direction	Land Use	Long Range Land Use Designation	Zoning
North	Vacant industrial land with vegetation.	EI/FEC	M-1
South	Industrial use	EI	M/T
East	Vacant industrial land with vegetation.	EI	M/T
West	Contractors storage yard.	EI	M/T

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 to rezone the subject property from M-2, Light Industrial, to M/T Industrial/Transportation. The site is improved with a 6,000 square foot office/shop/warehouse building and associated parking. This rezoning is proposed to expand the available use options for the site, which are allowed by the M/T district.

This site is located within the Development Area, and is designated as EI, Industrial Employment. The M/T zoning district implements the EI designation, and the existing/proposed uses are consistent with both the EI designation and the M/T zoning district. In addition, properties to the east, west, and south of the subject site are currently zoned M/T, which is consistent with and compatible to the proposed M/T zoning on this site. The following table summarizes the uses and densities intended within the EI use designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
Industrial Employment (EI)	The purpose of the Industrial Employment classification is to provide for areas of economic base industries that must be screened and buffered from major transportation corridors and adjacent land uses. These screening and buffering requirements shall be as contained in the Zoning Ordinance and DCSM. Primary uses in the EI classification are manufacturing, industrial parks, truck and auto repair, wholesale/distribution facilities, warehouses, certain public facilities and utilities, and other industrial uses. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total EI gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that EI project. Within an EI designated area, the more intense uses shall be located in the core of the area and the less intense uses 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.

Proposal's Strengths

- **Land Use & Zoning Compatibility:** The proposed rezoning of the subject property from M-2, Light Industrial, to M/T, Industrial/Transportation, directly implements the current EI, Industrial Employment, land use designation within the Comprehensive Plan. The proposed M/T zoning is consistent with and compatible to the existing zoning of adjacent properties, particularly along the frontage of Industrial Road.
- **Consistency with Surrounding Area:** Since the site is within Broad Run Industrial Park, it is already among existing industrial uses and in an area where these types of uses are preferred. The existing office/storage/warehouse facility and proposed storage yard are consistent with existing uses adjacent to and within proximity to the property. The subject request to rezone the site to M/T as well as the proposed uses will be consistent with the surrounding industrial character of the area.
- **Prohibited Uses:** As proffered, although all uses permitted in the M/T zoning district are permitted on the subject property, the following uses are explicitly prohibited by Proffer 2: asphalt/concrete plant, railroad passenger station, motor vehicle graveyard, sanitary landfill, and office that is not ancillary to a permitted use in the M/T district. Staff notes that an ancillary office use currently exists on the property.

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 improved with a 6,000 square foot office/storage/warehouse building consisting of cinder block and concrete construction as well as associated parking. The majority of the site is currently unimproved and includes understory and overstory vegetation in various stages of successional growth. In addition to allowing additional use flexibility associated with the M/T zoning district, this application will facilitate the incorporation of a 0.9-acre storage yard within the unimproved area.

The storage yard will consist of gravel surface material surrounded by a six-foot tall chain link fence with green vinyl inserts, which will serve the dual function of screening and security. The limits of clearing and grading are limited to the area within the fence. The rear northern portion of the property consists of a dry stormwater management pond, stormwater/best management practices (BMP) maintenance easement, and an existing permanent conservation easement, all of which will remain. The only new plantings proposed for the site include a ten-foot landscape strip along the frontage of Industrial Road.

Proposal's Strengths

- **Building Additions/Remodel:** As proffered, any new building additions or remodeling of the existing building will incorporate color palettes and construction materials consistent with that used in the existing building.
- **Entrance Signage:** Any signage installed on the property will be monument style with a masonry base and will be limited to a height of 10 feet with landscaping at the base.
- **Overall Height Limitation:** As proffered, any building on the property shall not exceed 65 feet in height. Any cranes stored on the property shall be at the lowered position.
- **Building Layout/Design:** The Generalized Development Plan (GDP) includes a specific building/parking layout as well as an existing/proposed gross floor area for the property. Further, the area of the storage yard is clearly defined. This provides significant predictability regarding the aesthetic appearance of the site from Industrial Road and ensures a building will be the predominant feature as viewed from the roadway.
- **Buffering/Landscaping:** The site includes a ten-foot planting strip along Industrial Road. Although no new plantings are proposed along the northern, rear property line, the existing stormwater management infrastructure and conservation easement will be retained and providing screening from adjoining properties.

Proposal's Weaknesses

- **Chain Link Fence:** The storage yard will be surrounded by a six-foot tall chain link fence with green vinyl inserts; however, an 8-foot-tall opaque wooden fence has been requested by staff to be consistent with the adjacent property to the east, approved under (REZ2018-00020, Albrite Industrial Road).

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use 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 subject property is surrounded by industrial uses and portions of the site have been previously disturbed due to road construction and other activities. There are no archaeological and architectural sites or graves recorded in the project area. The Historical Commission reviewed this proposal at its May 11, 2021 and recommended no further work. The County Archaeologist concurs. The resolution is attached at the end of this report.

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.

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.

Approximately one-third of the site is improved with an existing structure and associated parking. The remaining two-thirds of the site are vacant and unimproved, covered with heavy vegetation. An existing stormwater management facility and associated easements are located at the northern, rear portion of the property as well as an existing permanent conservation easement. This application proposes the addition of an approximately 0.9-acre storage yard in an undisturbed area behind (to the north) of the existing building and parking area.

Proposal's Strengths

- Water Quality Monetary Contribution: A \$75 per acre (± 2.43 acres) monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.
- Conservation Easement: The Applicant will be preserving an existing permanent conservation easement located at the northern, rear of the property.
- Stormwater Management Facility: As proffered, Stormwater Management and/or Best Management Practices shall be provided on-site or off-site, in accordance with the DCSM.
- Open Space: As stated on the General Development Plan (GDP), 44.6 percent of the site is proposed as open space, which exceeds the fifteen percent Zoning Ordinance requirement.
- Limits of Clearing and Grading: Limits of Clearing and Grading are clearly defined on the GDP and restrict development outside of the fenced storage yard.

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.

Fire/Rescue Station #25 (Braemar) is the first due fire/rescue resource for the project site. The facility is outside the required 4.0-minute travel time for Basic Life Support and Fire Suppression, but within the required 8.0-minute travel time for Advanced Life Support. In FY 2019, Station #25 responded to 3,350 incidents, with a workload station capacity of 4,000 incidents per year.

Proposal's Strengths

- **Monetary Contribution:** As proffered, the Applicant shall make a monetary contribution of \$0.61 per square foot of building area for any building(s) to be constructed on the property. Staff notes that the only new construction proposed at this time is an 800 square foot storage building.
- **Inside of 8.0-Minute Travel Time:** The site is located within the 8.0-minute travel time for advanced life support services.
- **Spill Contingency:** As proffered, a spill contingency plan shall be prepared in coordination with the Fire Marshal's Office prior to final site plan approval and approved prior to issuance of an occupancy permit for any proposed use that incorporates fuels, solvents, or other hazardous materials.

Proposal's Weaknesses

- **Outside of 4.0-Minute Travel Time:** The site is currently 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. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>

Details on the type(s) of onsite security measures should also be considered, in addition to access control, alarm systems, access/guard gates, and onsite lighting during the site plan review process.

Proposal's Strengths

- Minimal Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.
- Graffiti Removal & Reporting: As proffered, the Applicant agrees to remove any graffiti from the property. Any graffiti is to be reported to the Police Department before removal.

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. The site is currently served by an existing 30-inch water main located on Industrial Road.

Proposal's Strengths

- Water Connection & Service: The site is currently served by public water, and per the proffers, the Applicant is responsible for on-site or off-site improvements needed to facilitate an increase in future demand generated by the property.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems 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. The site is current served by public sewer via an existing two-inch low pressure force main located along Industrial Road approximately 370 feet east of the property.

Proposal's Strengths

- **Sewer Connection & Service**: The site is currently served by public sewer, and per the proffers, the Applicant shall be responsible for all onsite and offsite improvements required to facilitate any increase in future demand generated by the property.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "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 full Traffic Impact Analysis (TIA) was not required due to the moderate anticipated traffic generation. Daily trip generation is anticipated to be 50 trips per with 15 trips in both the AM and PM peak periods. Ingress/egress to the site will be from Industrial Road at an existing access. The Applicant has confirmed that this existing access meets Virginia Department of Transportation (VDOT) sight distance requirements. No additional improvements to the roadway network are necessitated by or proposed with this application.

Proposal's Strengths

- **Site Access:** Access to the property will be from an existing entrance from Industrial Road.
- **Provision for Bicycle Racks:** As proffered, the Applicant shall provide at least one (1) inverted U bicycle in an approximate location as depicted on the GDP.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed seven strategic goal areas to guide Board actions: "Health, Wellbeing, and Human Services", "Safe and Secure Community", "Resilient Economy", "Quality Education and workforce development", "Environmental Conservation", "Sustainable Growth", and "Transportation and Mobility". It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

Increase commercial tax base

- The proposed rezoning favorably aligns with the County's goal to increase the commercial tax base.

Increase at-place employment

- The rezoning contributes to the County's goal to increase growth in at-place employment.

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.

Agency Comments

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

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

PROFFER STATEMENT

RE: Broad Run Industrial Park, Lot 1A
Owner/Applicant: Dancor, LLC
Property: G.P.I.N.: 7595-69-2101 (the "Property")
Approximately 2.4310 acres
Brentsville Magisterial District
M-2, Light Industrial to M/T, Industrial/Transportation

Date: February 15, 2021, Revised September 7, 2021

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event the 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 shall be provided at the time of development of that portion of the Property adjacent to the improvement, unless otherwise specified herein. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the "GDP" shall be that plan prepared by Nokesville Design, PLC., entitled "Broad Run Industrial Park, Lot 1A" prepared by Nokesville Design, PLC., dated February 15, 2021, last revised September 7, 2021.

USES & SITE DEVELOPMENT

1. The Property, consisting of approximately 2.4310 acres, shall be developed in accordance with the M/T Zoning District and in substantial conformance with the GDP, subject to minor changes approved by the County in connection with final site plan review. The foregoing shall not preclude subdivision or consolidation of the Property with one internal private or public street into the Property, the final design and location of which shall be shown on the subdivision plat, in accordance with the Design and Construction Standards Manual (DCSM).
2. All uses permitted in the M/T zoning district shall be permitted on the Property, except the following uses will not be permitted:
 - A. Asphalt or Concrete plant
 - B. Railroad passenger station
 - C. Motor Vehicle Graveyard
 - D. Office use that is not ancillary to a permitted by-right use in the M/T district.

COMMUNITY DESIGN

3. All new buildings, additions or remodeling of buildings, shall incorporate earth tones and style similar to the existing building and/or such other material as approved by the Planning Director.
4. The Applicant shall remove any graffiti from the building(s). Graffiti shall be deemed any inscription or making on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William Police Department before removal.
5. Any freestanding sign for the Property shall be monument style, with a masonry base. The sign shall be a maximum of ten feet (10') in height, with ground level landscaping at the base, and the location shall be in accordance with the Zoning Ordinance.
6. The height of any building or equipment stored on the Property shall not exceed sixty-five feet (65'). This shall not apply to equipment used during construction on the Property.
7. If cranes are stored on the Property, they shall be stored on a lowered position. This shall not apply to any cranes used during construction on the Property.

TRANSPORTATION

8. Access to the Property shall be provided from Industrial Road as shown on the GDP.
9. An inverted-U bicycle parking rack will be installed in the approximate location shown on the plan and constructed to APBP standards.

FIRE AND RESCUE

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

ENVIRONMENTAL

12. Stormwater Management and/or Best Management Practices shall be provided on-site or off-site, in accordance with the DCSM. Any expansion or modification to the existing SWM facility will not encroach into the existing Conservation Easement.
13. The Applicant shall contribute to the Board of County Supervisors the sum of \$75.00 per acre for the County to conduct water quality monitoring, stream restoration projects, and /or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of the site plan.
14. The Applicant shall limit clearing and grading on the Property to within those areas depicted on the GDP, subject to minor revisions in accordance with final engineering considerations at the time of the site plan review and approval. No clearing or improvements shall be made outside of the limits of clearing and grading without County approval, with the exception of: (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees; and (b) the installation and maintenance of any existing or required utilities. The limits of clearing and grading may be modified if existing easements are vacated and/or in connections with Proffer #15 below.
15. The Applicant shall provide landscaping generally as depicted in the GDP, subject to site plan review in accordance with the DCSM. The applicant shall use exclusively species native to Virginia.

WATER AND SEWER

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

MISCELLANEOUS

17. In the event the monetary contribution 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

Owner: Dancor, LLC

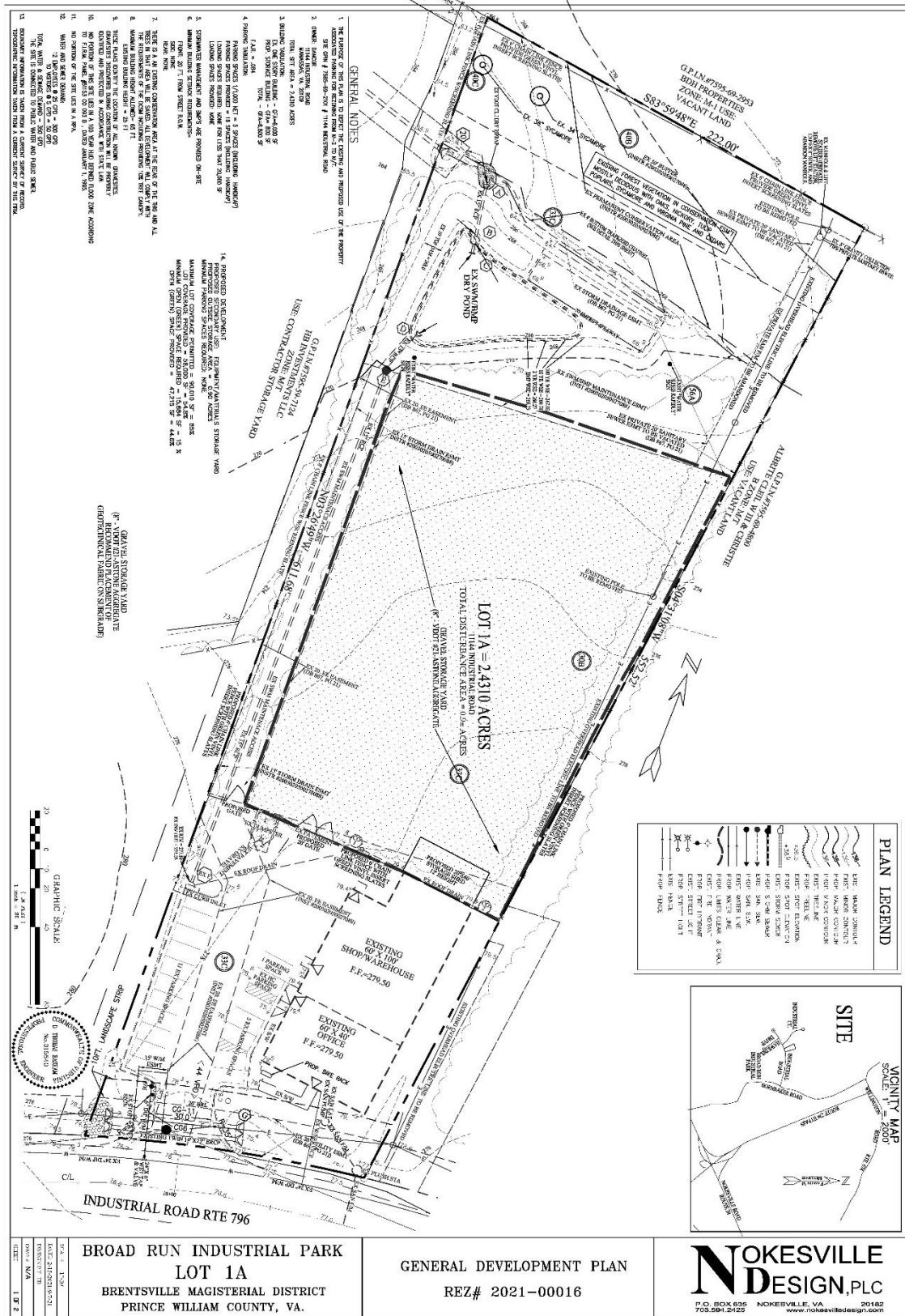
Date:

Proffer Statement

Proffer Statement
Broad Run Industrial Park, Lot 1A
Dancor, LLC
Page 4 of 4

David Brown, Manager

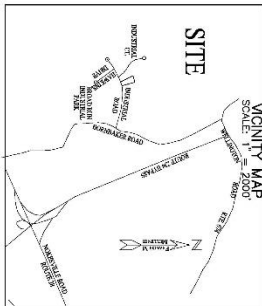
Generalized Development Plan



- GENERAL NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING AND PROPOSED USE OF THE PROPERTY AND TO SHOW THE PROPOSED DEVELOPMENT.
 2. GENERAL NOTES: SEE SHEET 1001-001 FOR GENERAL NOTES.
 3. EXISTING: EXISTING BUILDING - 60' X 100' SHOP/WAREHOUSE (F.F. = 279.50) AND EXISTING BUILDING - 60' X 40' OFFICE (F.F. = 279.50).
 4. PROPOSED: PROPOSED INDUSTRIAL BUILDING (F.F. = 279.50) AND PROPOSED INDUSTRIAL BUILDING (F.F. = 279.50).
 5. PROPOSED: PROPOSED PARKING LOT (F.F. = 279.50) AND PROPOSED PARKING LOT (F.F. = 279.50).
 6. PROPOSED: PROPOSED LOADING DOCK (F.F. = 279.50) AND PROPOSED LOADING DOCK (F.F. = 279.50).
 7. PROPOSED: PROPOSED ACCESS ROAD (F.F. = 279.50) AND PROPOSED ACCESS ROAD (F.F. = 279.50).
 8. PROPOSED: PROPOSED UTILITY LINES (F.F. = 279.50) AND PROPOSED UTILITY LINES (F.F. = 279.50).
 9. PROPOSED: PROPOSED FENCE (F.F. = 279.50) AND PROPOSED FENCE (F.F. = 279.50).
 10. PROPOSED: PROPOSED SIGNAGE (F.F. = 279.50) AND PROPOSED SIGNAGE (F.F. = 279.50).
 11. PROPOSED: PROPOSED LIGHTING (F.F. = 279.50) AND PROPOSED LIGHTING (F.F. = 279.50).
 12. PROPOSED: PROPOSED LANDSCAPING (F.F. = 279.50) AND PROPOSED LANDSCAPING (F.F. = 279.50).
 13. PROPOSED: PROPOSED DRAINAGE (F.F. = 279.50) AND PROPOSED DRAINAGE (F.F. = 279.50).
 14. PROPOSED: PROPOSED SECURITY (F.F. = 279.50) AND PROPOSED SECURITY (F.F. = 279.50).
 15. PROPOSED: PROPOSED MAINTENANCE (F.F. = 279.50) AND PROPOSED MAINTENANCE (F.F. = 279.50).

PLAN LEGEND

---	EXISTING ROAD
---	PROPOSED ROAD
---	EXISTING UTILITY
---	PROPOSED UTILITY
---	EXISTING FENCE
---	PROPOSED FENCE
---	EXISTING SIGNAGE
---	PROPOSED SIGNAGE
---	EXISTING LIGHTING
---	PROPOSED LIGHTING
---	EXISTING LANDSCAPING
---	PROPOSED LANDSCAPING
---	EXISTING DRAINAGE
---	PROPOSED DRAINAGE
---	EXISTING SECURITY
---	PROPOSED SECURITY
---	EXISTING MAINTENANCE
---	PROPOSED MAINTENANCE



**BROAD RUN INDUSTRIAL PARK
LOT 1A
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA.**

**GENERAL DEVELOPMENT PLAN
REZ# 2021-00016**

**NOKESVILLE
DESIGN, PLC**
P.O. BOX 636 NOKESVILLE, VA 20182
703.994.2425 www.nokesvilledesign.com

Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA **May 11, 2021**
Regular Meeting
Res. No. 21-031
SECOND: CARTER
RE: LAND DEVELOPMENT RECOMMENDATIONS
ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2018-00026	Independent Hill - Second Submission	Request applicant adhere to previous requests as noted below: <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;

Historical Commission Resolution

May 11, 2021
Regular Meeting
Res. No. 21-031
Page 2

		<ul style="list-style-type: none">• 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

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Pearsall, Reddick

MOTION CARRIED

ATTEST: 
Secretary to the Commission