



STAFF REPORT

PC Meeting Date:	December 15, 2021
Agenda Title:	Rezoning #REZ2021-00018, Hudson Limited Partnership
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2021-00018, Hudson Limited Partnership, subject to proffers dated December 1, 2021
Department:	Planning Office
Case Planner:	Alexander Stanley

EXECUTIVE SUMMARY

To rezone ±8.51 acres from A-1, Agricultural, and M-2, Light Industrial, to M-2, Light Industrial, with associated waivers and modifications to allow the construction of a distribution and fulfillment center above 80,000 square feet and up to 103,000 square feet. It is located at the intersection of Freedom Center Boulevard and Wellington Road in the Innovation Park Small Area Plan.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2021-00018, Hudson Limited Partnership, subject to the proffers dated December 1, 2021.

BACKGROUND

- A. Request: To rezone ±8.51 acres from A-1, Agricultural, and M-2, Light Industrial, to M-2, Light Industrial, with associated waivers and modifications. This is intended to facilitate the construction of a distribution/fulfillment center up to 103,000 square feet in size and associated loading and parking.

Uses/Features	Required / Allowed	Provided / Proposed
Zoning	A-1, Agricultural M-2, Light Industrial, TeOD, Technology Overlay District	M-2, Light Industrial, TeOD, Technology Overlay District
Impervious Area Lot Coverage	Maximum lot coverage up to 70%	Maximum lot coverage up to 70%
FAR	.50 FAR Maximum (EL subdistrict)	.50 FAR Maximum (EL subdistrict)
Site Development	Primarily undeveloped	Light Industrial; Distribution and Fulfillment Center
Allowable Use(s)	A-1, Agricultural, and M-2, Light Industrial, uses Several prohibited TeOD (EL) uses	All M-2 uses, excluding the prohibited uses within the TeOD; Distribution and fulfillment center up to 103,000 square feet
Building Height	90 feet	60 feet
Setbacks/Buffer	50 feet along Wellington Road; Type C Buffer Standard	30 feet along Wellington Road; Type B buffer standard with a colocation of an existing NOVEC easement; 4 foot Berm;

- B. Site Location: The property is located at the intersection of Freedom Center Blvd. and Wellington Rd and is identified on County maps as GPINs 7696-32-8070 and 7696-42-2354.
- C. Comprehensive Plan: The site is designated TF, Technology/Flex in the Comprehensive Plan. It is in the Innovation Park Small Area Plan.
- D. Zoning: The site is currently zoned A-1, Agricultural, and M-2, Light Industrial, and is located within the Data Center Opportunity Zone Overlay, Technology Overlay, and the Airport Safety Overlay Districts.
- E. Surrounding Land Uses: The subject property is surrounded by a mix of uses. There is a mix of zoning in the vicinity of A-1, Agricultural, PBD, Planned Business District, and M-2, Light Industrial. The properties to the north include Railroad Right of Way,

as well as land associated with the Manassas quarry, and a High School. Land uses to the south include the PWC western District Police Station and primarily vacant land. Land uses to the east include small A-1 lots with existing single-family detached residential housing. Land uses to the west there include a religious institution and more undeveloped land.

- F. Background and Context: There are two parcels subject to this rezoning. All subject parcels are currently undeveloped. The parcels are zoned A-1, Agricultural, and M-2, Light Industrial. The M-2 parcel has existing proffers that will be superseded by this rezoning.

With this specific rezoning request, the "Applicant" (Hudson Limited Partnership) is requesting to rezone the subject property A-1, Agricultural, and M-2, Light Industrial, to M-2, Light Industrial, to develop a distribution and fulfillment center up to 103,000 square feet in size. The Applicant has requested two modifications to the Technology Overlay District (TeOD) set back and buffer requirements. This would reduce the required setback from 50 feet to 30 feet and reduce the planting from a type C buffer to a type B buffer to correspond with the reduced width.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2021-00018, Hudson Limited Partnership, subject to the proffers dated December 1, 2021, for the following reasons:

- The proposed rezoning to the M-2 zoning district for the purposes of distribution and fulfillment center implements the TF, Technology/Flex, designation in the Comprehensive Plan.
- The proposal directly implements key elements of the Strategic Plan, while increasing the commercial and industrial tax base, at-place employment, and delivering targeted industry uses.
- Distribution and fulfillment centers are part of a targeted industry, specialized logistics and supply chain.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The subject property is located within the development area of the County and is designated TF, Technology/Flex, in the Comprehensive Plan. It is located in the Innovation Park Small Area Plan. The proposed use is supported by the TF, Technology Flex, designation.

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	±8.51 acres	\$638.25
Fire & Rescue	\$0.61 per SF of new building area	103,000 square feet	\$62,830.00
TOTAL \$			\$63,468.25

Strategic Plan

The 2021 – 2024 Strategic Plan reflects the community's current desired vision. The Strategic Plan includes seven focus or goal areas. This rezoning addresses objectives in three of the seven goal areas:

- Resilient Economy
- Environmental Conservation
- Transportation & Mobility

If the rezoning is approved it would positively effect the above three goal areas by either directly implementing action strategies or more generally implementing stated objectives of these goals.

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the subject site and to surrounding jurisdictions. 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 community opposition.

Other Jurisdiction Comments

The City of Manassas was included on the review of this application and had no comments.

Legal Issues

If the rezoning is approved, the site could be developed as proffered, to include a distribution and fulfillment center over 80,000 square feet, and in accordance with the M-2, Light Industrial, zoning district, and the TeOD Technology Overlay District. The site is currently zoned A-1, Agricultural, and M-2, Light Industrial, and could be developed as such if the application is denied. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

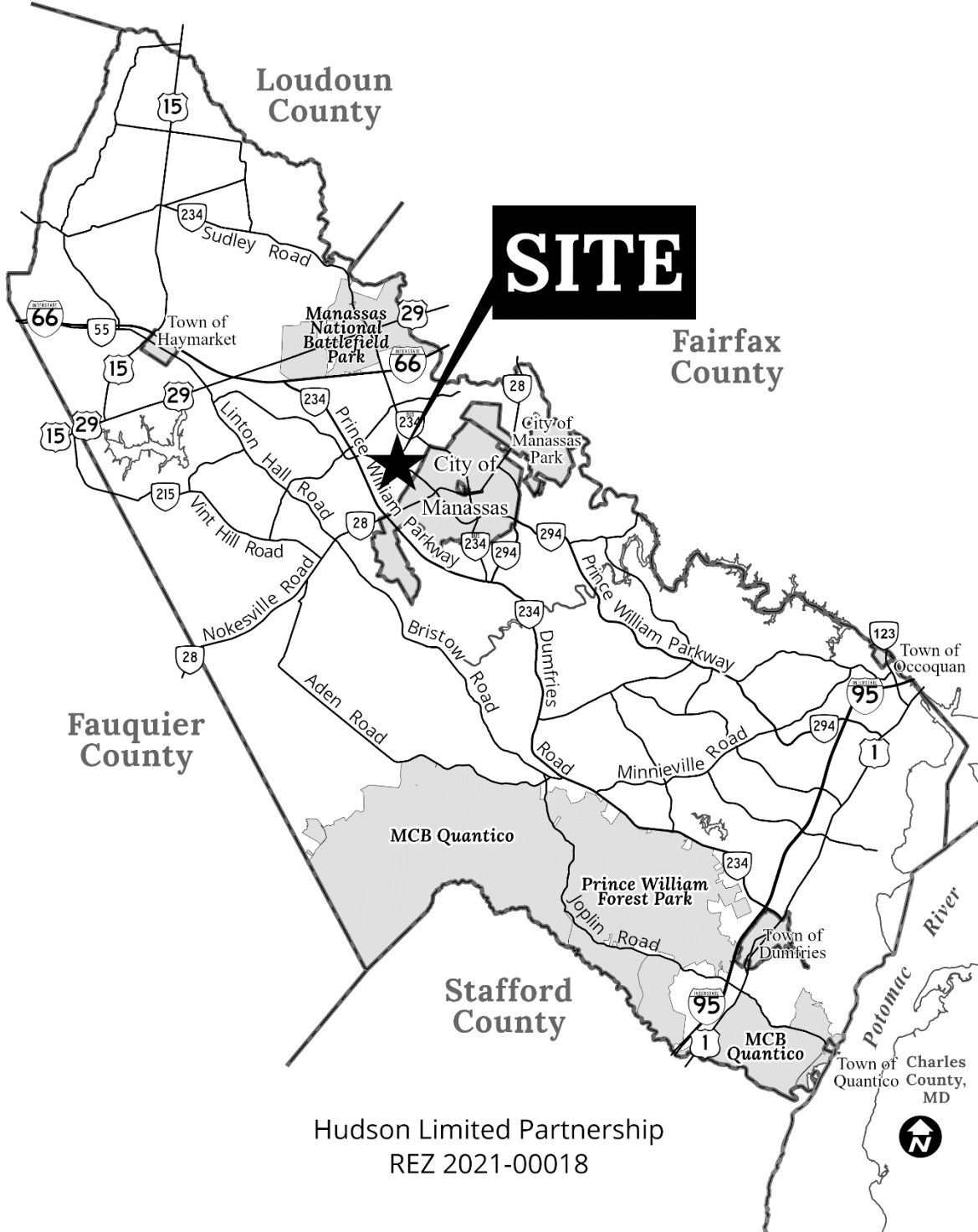
The Planning Commission has until March 15, 2022, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the rezoning request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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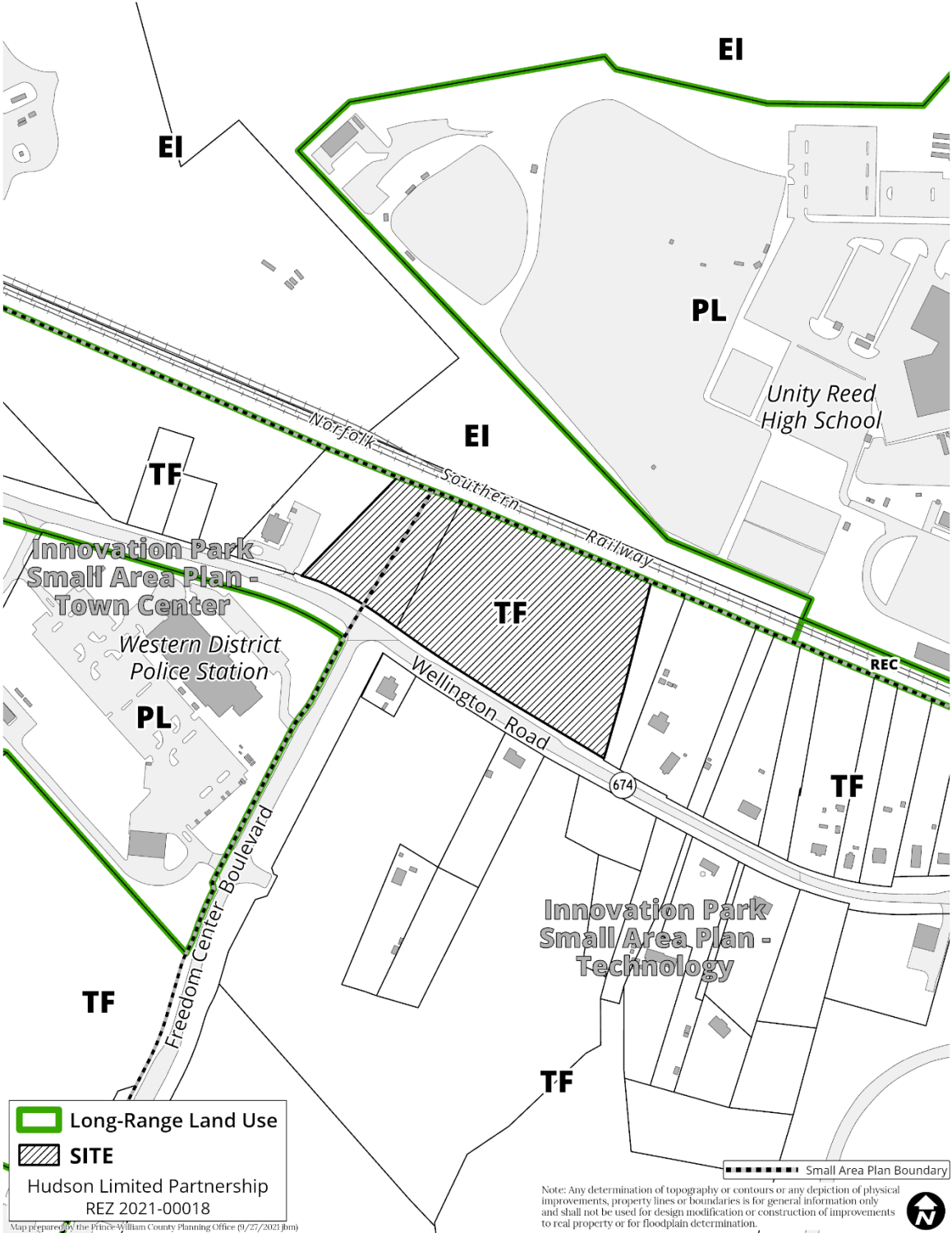
ATTACHMENTS

Area Maps
Staff Analysis
Proffer Statement
Generalized Development Plan
Landscape Plan
Environmental Constraints Analysis
Elevations
Historical Commission Resolution

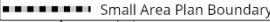



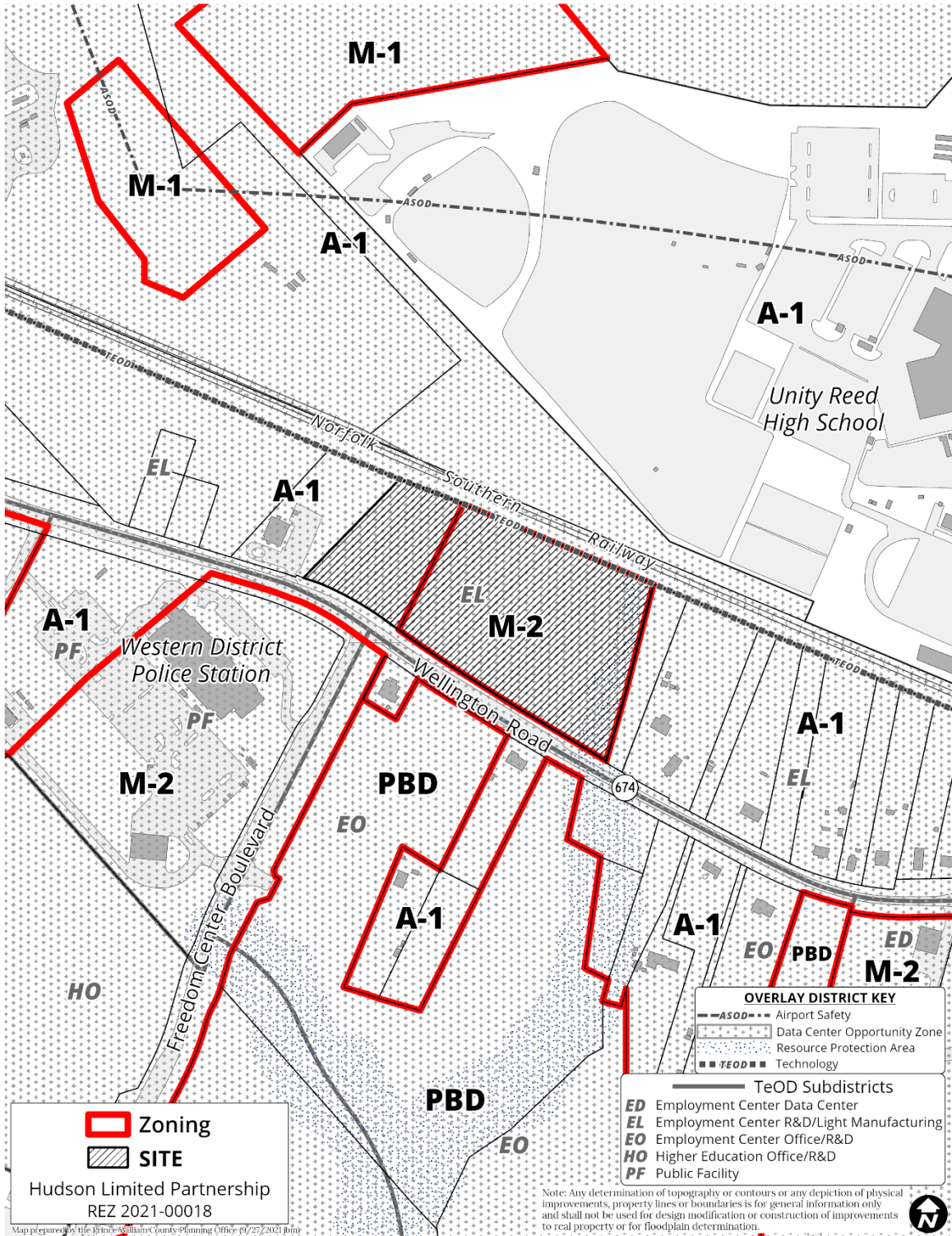
Hudson Limited Partnership
REZ 2021-00018





 Long-Range Land Use
 SITE
 Hudson Limited Partnership
 REZ 2021-00018
Map prepared by the Prince-William County Planning Office (9/27/2021 Jom)

 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.




Zoning
SITE
 Hudson Limited Partnership
 REZ 2021-00018
 Map prepared by the Prince William County Planning Office (1/27/2021 Job)

OVERLAY DISTRICT KEY

- ASOD - Airport Safety
- Data Center Opportunity Zone
- Resource Protection Area
- TEOD - Technology

TeOD Subdistricts

- ED Employment Center Data Center
- EL Employment Center R&D/Light Manufacturing
- EO Employment Center Office/R&D
- HO Higher Education Office/R&D
- PF Public Facility

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
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Railroad Tracks and Unity Reed High School	EI, PL	M-2
South	Undeveloped	TF, Technology/Flex;	PBD, A-1
East	Undeveloped	TF, Technology/Flex;	A-1
West	Manassas Pentecostal Church	TF, Technology/Flex;	A-1

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The Applicant is requesting to rezone the subject property from A-1, Agricultural, and M-2, Light industrial, to M-2, Light industrial, to be able to develop a distribution and fulfillment center over 80,000 square feet or other allowable M-2 uses.

The subject property is located within the development area of the County and is classified TF, Technology/Flex, in the Comprehensive Plan. It is in the Innovation Park Small Area Plan. The following table summarizes the uses and densities intended within the TF designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
Technology/Flex (TF)	<p>Technology/Flex Industrial areas provide opportunities for production, flex office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust, or vibration. They are less hazardous and limited impacts on surrounding areas compared to heavy manufacturing. Buildings in this area have medium to deep setbacks and larger block sizes. Surface parking is acceptable.</p> <p>Primary Uses:</p> <ul style="list-style-type: none"> • Data Centers • Healthcare • Life Sciences • Federal Government Contracting • Research & Development • Flex Space • Light Industrial • Warehousing & Logistics • Advanced Manufacturing <p>Secondary Uses:</p> <ul style="list-style-type: none"> • Retail & Service Commercial • Office • Institutional • Public Facilities/Utilities <p>Mix of Uses: Residential: 0% Non-Residential: 100%</p>

The request to rezone the site from A-1, Agricultural and M-2, Light industrial, to M-2, Light industrial, is consistent with the TF, Technology/Flex, use designation. The proposed use, distribution and fulfillment center, and other M-2 uses, are appropriate uses in TF, Technology/Flex, designation. The proposed rezoning is consistent with the overall surrounding area, which is primarily planned for Technology/Flex.

Proposal's Strengths

- **Land Use & Zoning Compatibility:** The proposed rezoning of the subject property from A-1, Agricultural, and M-2, Light Industrial, to M-2, Light Industrial, implements the long range land use designation TF, Technology/Flex.
- **Delivery of Targeted Industry:** As intended through the proposed rezoning, last-mile/fulfillment distribution centers are identified as targeted industry status by the Department of Economic Development.
- **Prohibition for Uses:** As proffered, the Applicant has not requested any waivers for TeOD prohibited uses. This ensures that some of the more intense industrial uses allowed in the M-2 district will remain prohibited.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Proposal's Strengths

- **Commitment to Building Materials/Architectural Features:** As proffered, the Applicant has committed to substantial conformance with the elevations entitled "Illustrative Building Elevations". Additionally, the Applicant has committed to high quality building materials.
- **Site Design/Building Placement:** The Applicant has committed to substantial conformance of their general development plan. The proposed development plan places the building toward

the front of the property and utilizes it to screen the loading areas as well as some of the parking areas for the tracker-trailers.

Proposal's Weaknesses

- **Wellington Road Buffer/Setback**: The Applicant has requested a modification to the 50 foot setback along Wellington Road. The request would reduce the 50 foot setback to 30 feet. Additionally, the Applicant is requesting a reduction in buffer planting standard from a Type C to a Type B buffer inside of the setback. This reduction was necessary to allow for loading/unloading of trucks and to provide adequate turn radii for tracker trailers. This has been mitigated by the Applicants commitment to building materials, architectural features, and site design.
- **NOVEC Easement and Overhead Powerlines**: The Applicant has identified on the GDP a NOVEC easement that is partially located within the reduced setback and buffer, which could be subject to periodic removal of vegetation. These lines may be subject to undergrounding based on the DCSM. This undergrounding could inhibit the Applicants ability to provide the buffer shown on the GDP. Staff recommends a commitment to burying the lines and relocating the NOVEC easement outside of the buffer area.

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.

The Historical Commission reviewed this item at their June 8, 2021, meeting and recommended “No Further Work” on this application.

Proposal's Strengths

- **No Further Studies Required**: The Historical Commission reviewed this proposal at its June 8, 2021, meeting and determined that no further work was needed. The County Archaeologist concurs with the Commission's findings.

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.

Proposal's Strengths

- **Water Quality:** A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.
- **Reforestation of RPA:** The Applicant has committed through the proffers to re-establish the vegetation within the undisturbed portion of the 100' RPA buffer along the eastern property boundary. This would require planting 1 unit (1 canopy tree, 2 understory trees and 3 small shrubs) for every 400 sq. ft.

Proposal's Weaknesses

- **Encroachment into the RPA:** The Applicant has proposed encroachment into a portion of the RPA along the Eastern portion of their property. This area, as shown on the GDP, is necessary for loading/unloading of trucks and to provide adequate turn radii for tracker trailers. The above noted reforestation is seen as a mitigating factor.

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 proposed site is located on the line between two Fire/Rescue Stations' first due. These Fire/Rescue Stations are Stations 22 and 11. The subject site is outside the required 4.0-minute travel time for Basic Life Support and Fire, but within the required 8.0-minute travel time for Advanced Life Support. In FY 2019, Fire/Rescue Station 11 responded to 5,640 incidents. There is not available data for Fire/Rescue Station 22 as it went in service in January, 2021. The workload capacity for Fire/Rescue Station 11 is 2,000 incidents per year. The workload capacity for Fire/Rescue Station 22 is 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 new building(s) or addition to the existing building constructed on the property.
- Inside of 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.

Proposal's Weaknesses

- Outside of 4.0-Minute Travel Time: The site is located outside the recommended 4.0-minute travel time for fire suppression and basic life support.
- Station Workload: FY19 figures indicate that Fire and Rescue Station #11 was operating above capacity; however, Fire/Rescue Station 22 went in service in January, 2021. Service area boundaries have since been redrawn and new service data is not readily available.

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 and onsite lighting.

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 Service Authority has an existing 42-inch water main located near the western property line of parcel 7696-42-2354 and a 16-inch water main located in Wellington Road. The Service Authority also has a proposed project, identified in our FY22-FY26 Capital Improvement Program and the County's Comprehensive Plan, to construct a new transmission main parallel to the existing 42-inch main. This alignment may require the dedication of an additional easement through the subject parcel to accommodate this main. All connections to the public water system shall be in accordance with the Service Authority's USM requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design and construct all 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 onsite and offsite 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 Service Authority has an existing 42-inch gravity sewer main located in Wellington Road. All connections to the public sewer system shall be in accordance with the Service Authority's USM requirements and restrictions.

Grinder pumps in the sanitary sewer system may be required. 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 onsite and offsite 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

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.

Staff Analysis

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.

The subject ±8.51-acre site is located north of the Wellington Road /Freedom Center Boulevard intersection. Access to the site will be provided at the intersection directly across from Freedom Center Boulevard.

The following table provides the latest VDOT volumes and model Level of Service (LOS) for Wellington Road and Freedom Center Boulevard:

Roadway Name	Number of Lanes	2019 VDOT Annual Average Traffic Count	2015 Model Daily LOS
Wellington Road	2	12,000	D
Freedom Center Boulevard	2	4,300	B

The Applicant has proffered the following: dedication of right of way for the future widening of Wellington Road (if requested by the County); improvements at the intersection of Wellington Road and Freedom Center Boulevard including reconfiguring the traffic signal to accommodate site access and crosswalks; the construction of a sidewalk along Wellington Road; and the construction of a left turn lane from Wellington Road to access the property.

Proposal's Strengths

- **Site Access:** Subject to County and VDOT review and approval, site access will be from an access at the intersection of Wellington Road and Freedom Center Boulevard. The Applicant has proffered improvements to the intersection including crosswalks and traffic signals.
- **Minimal New Traffic Impacts:** The proposed use has a minimal increase of new generated trips. The proposed distribution and fulfillment center use will have a negligible impact on the surrounding roadway network during peak traffic periods.
- **Pedestrian Improvements:** The Applicant has proffered to construct a sidewalk along most of the frontage of Wellington Road as shown on the GDP.

Proposal's Weaknesses

- **Missing Sidewalk Section:** The Applicant has not provided for a sidewalk along the eastern most 100 feet of the Wellington Road site frontage at the southeastern eastern portion of the site to avoid wetlands impacts. Staff recommends that the Applicant proffer the cost, estimated at \$1,643 per linear foot, to complete the sidewalk to the east property line or for application to construct the pedestrian facility.
- **Right of Way Dedication (Timing):** The Applicant proposes to dedicate right of way for the future widening of Wellington Road if requested by the County or VDOT. Staff recommends that the right of way be dedicated at the first site plan without the caveat requiring a request from the County or VDOT.

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 2021 – 2024 Strategic Plan reflects the community's current desired vision. The Strategic Plan includes seven focus or goal areas: "Health, Wellbeing, & Human Services"; "Safe & Secure Community"; "Resilient Economy"; "Quality Education & Workforce Development"; "Environmental Conservation"; "Sustainable Growth"; "Transportation & 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:

This rezoning addresses objectives in three of the seven goal areas:

- Resilient Economy
- Environmental Conservation
- Transportation & Mobility

Resilient Economy

Objective RE-1:

Create and support programs, policies and strategies that encourage profit-generating business expansion, new business development and redevelopment that enhances or complements targeted industries.

Objective RE-2:

Continue efforts to preserve and expand the commercial tax revenue base

- Rezoning from A-1 and M-2 to M-2 supports objective RE-1 and RE-2 by allowing for the development of a target industries on the proposed site. The proposed development will include: increasing new investment by targeted industries; increasing new jobs in target industries; and increasing at-place employment.

Environmental Conservation

Objective EC1: C.

Promote reforestation and meadow development with native plants on county land and on private land.

- As proffered, the Applicant has agreed to re-establish the vegetation within the undisturbed portion of the 100 foot RPA buffer along the eastern property boundary in accordance with densities outlined in the Riparian Buffers Modification & Mitigation Guidance Manual (2006).

Transportation & Mobility

Objective TM-1:

Adapt to changing mobility trends

Distribution and Fulfillment Centers are a newly defined use in the Zoning Ordinance, adopted by the Board of County Supervisors in 2021 to adapt to changes in supply chain logistics and are part of an emerging and evolving industry.

Materially Relevant Issues

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

- None identified.

Proffer Analysis

This section of the report is intended to identify relevant points within the proffer statement, as drafted:

As drafted, the proffers will allow for a Distribution and Fulfillment Center above 80,000 square feet and up to 103,000 square feet. Staff is supportive of this use and impacts associated with the expanded size were appropriately mitigated through design mitigation. Increased impacts related to transportation were deemed minimal.

Modifications / Waivers

Pursuant to Section 32-506.09 of the Zoning Ordinance, an application in the Technology Overlay District may request a waiver of or modification to any provision of the Technology Overlay District. Waivers or modifications must be approved by the Board of County Supervisors. The applicant has requested the following modifications:

- Modification of Section 32-506.06(1)(b) to reduce the minimum setback required along the frontage of Wellington Road from 50 ft. to 30 ft. As proffered, the Applicant also shows a NOVEC easement within the setback/buffer area.
- Modification of Section 32-506.06(1)(b) to reduce the buffer planting requirements from a Type C to a Type B buffer inside of the setback along Wellington Road.

Staff is supportive of the above modifications, which are incorporated into the Applicant's proffer statement, with one recommended change:

- Staff recommends relocation of the NOVEC easement outside of the setback/buffer area.

Staff is supportive of these modifications because of the commitment to design and architectural features as well as site design, screening the loading/unloading area and portions of the truck parking area with the proposed building placement.

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 / Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)
- City of Manassas

PROFFER STATEMENT

RE: #REZ2021-00018, Hudson Limited Partnership
Applicant: Hudson Limited Partnership
Owner: Quantico Triangle Mobile Home Park, LLC and
Mason’s Edge, LLC
Property: 7696-42-2354 and 7696-32-8070 (collectively the “Property”)
Brentsville Magisterial District
Approximately 8.5104 acres
M-2, Light Industrial and A-1, Agricultural, to M-2, Light
Industrial
Date: December 1, 2021

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the “GDP” shall be that plan entitled “Generalized Development Plan – Hudson Limited Partnership Rezoning,” prepared by Ross-France, dated September 1, 2021, bearing a seal date of November 8, 2021.

USE AND DEVELOPMENT

1. General Development Plan: The Property shall be developed in substantial accordance with the GDP, subject to changes approved by the County in connection with final site plan review.
2. Use: The Applicant shall be permitted those uses in the M-2 zoning district. In addition, pursuant to Section 32-400.27.3 of the Zoning Ordinance, a distribution and fulfillment center, greater than 80,000 square feet in gross floor area shall be permitted by-right on the Property. In the event a distribution and fulfillment center is constructed on the Property, said use shall be limited to 103,000 sq. ft.

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COMMUNITY DESIGN

3. Architecture: The design of the building, as shown on the GDP, shall be in substantial conformance with the building elevations entitled “Illustrative Building Elevations,” prepared by MGMA, dated September 7, 2021 (the “Illustrative Building Elevation”), subject to changes approved by the Planning Director or its designee. The Illustrative Building Elevations may be subject to minor modification approved by the County in connection with final site plan review. Any changes to the architecture, materials, colors, finishes, or any future updates/changes may be made provided that such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality shown on the Illustrative Building Elevations. Compliance with this proffer shall be evidenced with the submission of building elevations to the Department of Development Services Land Development Division at least two week prior to the request for a building permit release letter.
4. Building Materials: The primary building material for the building, as shown on the GDP, shall be 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 panel of architectural grade and quality. Changes to allow additional building materials shall be approved by the Planning Director or designee. Compliance with this proffer shall be evidenced with the submission of building elevations to the Department of Development Services Land Development Division at least two weeks prior to the request for a building permit release letter.
5. Landscaping: Landscaping shall be provided in substantial conformance with the landscape plan entitled “Landscape Plan,” prepared by Ross-France, PC dated September 1, 2021, bearing a seal date of November 8, 2021. Landscaping and buffers provided on the Property shall include only species native to Virginia for any new plantings.

ENVIRONMENT

6. 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 (± 8.5104 acres) for water quality monitoring, drainage improvements, and/or stream

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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 said site plan.

7. Reforestation: The Applicant shall re-establish the vegetation within the undisturbed portion of the 100' resource protection area ("RPA") buffer along the eastern property boundary in accordance with densities outlined in the *Riparian Buffers Modification & Mitigation Guidance Manual* (2006) *Reforestation/Establishment Table B*, requiring planting 1 unit (1 canopy tree, 2 understory trees and 3 small shrubs) for every 400 sq. ft. The undistributed portion of the RPA shall mean the area within the 100' RPA Buffer that is located outside the limits of disturbance, as shown generally on the GDP.

FIRE AND RESCUE

8. 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 on the Property to be used for fire and rescue services. Said contribution shall be based on the size of the building(s) shown on the applicable final 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

9. Access: Access to the Property shall be provided from Wellington Road as shown on the GDP.
10. Crosswalks: Prior to issuance of an occupancy permit for any building on the Property, the Applicant shall provide a pedestrian crosswalk across Wellington Road at the western portion of the intersection of Wellington Road and Freedom Center Boulevard, subject to Prince William County Department of Transportation ("PWCDOT") and Virginia Department of Transportation ("VDOT") approval.
11. Left Turn Lane: Subject to VDOT and PWCDOT approval, the Applicant shall provide the southbound left turn lane into the entrance of the Property along Wellington Road at its intersection with Freedom Center Boulevard, as shown on the GDP. The Applicant shall be responsible for the acquisition, or cost thereof, of

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off-site right-of-way, in accordance with Proffer 12 below, as needed for said turn lane.

12. Right-of-Way Dedication: If requested by PWCDOT or VDOT, the Applicant shall provide, at no cost to Prince William County or VDOT, right-of-way dedication along the Wellington Road frontage of the Property, as depicted on the GDP. The dedication shall be shown on and made in connection with the first final site plan for the Property. In the event the right-of-way dedication is requested prior to the processing of the first final site plan for the Property, the Applicant shall not be responsible for the preparation or processing of plans, plats, deeds, and related documents necessary for the right-of-way.
13. Sidewalk: Subject to PWCDOT and VDOT approval, the Applicant shall construct a sidewalk along the Wellington Road frontage in the area shown on the GDP. Said sidewalk shall be constructed prior to the issuance of an occupancy permit for any building on the Property.
14. Traffic Signal: Subject to approval by VDOT and PWCDOT, the Applicant shall make improvements to the existing traffic signal at Wellington Road and Freedom Center Boulevard to accommodate the entrance shown on the GDP. These traffic signal improvements may include providing signal heads, signal timing modifications, and pedestrian signal accommodations, subject to VDOT review and approval. Said improvements shall be completed prior to issuance of an occupancy permit for any building on the Property.
15. Eminent Domain: In the event the Applicant is not able to acquire off-site right-of-way required in order to provide the left turn lane identified above in Proffer 11, including, but not limited to, any easements required for utilities, utility relocation, and grading, the Applicant shall request the County acquire the right-of-way and easements by means of its condemnation powers at Applicant's expense. The Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:
 - a. The names of the record owners, the property addresses, tax map parcel numbers, and GPIN numbers for each landowner from whom such right-of-way and/or easements are sought.

Proffer Statement

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#REZ2021-00018, Hudson Limited Partnership
December 21, 2021
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- b. Plats, plans, and profiles showing the necessary right-of-way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
- c. Pursuant to Virginia Code § 25.1-417, a determination of the value of the Property shall be based on the following:
 - i. If the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or
 - ii. If the assessed value is greater than \$25,000 an independent appraisal of the value of the right-of-way and easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
- d. A 60 year title search of each involved property.
- e. Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right-of-way and/or easements, at a cost of at least the appraised value of the involved property interests.
- f. A letter of credit acceptable to the County, cash, or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.
- g. An agreement signed by Applicant's representative and approved by the County Attorney's Office whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The agreement shall specifically provide that in the event the property owner is awarded in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant shall pay to the County the amount of

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the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

WATER AND SEWER

16. The Property shall be served by public water and public sewer. The Applicant shall plan, design, and construct all on-site and off-site water and sanitary sewer utility improvements necessary to provide service for the demand generated by development of the Property in accordance with applicable Service Authority, Prince William County, and Virginia laws, ordinances, requirements, and regulations.

MISCELLANEOUS

17. 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 AND MODIFICATIONS

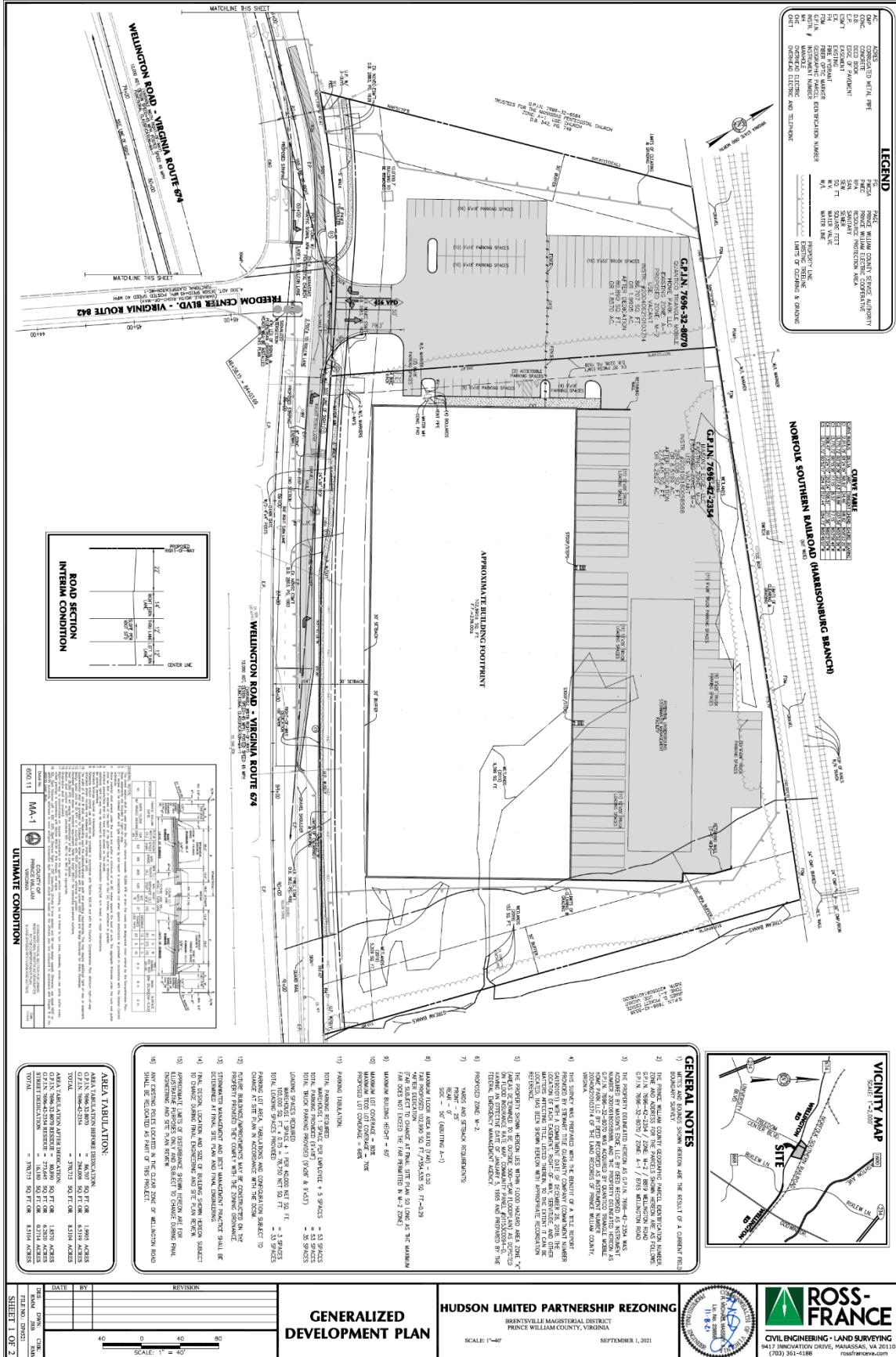
18. Zoning Ordinance, approval of the subject rezoning shall constitute a waiver and/or modification of the following:
 - a. Pursuant to Section 32-506.09.1 of the Zoning Ordinance, a modification of Section 32-506.06.1(b) to allow a thirty foot (30') building setback along Wellington Road, as shown on the GDP.
 - b. Pursuant to Sections 32-250.32.4 and 32-506.09.1 of the Zoning Ordinance, a modification of Section 32-506.06.1(b) requiring a fifty foot (50') buffer to allow

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a thirty foot (30') buffer along Wellington Road, as shown on the Landscape Plan.

P1151886.DOCX

Generalized Development Plan

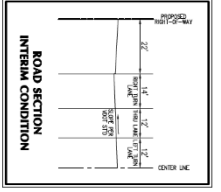


LEGEND

Symbol	Description
[Solid Grey]	EXISTING BUILDING FOOTPRINT
[Dashed Line]	PROPOSED BUILDING FOOTPRINT
[Dotted Line]	PROPERTY LINE
[Thin Solid Line]	EXISTING DRIVE AISLE
[Thin Dashed Line]	PROPOSED DRIVE AISLE
[Thin Solid Line]	EXISTING SIDEWALK
[Thin Dashed Line]	PROPOSED SIDEWALK
[Thin Solid Line]	EXISTING UTILITY
[Thin Dashed Line]	PROPOSED UTILITY
[Thin Solid Line]	EXISTING FENCE
[Thin Dashed Line]	PROPOSED FENCE
[Thin Solid Line]	EXISTING CURB
[Thin Dashed Line]	PROPOSED CURB
[Thin Solid Line]	EXISTING ROAD
[Thin Dashed Line]	PROPOSED ROAD
[Thin Solid Line]	EXISTING RAILROAD
[Thin Dashed Line]	PROPOSED RAILROAD
[Thin Solid Line]	EXISTING TREE
[Thin Dashed Line]	PROPOSED TREE
[Thin Solid Line]	EXISTING WALL
[Thin Dashed Line]	PROPOSED WALL
[Thin Solid Line]	EXISTING SIGN
[Thin Dashed Line]	PROPOSED SIGN
[Thin Solid Line]	EXISTING LIGHT
[Thin Dashed Line]	PROPOSED LIGHT
[Thin Solid Line]	EXISTING POLE
[Thin Dashed Line]	PROPOSED POLE

GRID TABLE

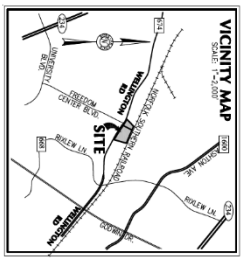
Grid	Easting	Northing
1	100	100
2	200	100
3	300	100
4	400	100
5	500	100
6	600	100
7	700	100
8	800	100
9	900	100
10	1000	100
11	1100	100
12	1200	100
13	1300	100
14	1400	100
15	1500	100
16	1600	100
17	1700	100
18	1800	100
19	1900	100
20	2000	100
21	2100	100
22	2200	100
23	2300	100
24	2400	100
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42	4200	100
43	4300	100
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45	4500	100
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50	5000	100



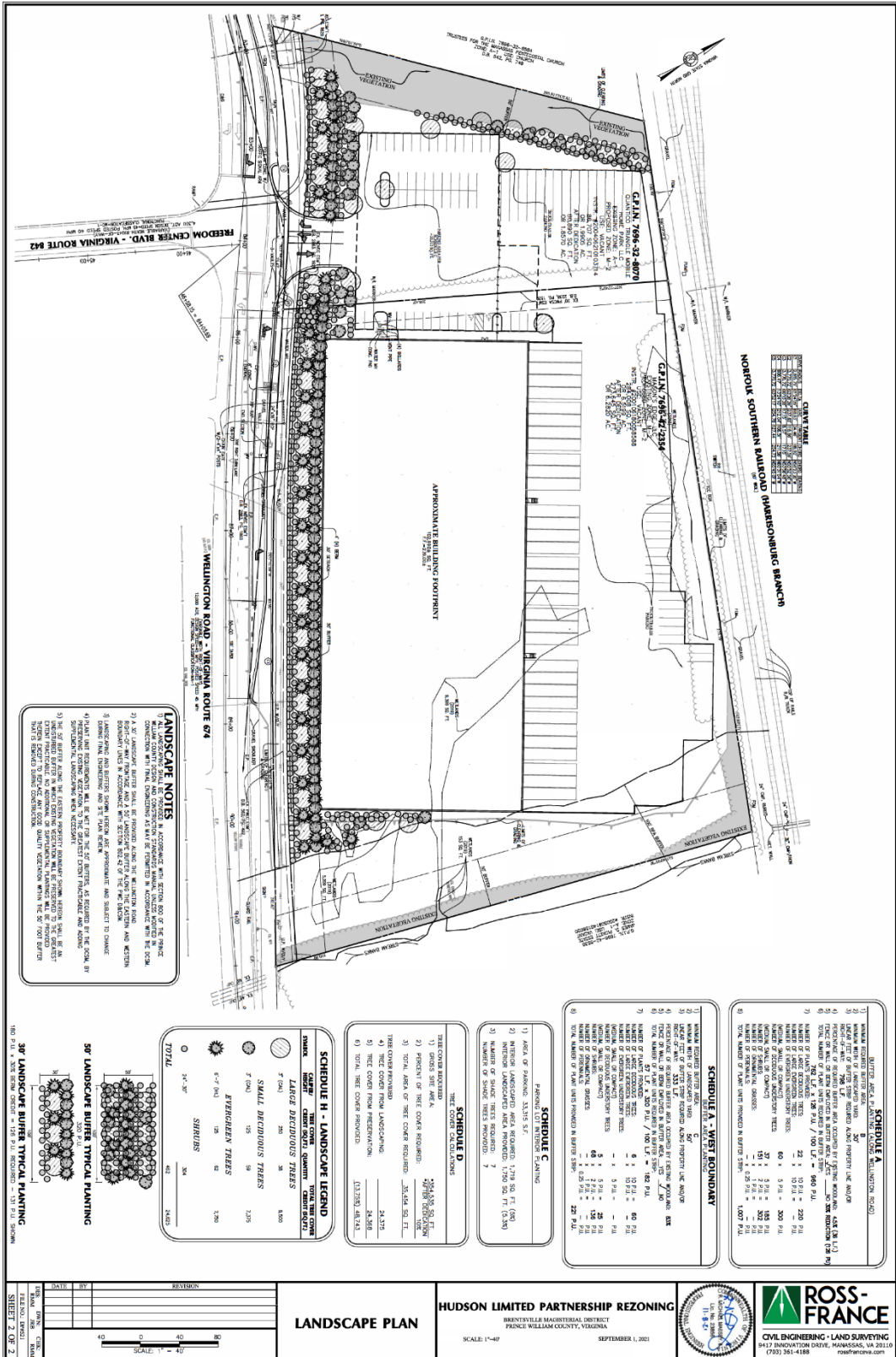
AREA TABULATION

Item	Description	Area (sq. ft.)	Area (sq. ft.)
1	EXISTING BUILDING FOOTPRINT	150,000	150,000
2	PROPOSED BUILDING FOOTPRINT	150,000	150,000
3	EXISTING DRIVE AISLE	10,000	10,000
4	PROPOSED DRIVE AISLE	10,000	10,000
5	EXISTING SIDEWALK	5,000	5,000
6	PROPOSED SIDEWALK	5,000	5,000
7	EXISTING UTILITY	10,000	10,000
8	PROPOSED UTILITY	10,000	10,000
9	EXISTING FENCE	10,000	10,000
10	PROPOSED FENCE	10,000	10,000
11	EXISTING CURB	10,000	10,000
12	PROPOSED CURB	10,000	10,000
13	EXISTING ROAD	10,000	10,000
14	PROPOSED ROAD	10,000	10,000
15	EXISTING RAILROAD	10,000	10,000
16	PROPOSED RAILROAD	10,000	10,000
17	EXISTING TREE	10,000	10,000
18	PROPOSED TREE	10,000	10,000
19	EXISTING WALL	10,000	10,000
20	PROPOSED WALL	10,000	10,000
21	EXISTING SIGN	10,000	10,000
22	PROPOSED SIGN	10,000	10,000
23	EXISTING LIGHT	10,000	10,000
24	PROPOSED LIGHT	10,000	10,000
25	EXISTING POLE	10,000	10,000
26	PROPOSED POLE	10,000	10,000

- ### GENERAL NOTES
- 1) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY.
 - 2) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY.
 - 3) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY.
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GENERALIZED DEVELOPMENT PLAN HUDSON LIMITED PARTNERSHIP REZONING BREKENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA SCALE: 1"=40' SEPTEMBER 1, 2021	REVISION NO. DATE BY 1 10/15/21 JLM	 SCALE: 1" = 40'				
	AREA TABULATION: EXISTING BUILDING FOOTPRINT: 150,000 SQ. FT. PROPOSED BUILDING FOOTPRINT: 150,000 SQ. FT. EXISTING DRIVE AISLE: 10,000 SQ. FT. PROPOSED DRIVE AISLE: 10,000 SQ. FT. EXISTING SIDEWALK: 5,000 SQ. FT. PROPOSED SIDEWALK: 5,000 SQ. FT. EXISTING UTILITY: 10,000 SQ. FT. PROPOSED UTILITY: 10,000 SQ. FT. EXISTING FENCE: 10,000 SQ. FT. PROPOSED FENCE: 10,000 SQ. FT. EXISTING CURB: 10,000 SQ. FT. PROPOSED CURB: 10,000 SQ. FT. EXISTING ROAD: 10,000 SQ. FT. PROPOSED ROAD: 10,000 SQ. FT. EXISTING RAILROAD: 10,000 SQ. FT. PROPOSED RAILROAD: 10,000 SQ. FT. EXISTING TREE: 10,000 SQ. FT. PROPOSED TREE: 10,000 SQ. FT. EXISTING WALL: 10,000 SQ. FT. PROPOSED WALL: 10,000 SQ. FT. EXISTING SIGN: 10,000 SQ. FT. PROPOSED SIGN: 10,000 SQ. FT. EXISTING LIGHT: 10,000 SQ. FT. PROPOSED LIGHT: 10,000 SQ. FT. EXISTING POLE: 10,000 SQ. FT. PROPOSED POLE: 10,000 SQ. FT.	GENERAL NOTES: 1) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 2) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 3) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 4) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 5) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 6) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 7) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 8) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 9) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 10) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 11) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY.	REVISION NO. DATE BY 1 10/15/21 JLM	 SCALE: 1" = 40'		
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	AREA TABULATION: EXISTING BUILDING FOOTPRINT: 150,000 SQ. FT. PROPOSED BUILDING FOOTPRINT: 150,000 SQ. FT. EXISTING DRIVE AISLE: 10,000 SQ. FT. PROPOSED DRIVE AISLE: 10,000 SQ. FT. EXISTING SIDEWALK: 5,000 SQ. FT. PROPOSED SIDEWALK: 5,000 SQ. FT. EXISTING UTILITY: 10,000 SQ. FT. PROPOSED UTILITY: 10,000 SQ. FT. EXISTING FENCE: 10,000 SQ. FT. PROPOSED FENCE: 10,000 SQ. FT. EXISTING CURB: 10,000 SQ. FT. PROPOSED CURB: 10,000 SQ. FT. EXISTING ROAD: 10,000 SQ. FT. PROPOSED ROAD: 10,000 SQ. FT. EXISTING RAILROAD: 10,000 SQ. FT. PROPOSED RAILROAD: 10,000 SQ. FT. EXISTING TREE: 10,000 SQ. FT. PROPOSED TREE: 10,000 SQ. FT. EXISTING WALL: 10,000 SQ. FT. PROPOSED WALL: 10,000 SQ. FT. EXISTING SIGN: 10,000 SQ. FT. PROPOSED SIGN: 10,000 SQ. FT. EXISTING LIGHT: 10,000 SQ. FT. PROPOSED LIGHT: 10,000 SQ. FT. EXISTING POLE: 10,000 SQ. FT. PROPOSED POLE: 10,000 SQ. FT.	GENERAL NOTES: 1) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 2) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 3) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 4) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 5) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 6) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 7) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 8) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 9) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 10) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY. 11) THE PRINCE WILLIAM COUNTY ZONING MAP AND THE RESULT OF A CORRECT FIELD BOUNDARY SURVEY.	REVISION NO. DATE BY 1 10/15/21 JLM	 SCALE: 1" = 40'		



LANDSCAPE NOTES

- 1) LANDSCAPE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 604 OF THE ZONING ORDINANCE AND THE HARRISONBURG BRANCH OF THE NORFOLK SOUTHERN RAILROAD.
- 2) ALL LANDSCAPE SHALL BE PROVIDED WITHIN THE SPECIFIED AREAS AND WITHIN SPECIFIED LINES IN ACCORDANCE WITH SECTION 604 OF THE ZONING ORDINANCE.
- 3) LANDSCAPE SHALL BE PROVIDED WITHIN THE SPECIFIED AREAS AND WITHIN SPECIFIED LINES IN ACCORDANCE WITH SECTION 604 OF THE ZONING ORDINANCE.
- 4) PLANTING SHALL BE PROVIDED WITHIN THE SPECIFIED AREAS AND WITHIN SPECIFIED LINES IN ACCORDANCE WITH SECTION 604 OF THE ZONING ORDINANCE.
- 5) THE SPECIFIC PLANTING SHALL BE PROVIDED WITHIN THE SPECIFIED AREAS AND WITHIN SPECIFIED LINES IN ACCORDANCE WITH SECTION 604 OF THE ZONING ORDINANCE.
- 6) THE SPECIFIC PLANTING SHALL BE PROVIDED WITHIN THE SPECIFIED AREAS AND WITHIN SPECIFIED LINES IN ACCORDANCE WITH SECTION 604 OF THE ZONING ORDINANCE.
- 7) THE SPECIFIC PLANTING SHALL BE PROVIDED WITHIN THE SPECIFIED AREAS AND WITHIN SPECIFIED LINES IN ACCORDANCE WITH SECTION 604 OF THE ZONING ORDINANCE.
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- 9) THE SPECIFIC PLANTING SHALL BE PROVIDED WITHIN THE SPECIFIED AREAS AND WITHIN SPECIFIED LINES IN ACCORDANCE WITH SECTION 604 OF THE ZONING ORDINANCE.
- 10) THE SPECIFIC PLANTING SHALL BE PROVIDED WITHIN THE SPECIFIED AREAS AND WITHIN SPECIFIED LINES IN ACCORDANCE WITH SECTION 604 OF THE ZONING ORDINANCE.

SCHEDULE H - LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
(Symbol)	LARGE DECIDUOUS TREES	800
(Symbol)	SMALL DECIDUOUS TREES	3200
(Symbol)	EVERGREEN TREES	1200
(Symbol)	SHRUBS	300
TOTAL		5100

SCHEDULE C

PHASING LOT BY LOT PLANTING

- 1) AREA OF PLANTING: 3,115 SQ. FT.
- 2) NUMBER OF TREES REQUIRED: 1,278 (30% TREE COVER)
- 3) NUMBER OF SHRUB TREES REQUIRED: 7

SCHEDULE D

TREE COVER REQUIRED

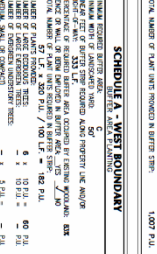
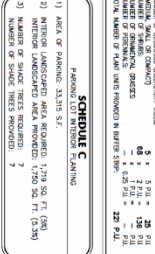
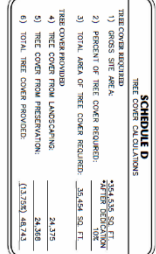
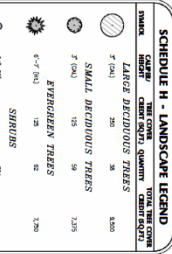
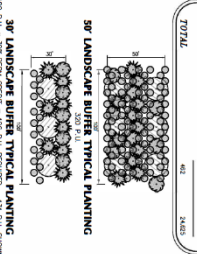
- 1) GROSS SITE AREA: 1,799,500 SQ. FT.
- 2) PERCENT OF TREE COVER REQUIRED: 30.00%
- 3) TOTAL AREA OF TREE COVER REQUIRED: 539,850 SQ. FT.
- 4) TREE COVER PROVIDED: 5100 TREES
- 5) TREE COVER FROM PRESERVATION: 0 TREES
- 6) TOTAL TREE COVER PROVIDED: 5100 TREES

SCHEDULE A - WEST BOUNDARY

- 1) NUMBER OF TREES REQUIRED: 1,278
- 2) NUMBER OF SHRUB TREES REQUIRED: 7
- 3) TOTAL NUMBER OF TREES REQUIRED: 1,285
- 4) TOTAL NUMBER OF TREES PROVIDED: 1,285

SCHEDULE B - EAST BOUNDARY

- 1) NUMBER OF TREES REQUIRED: 1,278
- 2) NUMBER OF SHRUB TREES REQUIRED: 7
- 3) TOTAL NUMBER OF TREES REQUIRED: 1,285
- 4) TOTAL NUMBER OF TREES PROVIDED: 1,285



REVISIONS

NO.	DATE	DESCRIPTION
1	09/11/2021	ISSUED FOR PERMIT
2	09/11/2021	ISSUED FOR PERMIT
3	09/11/2021	ISSUED FOR PERMIT
4	09/11/2021	ISSUED FOR PERMIT
5	09/11/2021	ISSUED FOR PERMIT
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98	09/11/2021	ISSUED FOR PERMIT
99	09/11/2021	ISSUED FOR PERMIT
100	09/11/2021	ISSUED FOR PERMIT

LANDSCAPE PLAN

HUDSON LIMITED PARTNERSHIP ZONING
 BRIDGEVILLE HARBORFRONTAL INDUSTRIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

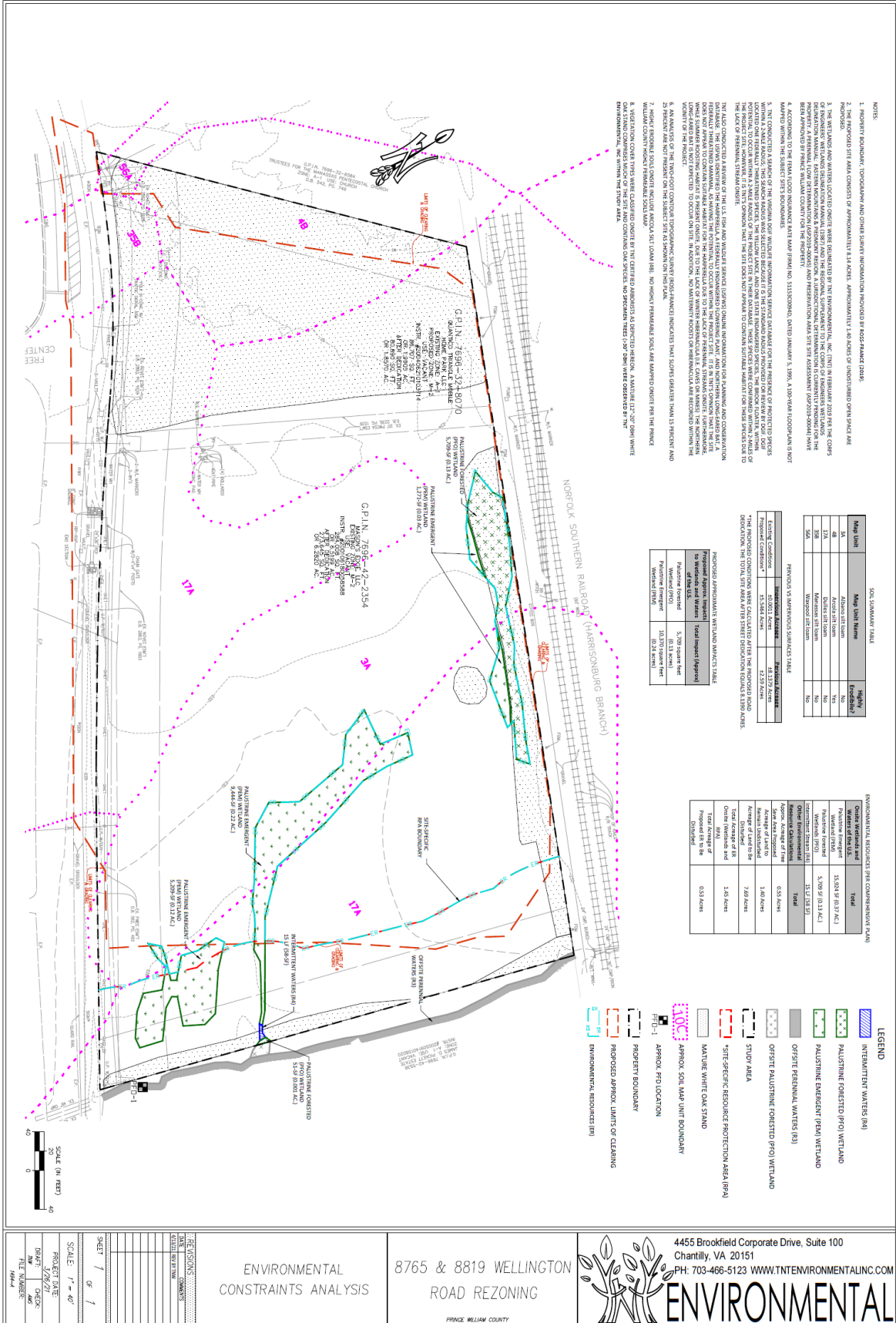
SCALE: 1"=40'

SEPTEMBER 1, 2021



ROSS-FRANCE
 CIVIL ENGINEERING - LAND SURVEYING
 1512 INNOVATION DRIVE, HARRISONBURG, VA 22801
 (703) 361-4188
 rossfrance.com

Environmental Constraints Analysis



- NOTES:**
1. PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY RECORD PLAT 2009.
 2. THE PROPOSED SITE AREA COMPOSES OF APPROXIMATELY 13.6 ACRES, APPROXIMATELY 1.6 ACRES OF UNDEVELOPED OPEN SPACE AND 12.0 ACRES OF EXISTING DEVELOPMENT.
 3. THE WETLANDS AND WATERS LOCATED ON THE SUBJECT SITE WERE Delineated BY THE ENVIRONMENTAL, INC. (TENT) IN FEBRUARY 2010 FOR THE CORPUS OF INDIAN LUMBER DREDGING AND RECONSTRUCTION PROJECT, SUPPLEMENTAL TO THE CORPUS OF INDIAN LUMBER WETLANDS PROPERTY. A PERMANENT FLOW RESTRICTION (APPROXIMATELY 100 CFS) AND PRESERVATION AREA SITE ASSESSMENT (APPROXIMATELY 1000 SQ FT) WERE DEVELOPED TO PROTECT AND MAINTAIN THE CORPUS.
 4. THE PERMANENT FLOW RESTRICTION (APPROXIMATELY 100 CFS) AND PRESERVATION AREA SITE ASSESSMENT (APPROXIMATELY 1000 SQ FT) WERE DEVELOPED TO PROTECT AND MAINTAIN THE CORPUS.
 5. THE CONDUCTED A SEARCH OF THE WETLANDS LOSS WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES. THE RESULTS OF THIS SEARCH INDICATED THAT THERE ARE NO PROTECTED SPECIES LISTED AT THE SUBJECT SITE. THE RESULTS OF THIS SEARCH INDICATED THAT THERE ARE NO PROTECTED SPECIES LISTED AT THE SUBJECT SITE.
 6. AN ANALYSIS OF THE TWO-FOOT CONTIGUOUS QUANTITATIVE PROBABILITIES INDICATED THAT SLOPES GREATER THAN 15 PERCENT AND 25 PERCENT ARE NOT PRESENT ON SUBJECT SITE AS SHOWN ON THE PLAN.
 7. THE RESULTS OF THE TWO-FOOT CONTIGUOUS QUANTITATIVE PROBABILITIES INDICATED THAT SLOPES GREATER THAN 15 PERCENT AND 25 PERCENT ARE NOT PRESENT ON SUBJECT SITE AS SHOWN ON THE PLAN.
 8. VEGETATION COVER TYPES WERE CLASSIFIED ON THE BASIS OF VISUAL INSPECTION AND PHOTOGRAPHY. A VISUAL INSPECTION WAS CONDUCTED ON THE SUBJECT SITE ON FEBRUARY 1, 2010. THE RESULTS OF THIS VISUAL INSPECTION AND PHOTOGRAPHY INDICATED THAT THE VEGETATION COVER TYPES WERE CLASSIFIED ON THE BASIS OF VISUAL INSPECTION AND PHOTOGRAPHY.

SOIL CLASSIFICATION TABLE

Map Unit	Map Unit Name	Highly Erodible
3A	Acidic Soil Series	Yes
4D	Acidic Soil Series	Yes
5B	Acidic Soil Series	No
6A	Wooded Soil Series	No
6B	Wooded Soil Series	No

PROPOSED APPROXIMATE WETLAND BRANCHES TABLE

Existing Condition	Proposed Construction	Net Change
10,000 Acres	15,594 Acres	5,594 Acres
81,379 Acres	22,972 Acres	58,407 Acres
91,379 Acres	38,566 Acres	52,813 Acres

PROPOSED APPROXIMATE WETLAND BRANCHES TABLE

Wetland Type	Area (Acres)	Percentage of Total
Palustrine Forested (PFO)	5,594	10.6%
Palustrine Emergent (PEM)	5,909	11.3%
Palustrine Wetland (PFW)	33,174	62.5%
Other Wetlands and Waters	1,816	3.5%
Total	52,493	100%

ENVIRONMENTAL RESOURCES PRE-COMMENCEMENT PLAN

Resource	Quantity
Palustrine Forested (PFO) Wetland	5,594 ac (0.17 ac)
Palustrine Emergent (PEM) Wetland	5,909 ac (0.13 ac)
Palustrine Wetland (PFW)	33,174 ac (62.5%)
Other Wetlands and Waters	1,816 ac (3.5%)
Total	52,493 ac

- LEGEND**
- INTERMITTENT WATERS (IWI)
 - PALUSTRINE FORESTED (PFO) WETLAND
 - PALUSTRINE EMERGENT (PEM) WETLAND
 - PALUSTRINE WATERS (PW)
 - OFFSITE PALUSTRINE FORESTED (PFO) WETLAND
 - STUDY AREA
 - SITE SPECIFIC RESOURCE PROTECTION AREA (SPA)
 - MATURE WHITE OAK STAND
 - APPROX. SOIL MAP UNIT BOUNDARY
 - PROPERTY BOUNDARY
 - PROPOSED APPROX. LIMITS OF CLEARING
 - ENVIRONMENTAL RESOURCE (ER)

ENVIRONMENTAL CONSTRAINTS ANALYSIS

8765 & 8819 WELLINGTON ROAD REZONING

PRINCE WILLIAM COUNTY

DATE: 2/27/21
 DRAWN BY: JAC
 CHECKED BY: JAC
 FILE NUMBER: 21-0018

SCALE: 1" = 40'

PROJECT DATE: 2/27/21

SHEET 1 OF 1

4455 Brookfield Corporate Drive, Suite 100
 Chantilly, VA 20151
 PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

ENVIRONMENTAL

ILLUSTRATIVE BUILDING ELEVATIONS



04.07.21
MIGMA

WELLINGTON ROAD

04.07.21
M/G/M/A

WELLINGTON ROAD



Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA **June 8, 2021**
Regular Meeting
Res. No. 21-035
SECOND: DE PUE
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>
REZ2021-00017	Potomac Shores Proffer Amendment	No Further Work
REZ2021-00018	Hudson Limited Partnership	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Brace, Carter, Henson, Moser, Spinks

MOTION CARRIED

ATTEST:



Secretary to the Commission