



PLANNING COMMISSION RESOLUTION

MOTION:

June 22, 2022

SECOND:

**Regular Meeting
RES. No. 22-xxx**

**RE: PROFFER AMENDMENT #REZ2021-00023, RAISING CANE'S
COLES MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to amend the proffers associated with #REZ1987-0023 to allow quick service food stores; restaurant, carry-out; and restaurant, drive-through uses. Also, to remove proffers that no longer apply or were previously satisfied; and

WHEREAS, the subject site is a ±1.7 acre parcel located ±284 feet north of the intersection of Liberia Avenue and Signal Hill Road. The property is identified on County maps as GPIN 7895-27-8091 and is addressed 9501 Liberia Avenue; and

WHEREAS, the site is designated O, Office and ER, Environmental Resource, in the Comprehensive Plan; and

WHEREAS, the site is zoned PBD, Planned Business District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 22, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Proffer Amendment #REZ2021-00023, Raising Cane's, subject to the Proffers dated May 2, 2022, on the Expedited Agenda.

ATTACHMENT: Proffers, dated May 2, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION:

June 22, 2022

SECOND:

**Regular Meeting
RES. No. 22-xxx**

**RE: SPECIAL USE PERMIT #SUP2021-00033, RAISING CANE'S
COLES MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to allow a drive-through restaurant and associated signage modifications; and

WHEREAS, the subject site is a ±1.7 acre parcel located ±284 feet north of the intersection of Liberia Avenue and Signal Hill Road. The property is identified on County maps as GPIN 7895-27-8091 and is addressed 9501 Liberia Avenue; and

WHEREAS, the site is designated O, Office and ER, Environmental Resource, in the Comprehensive Plan; and

WHEREAS, the site is zoned PBD, Planned Business District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 22, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2021-00033, Raising Cane's, subject to the conditions dated May 2, 2022, on the Expedited Agenda.

ATTACHMENT: Conditions, dated May 2, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission

PROFFER AMENDMENT STATEMENT

Re: Rezoning REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC
Property: GPIN 7895-27-8091 (the "Property")
Acres: Approximately 1.7098 acres
Date: May 2, 2022

The undersigned hereby proffers that the use and development of the Property shall be in strict accordance with the following conditions and shall supersede all other proffers made prior hereto, including the proffers approved with REZ #87-23. In the event the above-referenced zoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void and the proffers associated with #87-23 shall remain in full force and effect. 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.

References made to the "PBD Use Plan" are to be interpreted to be references to that plan made by Parsons Brinckerhoff Quade & Douglas, Inc. dated July 1987 and identified as Planned Business District/Land Use Plan. Further references made to the "PBD Transportation Plan" are to be interpreted to be references to that plan made by Parsons Brinckerhoff Quade & Douglas, Inc., dated July 1987 and identified as Planned Business District/Transportation Plan.

1. TRANSPORTATION:

a. Entrances: Entrances to Signal Hill Road and Liberia Avenue shall be restricted to those reflected on the PBD Land Use Plan, except that entrance identified as Entrance D, which shall not be utilized. The entrances shown on the PBD Transportation Plan as being "right-in, right-out only" shall be so.

2. SIGNAGE:

a. Freestanding monument signage shall not exceed twelve (12) feet in height.

PROFFER AMENDMENT STATEMENT
#REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC
Date: May 2, 2022

b. Materials and colors to be used in connection with such signs shall be compatible with and of a type and material similar to that used in connection with the construction of the on-site buildings. Façade signage used in connection with the balance of the development for individual users in individual sections shall be uniform in style, color and construction materials on a section-by-section basis.

3. SITE DEVELOPMENT:

a. Screening and Buffer: A fifty (50') foot buffer shall be retained along the entire eastern boundary line and shall be planted in accordance with Prince William County ordinances for such a buffer. Applicant does reserve the right with appropriate County approval to have the "right in/right out" entrance along its frontage with Signal Hill Road within this buffer area as generally shown on the PBD Transportation Plan. In providing screening or landscaping in the buffer area, existing vegetation will be retained in lieu of removal and replanting where appropriate after consultation with the Zoning Administrator.

b. Dumpster Pads: Dumpster pads shall be screened and placed as unobtrusively as possible on site.

c. Architecture: At least fifty (50%) percent of the facades of all structures shall consist of an architectural precast concrete, brick or other material of a similar quality. Roof design and façade treatment on a section by section basis shall be integral in nature and shall effectively screen rooftop mechanical equipment.

d. Lighting:

(i) On-site pole lighting to be used in connection with the development of the Property shall be similar in style throughout and shall not exceed sixteen (16') feet in height and shall be directed downward and inward to the Property.

4. USES:

a. A minimum of fifty percent (50%) of the gross floor area shall be designated for commercial non-retail uses. Such uses shall consist of but not be limited to offices, restaurants,

PROFFER AMENDMENT STATEMENT
#REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC
Date: May 2, 2022

theatres, veterinary hospitals, insurance agencies, finance or mortgage institutions, professional offices and such other uses that are not retail sales stores. Further, motor vehicle fuel sales and motor vehicle repair facilities shall not be allowed.

5. LANDSCAPING:

a. Applicant agrees to provide landscaping having a market value in an amount equal to no less than \$.50 per square foot of building floor area for each phase of the development. This shall be provided simultaneously with the construction of buildings in each phase of development.

b. In that area proffered for buffer which will be made narrower with the provisions of the right in/right out entrance to Signal Hill Road as shown on the PBD Transportation Plan, Applicant agrees to provide additional landscaping over that typically required to compensate for the reduction of the buffer area.

c. Applicant agrees to provide attractive, high-quality landscaping within a 10-20 foot wide strip along its frontage on Liberia Avenue. Said landscaping shall include low vegetation and trees from ten to fifteen feet in height and/or from 2-1/2 to 3-1/2 inches caliper at the time of planting, which become fully crowned.

6. HANDICAPPED PARKING: Applicant shall provide handicapped parking spaces in accordance with the standards set out in the Prince William County Design and Constructions Standards Manual.

SIGNATURE ON THE FOLLOWING PAGE

PROFFER AMENDMENT STATEMENT
#REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC

SIGNATURE PAGE

RAISING CANE'S RESTAURANTS, LLC
a Louisiana Limited Liability Company

By: _____
Name: _____
Title: _____

P1208273.DOCX

PROPOSED CONDITIONS
Special Use Permit: SUP 2021-00033
Prince William County GPIN 7895-27-8091
Special Use Permit Area: + 1.7098 acres
Owner/Applicant: Raising Cane's Restaurants, LLC
Zoning: PBD, Planned Business District
Magisterial District: Coles
Date: May 2, 2022

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan (the "Plan") are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

The applicant shall file a site plan within three (3) years of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan or building plan approval to complete all conditioned requirements and site plan improvements.

1. Site Development: The property shall be developed in substantial conformance with the special use permit plan entitled "9501 Liberia Avenue Raising Cane's Drive-Through," prepared by Kimley-Horn, dated April 27, 2022 (Sheet Number 1) (hereinafter, the "SUP Plan"), subject to minor modifications associated with final engineering.
2. Use Parameters
 - a. Use Limitations: The use approved with this special use permit shall be limited to a restaurant, drive-through with two ordering locations as shown on the SUP Plan. The use approved with this special use permit shall not limit the by-right uses otherwise permitted on the Property.
 - b. Hours of Operation: Hours of operation may be 24-hours per day, seven days per week.
 - c. Outdoor Speaker System: The system to be used for ordering shall not be audible outside of the limits of the SUP.

3. Community Design

- a. Architecture: The design of the building shall be in substantial conformance with the elevations entitled "Illustrative Building Elevations," dated April 29, 2022 (hereinafter, the "Building Elevations"). The Building Elevations may be subject to minor modifications approved by the County in connection with site plan review. Additional changes to the design and materials may be made provided that any 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 than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it may ensure compatibility of the building with the Building Elevations.
- b. Landscaping: Landscaping shall be provided in substantial conformance with the landscape plan entitled "9501 Liberia Avenue Raising Cane's Drive-Through," prepared by Kimley-Horn, dated April 27, 2022 (Sheet Number 2) (the "Landscape Plan"). All new plantings shall be native to Virginia in accordance with the DCSM.
 - i. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: (a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3'; and (b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter, and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.

- c. Refuse Storage Area: The refuse storage/dumpster enclosure area shall be located in the area shown on the SUP Plan and shall utilize a compatible design theme and similar materials as the building. Such dumpster area shall be screened with an opaque enclosure with a gate that prohibits viewing this area from public right-of-way, and shall remain closed when not in use.
- d. Loading Activities: All loading activities within the loading area, as shown generally on the SUP Plan, shall occur during off-peak times.
- e. Signage: All signage shall be provided in accordance with the Zoning Ordinance, except as modified in this SUP to allow for increased number of façade signs and a modification to the setback requirement for the freestanding monument sign. Signage on the Property shall be in substantial conformance with the sign elevations entitled “SUP BRAND BOOK,” dated April 29, 2022. In addition, the following shall apply to signage and advertisement on site:
 - i. Minor signage may be provided in accordance with Section 32.250.28 of the Zoning Ordinance.
 - ii. Unless not required by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
 - iii. The Zoning Administrator or its designee may approve any change to the overall sign design including logo, font size, color, illumination type and style provided that the total sign area and the number of signs does not exceed the conditions of this SUP.

4. Environment

- a. Water Quality: The Applicant shall contribute \$75 per acre at the time of final site plan review for the County to conduct water quality monitoring, stream restoration and/or drainage improvements.
- b. Stormwater Management: Stormwater Management (SWM)/Best Management Practices (BMP) shall be handled onsite and/or offsite in accordance with the DCSM.

5. Fire and Rescue Monetary Contribution: The applicant shall make a \$0.61 per square foot of new building area ($\pm 2,899$ SF) monetary contribution for fire and rescue services to the Prince William County Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval.
6. Maintenance of Property
 - a. Site Maintenance: The owner/applicant shall maintain the site and shall pick up trash, litter and debris on a daily basis.
 - b. Graffiti Removal: The applicant agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. The applicant shall prevent scaling of walls by keeping dumpsters away from walls, and covering or enclosing drainpipes, amongst other measures.
7. Transportation
 - a. Access Points: Subject to approval by Prince William County Department of Transportation ("PWCDOT") and/or Virginia Department of Transportation, access to the site shall be provided as shown on the SUP Plan.
 - b. Bicycle Racks: The Applicant shall provide a minimum of 1 bicycle rack on the Property.
 - c. Traffic Management Plan: The Applicant shall submit a Traffic Management Plan ("TMP") for approval by PWCDOT and PWC Police as a condition of final site plan approval. The TMP may be amended at any time due to changing technology and/or circumstances onsite with approval by PWCDOT.
8. Water & Sewer Connection: The site shall be connected to public water and sewer with the Applicant bearing all costs associated with providing all on and off site facilities to make such connection.

9. Monetary Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William County Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit 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 the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the 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 six (6%) percent per year, non-compounded.



STAFF REPORT

PC Meeting Date:	June 22, 2022
Agenda Title:	Proffer Amendment #REZ2021-00023, Raising Cane's Special Use Permit #SUP2021-00033, Raising Cane's
District Impact:	Coles Magisterial District
Requested Action:	Recommend Approval of Proffer Amendment #REZ2021-00023, Raising Cane's, subject to proffers dated May 2, 2022 Recommend Approval of Special Use Permit #SUP2021-00033, Raising Cane's, subject to conditions dated May 2, 2022
Department:	Planning Office
Case Planner:	Christopher Perez

EXECUTIVE SUMMARY

There are two concurrent proposals, which are as follows:

1. #REZ2021-00023: To amend the proffers associated with #REZ87-0023 to allow quick service food stores; restaurant, carry-out; and restaurant, drive-through uses and to remove proffers that no longer apply or were previously satisfied.
2. #SUP2021-00033: To allow a drive-through restaurant and associated signage modifications.

It is the recommendation of staff that the Planning Commission recommend approval of both Proffer Amendment #REZ2021-00023, Raising Cane's, subject to proffers dated May 2, 2022, and Special Use Permit #SUP2021-00033, Raising Cane's subject to conditions dated May 2, 2022.

BACKGROUND

- A. Request: To amend the proffers associated with #REZ87-0023 to allow quick service food stores; restaurant, carry-out; and restaurant, drive-through uses and to remove proffers that no longer apply or were previously satisfied. This is being concurrently processed with a special use permit (SUP) request to allow a drive-through restaurant and associated signage modifications for a new restaurant. See the attached sign comparison chart for a comprehensive list of applicable ordinance requirements related to the site-specific signage proposed.

Uses/Features	Existing (#REZ87-0023)	Proposed (Proffer Amendment & SUP)
Zoning	PBD, Planned Business District <i>(with proffers)</i>	PBD, Planned Business District <i>(with amended proffers)</i>
SUP	N/A	Drive-through restaurant & Signage Modifications <i>(with SUP)</i>
Allowable Uses	As proffered, #REZ87-0023 prohibited the development of restaurants with drive throughs, and quick service food stores and fast-food restaurants	Allows quick service food stores; restaurant, carry-out (which encompasses fast-food restaurants); and restaurant, drive-through uses – as proffered
Uses/Features	Allowed per Zoning Ordinance	Proposed (SUP Modifications)
Building Façade Signs	3 façade signs (Up to 400 SF in total area allowed)	5 façade signs total <i>(with SUP)</i> - 2 (west elevation) facing Liberia Avenue - 1 (north elevation) - 2 (south elevation) (223.25 SF total area requested)
Monument sign	Minimum of 10 feet setback from any lot line or one foot from each foot in sign height, whichever is greater	Waive the monument sign setback from the nearest property line. The proposed monument sign is located in the same location as the previous monument sign, approximately 1.3 feet from the lot line as depicted on the SUP Plan.

- B. Site Location: The Property is located at 9501 Liberia Avenue, ±284 feet north of the intersection of Liberia Ave. and Signal Hill Rd. The subject site is identified on County maps as GPIN 7895-27-8091.
- C. Comprehensive Plan: The site is designated O, Office, and ER, Environmental Resource, in the Comprehensive Plan.
- D. Zoning: The property is zoned PBD, Planned Business District, with proffers.
- E. Surrounding Land Uses: The subject property is bordered by commercial uses to the north and the south and is abutting a religious institution east of the site. To the west are commercial businesses located in the City of Manassas.
- F. Background and Context: The property is subject to the proffers associated with # REZ87-0023. The site is developed with an existing structure that is approximately 4,843 square feet and was most recently used as a restaurant that closed in February 2020. The Applicant seeks to remove the existing structure and construct a new 2,899 square foot restaurant with a drive-through facility. The existing proffers prohibit drive-through restaurants. The Applicant seeks this proffer amendment to allow the proposed drive-through use and to allow quick service food stores; restaurant, carry-out uses, and to remove the proffers that no longer apply or that were previously satisfied. The proposed proffer amendment only applies to this property and will not affect the existing proffers for the other adjacent properties that remain subject to #REZ87-0023. The special use permit is required for the drive-through facility and signage modifications.

STAFF RECOMMENDATION

Staff recommends approval of Proffer Amendment #REZ2021-00023, Raising Cane's, subject to the proffers dated May 2, 2022, and Special Use Permit #SUP2021-00033, Raising Cane's, subject to the conditions dated May 2, 2022, for the following reasons:

- The new proposed use is redeveloping the site with a new building and upgraded entrance to meet current VDOT standards.
- The requested proffer amendment is removing use restrictions of restaurants with drive-through; quick service food store; and restaurant, carry-out, that better reflects current conditions and area needs.
- As conditioned through this SUP, specific use and operational parameters, site layout, building elevations, signage details, and landscaping upgrades are being proposed to adequately mitigate the impacts.
- The proposed use is complementary to the existing uses in the nearby area.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: This site is located within the Development Area, and is designated O, Office, and ER, Environmental Resource. The existing PBD, Planned Business District, implements the O, Office, designation and was previously approved for this site.

These applications will allow the redevelopment of a site with a new freestanding Raising Cane's restaurant with a drive-through and signage modifications through a SUP. As a result, a new use will be reintroduced into the area, which will add to the mixture of uses and improve overall aesthetics with new building design, enhanced landscaping, and use parameters.

Level of Service (LOS): The LOS impacts related to the subject SUP request would be mitigated through monetary contributions, as follows:

Fire & Rescue	\$0.61 per square foot (SF)	New building proposed (±2,899 square feet)	\$1,768.39
Water Quality	\$75 per acre	±1.7 acres	\$127.5
TOTAL			\$1,895.89

Community Input

Notice of the proffer amendment and special use permit applications have been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has only received written feedback from Mid County Civic Association of Prince William (MIDCO). Their concerns focus primarily on the cut through traffic at Walmart. They state that the existing situation in the Walmart parking lot is less than ideal, with many feeder lanes from various directions ending up in the fairly short three exit lanes at the Walmart intersection with Liberia Avenue. They believe that the existing traffic situation at the Walmart intersection will be exacerbated by additional trips generated from this proposal.

The issues being raised by MIDCO cannot be mitigated by this Applicant, nor are they required to mitigate these issues, as the traffic issues are attributable to existing site conditions and off-site uses. Liberia Road is a City of Manassas roadway, and Manassas reviewed the project and had no comments on the proposal. Staff is not aware of any projects and/or improvements planned for this intersection or the Walmart intersection.

Other Jurisdiction Comments

The subject site is located inside of the required notification area of the city of Manassas. Manassas reviewed the project and had no comments on the proposal.

Legal Issues

If the subject proffer amendment is approved, the property can be developed with the addition of restaurants with a drive-through; quick service food stores and restaurant, carry-out, which are prohibited under the current proffers. The proposed SUP will allow a drive-through facility with associated signage modifications. However, if the proffer amendment is denied, then the concurrent SUP cannot be implemented, as proposed. The property is currently subject to #REZ87-0023 and may continue as allowed under the existing proffers. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

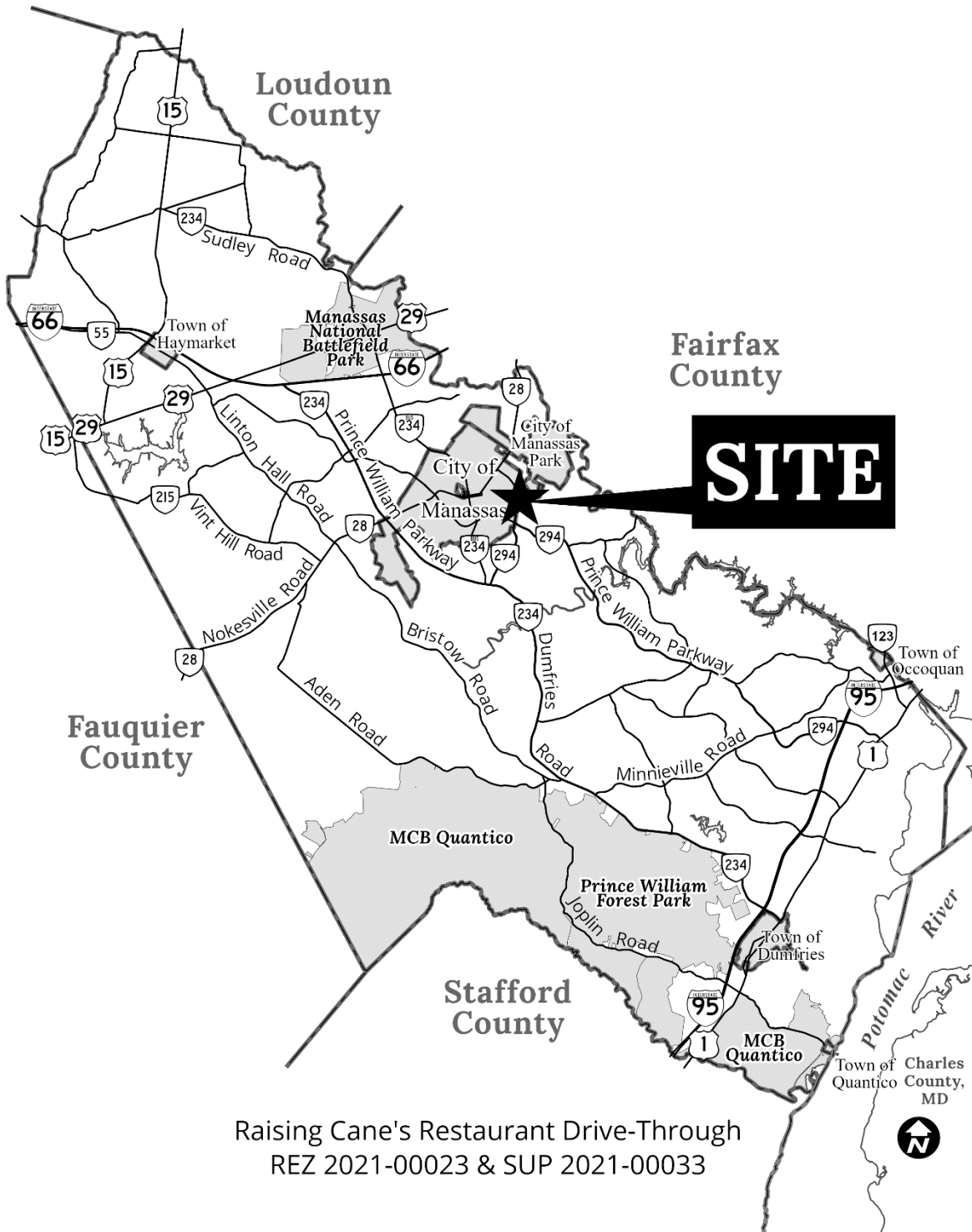
The Planning Commission has until September 20, 2022, which is 90 days from the first public hearing date, to take action on the rezoning/proffer amendment and special use permit proposals. A recommendation to approve both requests would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Christopher Perez | (703) 792-8150
cperez@pwcgov.org

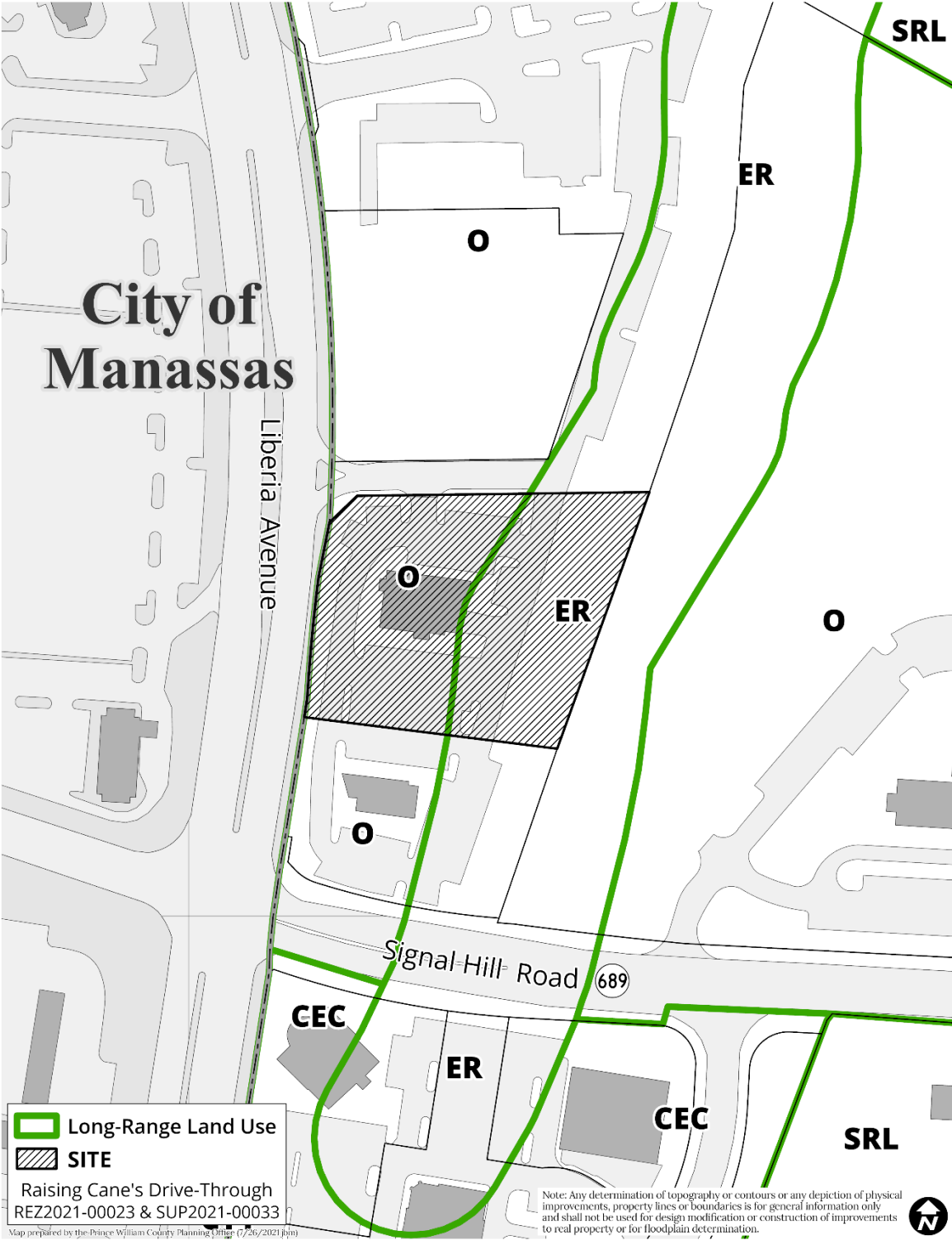
ATTACHMENTS

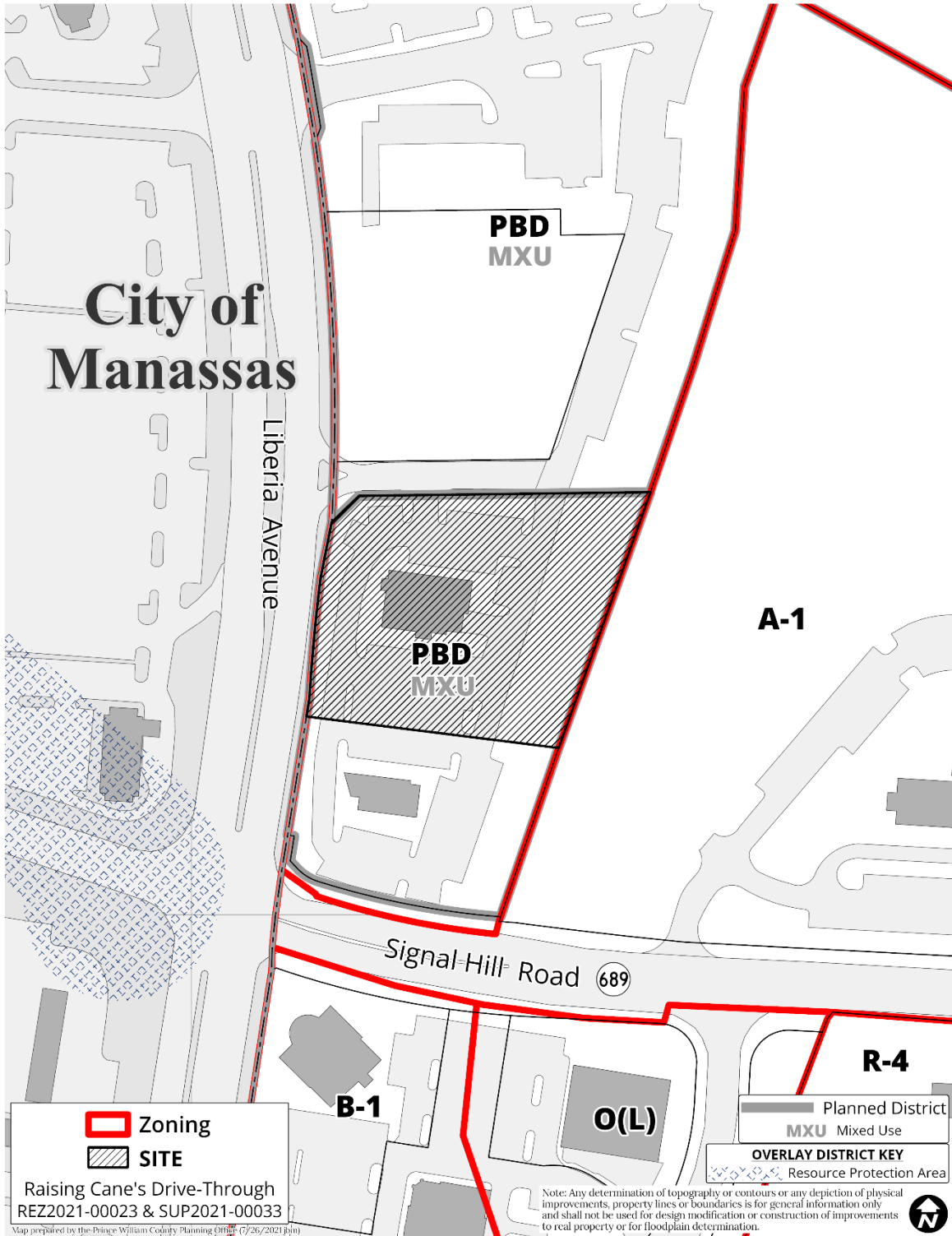
Attachment A - Proffer Amendment Statement (Redlined)
Attachment B - SUP Conditions
Attachment C - SUP Plan
Attachment D - Building Elevations
Attachment E - Sign Package
Attachment F - Sign Comparison Chart
Attachment G - Historical Commission Resolution
Attachment H - Traffic Management Plan (TMP)
Attachment I - Proffer Comparison Chart



Raising Cane's Restaurant Drive-Through
REZ 2021-00023 & SUP 2021-00033







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
Economic Development	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Commercial	O, ER	PBD
South	Commercial	O, ER	PBD
East	Religious Institution	O, ER	A-1
West	City of Manassas (commercial)	General Business	B-4, General Commercial

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.

This site is located within the Development Area of the County, and is designated O, Office, and ER, Environmental Resource, on the Long-Range Land Use Map. The following table summarizes the uses and densities intended within the O and ER designations:

Long-Range Land Use Map Designation	Intended Uses and Densities
Office (O)	The purpose of this classification is to provide for areas of low-to high-rise, offices or research and development activities. Projects developed in this classification shall be for office use, with retail and retail service uses discouraged. Any retail and/or retail service uses shall be contained within the office or research and development building whose tenants and employees those retail/retail service uses would serve. Less intense O uses such as neighborhood-scale offices shall be located at the periphery of the O project, to act as a transition between the O project and adjacent residential areas. Office development in O areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i> , provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.
Environmental Resource (ER)	This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the <i>DCSM</i> , and Resource Protection Areas (RPAs) as defined by the <i>Chesapeake Bay Preservation Act</i> . In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.

Proposal's Strengths

- **Use Compatibility in Area Context:** The proposed Raising Cane's restaurant with drive-through facility and associated signage modifications is compatible with other existing uses within this commercial and retail service-oriented area. The SUP conditions mitigate the impacts of the use through a specific site layout, building elevations, landscaping upgrades, signage details, and other use parameters.
- **Redevelopment of Existing Site:** The new proposed use is redeveloping a vacant parcel with a new building and an upgraded entrance that meets current VDOT standards. Landscaping upgrades, and an aesthetically pleasing quality design is being proposed, which will provide additional services and benefits to the area.
- **Long-Range Land Use:** The PBD Zoning District implements the Office land use designation. The proffer amendment does not fundamentally change the underlying zoning, but only adds uses that are consistent with the commercial character of the area.

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.

This site is located on Liberia Avenue and is adjacent to the corporate limits of the City of Manassas. The Applicant seeks to remove the existing vacant restaurant building and construct a new 2,899 square foot Raising Cane's restaurant with a drive-through facility. The applicant has provided an upgraded building façade that consists of brick masonry, which is consistent with the architecture of the nearby businesses and is consistent with the proffers applicable to the site. Additionally, as proffered, the required 10-foot wide landscape strip along Liberia Avenue has been provided with the required plantings, as depicted on the SUP Plan. The Applicant will also maintain the existing recorded 50-foot wide buffer at the rear of the site that contains mature trees which are being preserved. Overall, the site provides ample tree save areas and provides sufficient new plantings which help to screen and buffer the use from the Liberia Avenue and the adjacent religious institution.

Drive-through use

The restaurant proposes two full-time drive-through lanes, which consists of two ordering points and two pickup areas. The proposal provides a third drive-through lane, which acts as a bypass lane during normal business operations and converts to a mobile pickup order fulfillment area during peak hours. The site is designed to physically separate drive-through facilities from parking and general travelways, such that one will not impact the other.

Drive-through restaurant uses are generally considered community-scale and neighborhood serving if designed appropriately to integrate into the local area and provide safe pedestrian access and opportunities for outdoor dining. This site provides improved safe pedestrian movement through the use of crosswalks and sidewalks into the site from Liberia Avenue. Additionally, the restaurant is providing an outdoor seating area to be used by patrons and customers who opt to dine on the premises. Staff anticipates the use will not negatively affect the surrounding areas but instead will provide new life to this property and help rejuvenate the area. The proposed use is compatible with the long-range land use plan with proper mitigation measures provided in the attached conditions.

Request for Signage Modification

This SUP proposal also includes a request for the following:

- To allow five (5) facade signs for a corner lot, which is an increase from the three (3) facade signs allowed by the Zoning Ordinance. However, the total requested area of facade signage is 223.25 square feet, which is less than the 400 square feet allowed by the Zoning Ordinance.
- To waive the monument sign setback, which is required to be a minimum 10-foot from any lot line. The proposed monument sign is located in the same location as the previous monument sign. By utilizing the existing foundation and footing associated with the previous sign, the Applicant limits the disturbance in this area, which is helpful given the storm drain easements and pipes in this area. The monument sign is setback approximately 17.3 feet from the Liberia Avenue right-of-way and, therefore, will not create any sight distance issues for drivers.

Section 32-250.23.6. of the Zoning Ordinance allows the Board of County Supervisors to approve signage that is not consistent with the sign standards within the Zoning Ordinance as part of a rezoning or SUP request. Pursuant to Section 32-250.23.6. of the Zoning Ordinance and in the context of this subject SUP proposal, the following criteria must be considered in order to grant modifications for signage. Applicant responses are provided below to each of the required criteria for consideration:

- a. *Compatibility of the proposed sign(s): The compatibility of the proposed sign(s) with the existing and/or approved buildings, landscaping, on-site, amenities, overall design character of the on-site development, and design character of development adjacent to the subject property.*

The Property is along a commercial corridor shared by Prince William County and the City of

Manassas. Many commercial businesses exist along this corridor, including many restaurants and fast-food establishments. Like many of the surrounding commercial uses, the proposed restaurant with a drive-through is both a destination use and a use that relies on drive-by visibility. The Applicant seeks the sign modification to allow for its business to be readily identifiable to drive-by customers as well as those specifically seeking it out through GPS or otherwise. Given the high traffic pattern of Liberia Avenue, the proposed signage is needed to clearly and readily identify the restaurant and drive-through. This type of signage is typical for drive-through restaurants, as alerting customers of its location and drive-through option is a necessity for these types of establishments. Other fast-food restaurants with drive-throughs along the Liberia Avenue corridor, as well as throughout the County, include similar types of signage. While the Applicant has many different locations throughout the United States, this Property is anticipated to be its first location within Northern Virginia. As a result, the proposed signage is key for branding purposes and establishing the new brand within Northern Virginia. Due to the commercial nature of the area and the reliance of identifiable signage for these commercial uses, particularly fast-food restaurants, the proposed signage is compatible with the overall character of the on-site development and the surrounding areas.

- b. *Improve the Scenic Quality along Highways:* *The ability of the proposed sign(s), particularly when accompanied by landscaped treatments and lighting, to improve the scenic quality of highly visible areas along interstate highways, regional highways, and major County thoroughfares, with particular emphasis for signs proposed in proximity to the County's major gateways as identified in the Comprehensive Plan.*

Liberia Avenue is a high-traffic corridor where businesses rely on identifiable signage to stimulate business and, as a result, many of the businesses, particularly restaurants, use facade signage to become more recognizable to existing and potential customers. As proposed, the signage will add an aesthetic design to the corridor while matching the architectural and design themes of the Property. Landscaping is proposed around the base of the freestanding monument sign. Because of the location of the Property, the proposed design of the signage, and surrounding commercial uses along the corridor, the proposed sign modification will have minimal impact on the visual appearance of the adjacent and nearby properties and right-of-way.

- c. *Consistency of Signage in a Mixed-Use Development:* *In the case where the proposed sign or signs would be included in a mixed-use development, the consistency of the design for the proposed sign(s) with a comprehensive sign program.*

The proposed signage is coordinated with the architecture of the building, represents Raising Cane's corporate/branding identity, and provides the appropriate sign elements that serve customer orientation and circulation.

- d. *Degree of Deviation:* *The degree of deviation from the sign regulations, considering whether the proposed sign design represents the minimum amount of modification necessary to provide adequate identification of the proposed use while still remaining consistent with the purposes and intent of County Code Section 32-250.21.*

The Applicant seeks a sign modification to allow the signage, as shown in the Sign Package. Many of these signs comply with the existing Zoning Ordinance provisions. However, the sign modification is necessary to allow the proposed number of facade signs and waive the setback standards for the freestanding monument sign. The Applicant proposes 5 facade signs, which exceeds the number of signs permitted under the Zoning Ordinance. Although the number of facade signs exceeds the overall number permitted, the overall square footage of the facade signs is less than the maximum of 400 square feet permitted in the Zoning Ordinance. The proposed freestanding monument sign is located exactly where the existing freestanding monument sign sits today. Despite being 1.3 feet from the property line, the freestanding monument sign is actually set back 17.3 feet from the Liberia Avenue right-of-way. This allows the Applicant to avoid additional disturbance in this area by utilizing the existing foundation and footings from the previous monument sign. Additionally, the freestanding monument sign on the adjacent Wawa property is set back approximately 15 feet from the Liberia Avenue right-of-way. Despite being only set back 1.3 feet from the unusually positioned property line, the Applicant's proposed monument sign location is set back a greater distance from the Liberia Avenue right-of-way than the existing monument sign on the Wawa Property. As a result, the location of the sign will not create any issues for sight distance or vehicular and pedestrian safety.

- e. *Existence of Special Visual Obstruction:* *The existence of a special visual obstruction or difficulty in locating the use, due to unique challenges associated with the location, topography, size, or configuration of the lot, including access to the lot, which makes the customary application of the sign regulations unreasonably restrictive.*

Many businesses and uses exist along this portion of Liberia Avenue, which makes it difficult for passing vehicles to identify the individual businesses. As a fast-food restaurant with a drive-through, the Applicant relies on drive-by visibility for its customers. The proposed signage alerts future restaurant customers, and the public, of the restaurant's location and the type of food and experience it offers. This type of signage is typical for restaurants, as alerting customers of its location and the type of cuisine offered is a recipe for success. Other restaurants along the Liberia Avenue corridor, as well as throughout the County, include similar types of signage.

- f. *Highway Corridor Overlay District (HCOD):* *Whether the proposed sign would be located within a Highway Corridor Overlay District (HCOD)*

The Property is not located within a Highway Corridor Overlay District.

Staff supports the requested signage modifications because the number of facade signs are not excessive, and the aggregate sign area is below the minimum square footage permitted by the Zoning Ordinance. Additionally, staff supports the waiver to the sign setback criteria as the monument sign location is an existing condition with site constraints of stormwater management easements that preclude a simple relocation of the sign.

Proposal's Strengths

- **Maintains previously approved design elements:** The proffer amendment and special use permit does not alter the previously approved proffers in respect to any community design elements, but rather permits the drive-through, quick service food store; and restaurant, carry-out as additional uses.
- **Building & Signage Elevations:** Proposed building and signage elevations for the new Raising Cane's restaurant have been offered by the Applicant and the proposal is conditioned to be in substantial conformance with these documents. The building facade is comprised of high-quality brick masonry that is provided throughout the building design. The brick facades conform to the surrounding architecture in the area.
- **Landscaping Enhancements:** As conditioned, landscaping is to be provided in substantial conformance with the SUP Plan. All new plantings shall be native to Virginia in accordance with the DCSM. Also, there is a tree preservation area on the eastern side of the property behind the building and drive-through aisles that is located within a deeded 50-foot wide buffer.
- **Pedestrian Accommodation:** The proposal accommodates safe pedestrian movement through the use of crosswalks and sidewalks into the site from the existing sidewalks along Liberia Avenue. Additionally, the restaurant is providing an outdoor seating area to be used by pedestrians and vehicle customers who park. In consideration of the current COVID-19/Coronavirus circumstances, drive-through options with design enhancements provide alternative options for users.
- **Signage:** The total amount of requested facade sign area is 223.25 square foot, which is less than the 400 square feet allowed by the Zoning Ordinance. The comprehensive sign package includes façade, freestanding monument, drive-through, and menu boards, which have been offered by the Applicant and are conditioned to be in substantial conformance with this SUP.

Proposal's Weaknesses

- **Discouraged Use:** Drive-through uses inhibit walkability. Drive-through uses also propagate an auto dependent culture which increases traffic for local trips and increases the society's dependency on fossil fuels.

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

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and

visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The Historical Commission reviewed this proposal at its August 10, 2021 meeting and determined that no further work was needed. (See signed resolution in Attachments.)

Proposal's Strengths

- **No Further Work:** The Historical Commission reviewed this proposal at its August 10, 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.

The site is an existing developed site with a parking lot, mature perimeter landscaping, and an existing building. The Applicant proposes to demolish the existing building, replace it, and reconfigure/expand the parking lot. The existing drive aisle at the rear of the site will remain, as this provides interparcel connections to the abutting commercial uses. With the exception of the tree preservation area in the recorded 50-foot wide landscape buffer at the rear of the site, all existing mature landscaping will be removed and replaced with new plantings as shown on the landscape plan of the SUP Plan. Notably, proffer 5(c) requires high quality landscaping within a 10 – 20-foot wide strip along Liberia Avenue. As proffered, the initial plantings sizes are required to be slightly larger than the DCSM minimums. The Applicant is proposing a variable width landscape strip along Liberia Avenue, which varies from 11 feet to 17 feet. The proposed trees in this area will be a minimum of 2- 2 ½" caliper at the time of planting.

Proposal's Strengths

- **No Environmental Features Present:** The site is a redevelopment project. There are no environmental features of concern on the site.
- **Level of Service Water Quality:** A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned.
- **Landscaping Enhancements:** As conditioned, all landscaping shall be provided in substantial conformance with the SUP Plan.
- **Tree Preservation:** The proposal provides a tree preservation area at the rear of the site within the recorded 50-foot landscape buffer that preserves mature trees and screens the use.

Proposal's Weaknesses

- None.

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

Fire and Rescue Plan Analysis

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

The nearest responding fire station is Fire & Rescue Station #16 (Buckhall). The site is located outside the 4.0-minute travel area for fire suppression and basic life support, and is within the 8.0-minute travel time for advanced life support services. In FY 2021, Fire/Rescue Station #16 responded to 888 incidents, while the station workload capacity is 2,000 incidents.

Proposal's Strengths

- **Monetary Contribution:** As conditioned, the Applicant has agreed to make a monetary contribution of \$0.61 per square foot of the proposed building addition (± 2,899 square feet)

for fire and rescue services to the Prince William Board of County Supervisors prior to and as a condition of building permit issuance.

- Inside 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 4.0-Minute Travel Time: The site is located outside the 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>

Proposal's Strengths

- 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 conditioned, 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. Public water is available onsite from an existing 24-inch water main routed along the eastern portion of the subject parcel.

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.

Proposal's Strengths

- **Water Connection** – The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. As conditioned, the site shall connect to public water.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available onsite from an existing 10-inch gravity sewer main along the eastern portion of the subject parcel.

Applicant shall size, design, and install a Service Authority (or PWC) approved grease trap on-site, if required by the Service Authority. The applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer. Grinder pumps may be required in the sanitary sewer system.

Proposal's Strengths

- **Sewer Connection** – The Applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. As conditioned, the site shall connect to public sewer.

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 Traffic Impact Analysis (TIA) was not required with the application; however, the Applicant was required to provide a trip generation analysis for the site. The Applicant's traffic consultant compared the existing Bar Louie's high turnover sit down restaurant with the proposed Raising Cane's fast-food restaurant which includes a drive-through window. The weekday daily, AM peak hour and PM peak hour trips were calculated using trip rates and pass-by trip reduction assumptions from the Institute of Transportation Engineers Trip Generation Manual. The existing 4,843 square foot high turnover sit down restaurant generates 310 weekday daily, 28 AM peak hour and 27 PM peak hour net new external trips on the adjacent road network. The proposed 3,284 square foot fast food restaurant with drive-through window generates 773 weekday daily, 68 AM peak hour and 53 PM peak hour net new external trips on the adjacent road network. Thus, the proposed fast-food restaurant with drive through results in a net increase of 463 weekday daily, 40 AM peak hour and 26 PM peak hour trips.

Based on these figures, staff requested, and the Applicant agreed to condition a Traffic Management Plan (TMP) in connection with the submittal of the final site plan. A TMP will help manage the traffic needs of the site during peak hours of operation. A TMP formalizes the business operations and ensures that the Applicant is aware of and works to control its traffic impacts to the adjacent street network. It also offers some flexibility as it will be periodically reviewed, and they can adjust their TMP as their needs change. See attached TMP that the Applicant provided with the SUP.

Proposal's Strengths

- **Upgraded Entrance:** The site's access has been upgraded to meet current VDOT standards for spacing and alignment with abutting commercial entrance, as shown on the SUP Plan.
- **Traffic Management Plan:** The Applicant agrees to submit a Traffic Management Plan (TMP) with its final site plan, to control its traffic impacts to the adjacent street network.
- **Interparcel Connections** – The site maintains an existing interparcel connection with the abutting commercially zoned parcel, which reduces the number of trips on Liberia Avenue.
- **Pedestrian Connections:** The site provides a pedestrian connection to Liberia Avenue for customer and employee safety.

Proposal's Weaknesses

- None identified.

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

Economic Development

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

Proposal's Strengths

- Nonresidential Development – The application proposes nonresidential development that will increase the County's nonresidential tax base and help to enhance commercial/retail uses.
- Reuse & Redevelopment of Existing Drive-Through Facility: The new proposed use is redeveloping a vacant parcel, which will provide additional services and benefits to the area.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The 2021-2024 Strategic Plan was developed through extensive community input, research of county policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. In an effort to implement this vision, the Strategic Plan Team developed seven strategic focus areas to guide Board actions: "Health, Wellbeing & Human Services," "Safe and Secure Community," "Resilient Economy," "Quality Education & Workforce Development," "Environmental Conservation," "Sustainable Growth," and "Transportation and Mobility." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

- Resilient Economy: The proposed use is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The proposal will result in an increased assessed tax value and commercial tax base.
- Transportation & Mobility: The proposal is favorably aligned with the County's Transportation & Mobility objective to improve multi-modal options by providing pedestrian access, bike racks, and maintaining interparcel connections to adjacent commercial lots.

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:

- Staff is supportive of the proffer cleanup as many of the proffers being removed have been previously satisfied and/or are no longer applicable to the development as the proposed proffer amendment only applies to the Property, GPIN 7895-27-8091, and will not affect the existing proffers for the other adjacent properties that remain subject to REZ#87-0023. Attached is a proffer comparison chart, which provides the status of each of the original proffers.

Agency Comments

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

- PWC Archaeologist
- PWC Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office: Current / Long-Range Planning
- PWC Police / Crime Prevention
- PWC Public Works / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

~~7-21-87~~~~8-27-87~~~~8-31-87~~PROFFER AMENDMENT STATEMENT

Re: Rezoning ~~#87-23~~ REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC
~~Applicant:~~ ~~Mark Vogel Companies~~
~~Record Owner:~~ ~~689 Associates Limited Partnership, a~~
~~Virginia Limited Partnership~~
~~Property:~~ ~~31.99356 acres, Prince William County, VA~~
Property: GPIN 7895-27-8091 (the "Property")
Acres: Approximately 1.7098 acres
Date: May 2, 2022

~~Dated:~~ ~~September 2, 1987~~

The undersigned hereby proffers that the use and development of the ~~subject~~ Property shall be in strict accordance with the following conditions and shall supersede all other proffers made prior hereto, including the proffers approved with REZ #87-23. In the event the above-referenced zoning is not granted as applied for by the Applicant, ~~the below described these~~ proffers shall be withdrawn and are null and void and the proffers associated with #87-23 shall remain in full force and effect. 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.

References made to the "PBD Use Plan" are to be interpreted to be references to that plan made by Parsons Brinckerhoff Quade & Douglas, Inc. dated July 1987 and identified as Planned Business District/Land Use Plan. Further references made to the "PBD Transportation Plan" are to be interpreted to be references to that plan made by Parsons Brinckerhoff Quade & Douglas, Inc., dated July 1987 and identified as Planned Business District/Transportation Plan.

1. TRANSPORTATION:

PROFFER AMENDMENT STATEMENT
#REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC
Date: May 2, 2022

a. ~~Signal Hill Road Improvements: Reference is hereby made to the proffers and accompanying plan dated June 18, 1987, made by Dewberry & Davis, titled "Signal Hill Road Improvements" submitted by Dover Development Corporation in conjunction with Rezoning #87-14, which was approved by the Prince William County Board of Supervisors on August 4, 1987, wherein Dover Development Corporation proffered to construct improvements to Signal Hill Road to provide for two westbound lanes and a raised median between the eastbound and westbound lanes. Applicant shall provide an additional (third) lane along its frontage of Signal Hill Road and to taper along Applicant's frontage on Liberia Avenue at least three hundred (300') feet which shall allow for free flow access to Liberia Avenue and shall further provide the right of way necessary to accomplish this widening. The obligation of the Applicant to construct the lane referenced herein is contingent upon the granting of a right in/right out entrance on Signal Hill Road as generally shown on the PBD Transportation Plan. This lane shall be provided with any development of Parcel 3 or the right in/right out connection to Signal Hill Road or upon development of fifty (50%) percent of Parcel 2. The right in/right out connection to Signal Hill Road shall not be made until the above referenced improvements to be made by Dover Development Corporation are in place.~~

b. ~~Liberia Avenue Improvements: The Applicant shall provide additional widening of asphalt of twelve (12') to fifteen (15') feet from existing edge of pavement along its frontage with Liberia Avenue and, in addition, provide curb, gutter and sidewalk (if required) as a part of this widening, to conform with the ultimate design standard for Liberia Avenue. In addition, Applicant shall provide the right of way necessary to accomplish the road widening described herein. These improvements shall be provided in phases as entrances are made to Liberia Avenue as reflected on the PBD Transportation Plan. In addition, Applicant agrees to cooperate with Prince William County and the City of Manassas, if so requested, in a change of the County/City boundary line to reflect the widening of Liberia Avenue. If the planned ultimate improvements to Liberia Avenue are not in place at the time this property is developed, Applicant will provide dedicated (painted) left turn lanes to those entrances which are shown as other than right in/right out on the PBD Transportation Plan.~~

a. ~~e.~~ Entrances: Entrances to Signal Hill Road and Liberia Avenue shall be restricted to those reflected on the PBD Land Use Plan, except that entrance identified as Entrance D, which shall

PROFFER AMENDMENT STATEMENT
#REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC
Date: May 2, 2022

not be utilized. The entrances shown on the PBD Transportation Plan as being "right-in, right-out only" shall be so.

~~d. Access to Quarry Road: There shall be no access to Quarry Road from Parcel 1 unless Quarry Road is improved to an industrial standard.~~

~~e. Right of Way Along Quarry Road: Upon request by Prince William County, Applicant agrees to dedicate right of way along its frontage on Quarry Road of up to thirty four feet (34 ft.) from the existing centerline of said road.~~

~~f. Monetary Contribution: Applicant shall make a monetary contribution in the amount of \$25,000.00 to be paid with the approval of the first site plan for any portion of Parcels 1 or 2 as shown on the PBD Use Plan and said sum shall be used by the Board of Supervisors of Prince William County for signalization and/or intersection improvements along Liberia Avenue.~~

~~g. Monetary Contribution: Applicant shall make a monetary contribution in the amount of \$10,000.00 to be paid with the approval of the first site plan for any portion of Parcel 3 as shown on the PBD Use Plan and said sum shall be used by the Board of Supervisors of Prince William County for signalization improvements at the Liberia Avenue/Signal Hill Road intersection. In the event this signalization is otherwise funded, the Board of Supervisors of Prince William County may use these funds for general transportation improvements along the Liberia Avenue/Davis Ford Road corridors.~~

~~h. Road Improvement Agreement: In the event Prince William County or VDOT constructs any of the proffered road improvements prior to the time Applicant has proffered the construction, Applicant shall, at the time he would have been required to construct pursuant to the phasing plan set forth in paragraph 1.a. and 1.b. hereof, pay to the County the cost of such construction completed by the governmental agencies. Applicant shall have the right to review and comment on all designs and specifications for such construction, participate in the bidding for such construction and, in fact, construct such improvements if desired by Applicant at the time such improvements would have been constructed by the County or VDOT.~~

2. SIGNAGE:

PROFFER AMENDMENT STATEMENT
#REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC
Date: May 2, 2022

a. ~~Signage on Parcels 2 and 3 shall be limited to two (2) shrouded pole type signs not to exceed twenty (20') feet in height. Out parcel signs, where allowed by ordinance, where buildings are set back a minimum of fifty (50) feet from the property line shall be monument type signs. Said monument type signs~~ Freestanding monument signage shall not exceed twelve (12) feet in height.

~~b. With reference to Parcel 1, only monument type signs shall be utilized and each shall not exceed twelve (12) feet in height.~~

b. ~~e.~~ Materials and colors to be used in connection with such signs shall be compatible with and of a type and material similar to that used in connection with the construction of the on-site buildings. Façade signage used in connection with the balance of the development for individual users in individual sections shall be uniform in style, color and construction materials on a section-by-section basis.

3. SITE DEVELOPMENT:

a. Screening and Buffer: A fifty (50') foot buffer shall be retained along the entire eastern boundary line and shall be planted in accordance with Prince William County ordinances for such a buffer. Applicant does reserve the right with appropriate County approval to have the "right in/right out" entrance along its frontage with Signal Hill Road within this buffer area as generally shown on the PBD Transportation Plan. In providing screening or landscaping in the buffer area, existing vegetation will be retained in lieu of removal and replanting where appropriate after consultation with the Zoning Administrator.

b. Dumpster Pads: Dumpster pads shall be screened and placed as unobtrusively as possible on site.

c. Architecture: ~~With reference to the southern half of Parcel 1 and all of Parcels 2 and 3, at~~ At least fifty (50%) percent of the facades of all structures shall consist of an architectural precast concrete, brick or other material of a similar quality. Roof design and façade treatment on a section by section basis shall be integral in nature and shall effectively screen rooftop mechanical equipment.

PROFFER AMENDMENT STATEMENT
#REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC
Date: May 2, 2022

d. Lighting:

(i) On-site pole lighting to be used in connection with the development of the Property shall be similar in style throughout and shall not exceed sixteen (16') feet in height and shall be directed downward and inward to the Property.

~~(ii) A street light shall be provided at each street connection.~~

~~(iii) A street light will be provided at the southwest corner of Parcel 3 to aid in illumination of the intersection of Liberia Avenue and Signal Hill Road. This street light shall be provided within four months following the granting of this rezoning, assuming that the appropriate permits have been granted by Prince William County and VDOT. If said permits have not been granted by that time, the street light shall be installed as soon as possible after said permits have been granted. The Applicant shall use due diligence in obtaining said permits.~~

4. USES:

~~a. With reference to Parcel 1 (identified as Parcel 1 and in red on the PBD Use Plan), all permitted uses within the PBD district shall be allowed subject to the following restrictions:~~

~~(i) No more than thirty percent (30%) of the gross floor area shall be used for retail type uses.~~

~~(ii) The following uses shall not be allowed: church, restaurant greater than 5,500 square feet, theater, hotel, or motel.~~

~~(iii) A minimum of twenty percent (20%) of the gross floor area shall be utilized for research and development and/or office related uses.~~

~~b. With reference to Parcel 2 (identified as Parcel 2 and in green on the PBD Use Plan), all permitted uses within the PBD district shall be allowed subject to the following restrictions:~~

PROFFER AMENDMENT STATEMENT
#REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC
Date: May 2, 2022

(i) ~~— No more than thirty percent (30%) of the gross floor area shall be used for industrial type uses. This shall not be construed to preclude office or research and development type uses. For purposes of this proffer, “industrial type uses” shall mean those uses described in the M-2 zone which are authorized in the PBD zoning district, except business offices.~~

(ii) ~~— The following uses shall not be allowed: warehouse operations, wholesale operations, motor vehicular sales.~~

(iii) ~~— There shall be no more than one (1) motor vehicle fuel sale facility.~~

a. ~~c.~~ With reference to Parcel 3 (identified as Parcel 3 and in orange on the PBD Use Plan), a minimum of fifty percent (50%) of the gross floor area shall be designated for commercial non-retail uses. Such uses shall consist of but not be limited to offices, restaurants ~~(with no drive-in)~~, theatres, veterinary hospitals, insurance agencies, finance or mortgage institutions, professional offices and such other uses that are not retail sales stores. Further, motor vehicle fuel sales, and motor vehicle repair facilities, ~~quick service food stores and fast food restaurants~~ shall not be allowed.

5. LANDSCAPING:

a. Applicant agrees to provide landscaping having a market value in an amount equal to no less than \$.50 per square foot of building floor area for each phase of the development. This shall be provided simultaneously with the construction of buildings in each phase of development.

~~b. — Applicant agrees that parking areas shall contain interior landscape areas equal to at least two (2%) percent of the paved area.~~

b. ~~c.~~ In that area proffered for buffer which will be made narrower with the provisions of the right in/right out entrance to Signal Hill Road as shown on the PBD Transportation Plan, Applicant agrees to provide additional landscaping over that typically required to compensate for the reduction of the buffer area.

c. ~~d.~~ Applicant agrees to provide attractive, high-quality landscaping within a 10-20 foot wide strip along its frontage on Liberia Avenue. Said landscaping shall include low vegetation and

PROFFER AMENDMENT STATEMENT
#REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC
Date: May 2, 2022

trees ~~of~~ from ten to fifteen feet in height and/or from 2-1/2 to 3-1/2 inches caliper at the time of planting, which become fully crowned.

6. HANDICAPPED PARKING: Applicant shall provide handicapped parking spaces in accordance with the standards set out in the Prince William County Design and Construction Standards Manual.

SIGNATURE ON THE FOLLOWING PAGE

PROFFER AMENDMENT STATEMENT
#REZ2021-00023
Owner/Applicant: Raising Cane's Restaurant, LLC

SIGNATURE PAGE

RAISING CANE'S RESTAURANTS, LLC
~~689 Associates~~ a Louisiana Limited
Partnership Liability Company

By: _____

Name: _____

~~General Partner~~

P1079118.DOCX

Title: _____

P1208273.DOCX

PROPOSED CONDITIONS
Special Use Permit: SUP 2021-00033
Prince William County GPIN 7895-27-8091
Special Use Permit Area: + 1.7098 acres
Owner/Applicant: Raising Cane's Restaurants, LLC
Zoning: PBD, Planned Business District
Magisterial District: Coles
Date: May 2, 2022

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan (the "Plan") are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

The applicant shall file a site plan within three (3) years of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan or building plan approval to complete all conditioned requirements and site plan improvements.

1. Site Development: The property shall be developed in substantial conformance with the special use permit plan entitled "9501 Liberia Avenue Raising Cane's Drive-Through," prepared by Kimley-Horn, dated April 27, 2022 (Sheet Number 1) (hereinafter, the "SUP Plan"), subject to minor modifications associated with final engineering.
2. Use Parameters
 - a. Use Limitations: The use approved with this special use permit shall be limited to a restaurant, drive-through with two ordering locations as shown on the SUP Plan. The use approved with this special use permit shall not limit the by-right uses otherwise permitted on the Property.
 - b. Hours of Operation: Hours of operation may be 24-hours per day, seven days per week.
 - c. Outdoor Speaker System: The system to be used for ordering shall not be audible outside of the limits of the SUP.

3. Community Design

- a. Architecture: The design of the building shall be in substantial conformance with the elevations entitled "Illustrative Building Elevations," dated April 29, 2022 (hereinafter, the "Building Elevations"). The Building Elevations may be subject to minor modifications approved by the County in connection with site plan review. Additional changes to the design and materials may be made provided that any 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 than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it may ensure compatibility of the building with the Building Elevations.
- b. Landscaping: Landscaping shall be provided in substantial conformance with the landscape plan entitled "9501 Liberia Avenue Raising Cane's Drive-Through," prepared by Kimley-Horn, dated April 27, 2022 (Sheet Number 2) (the "Landscape Plan"). All new plantings shall be native to Virginia in accordance with the DCSM.
 - i. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: (a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3'; and (b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter, and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.

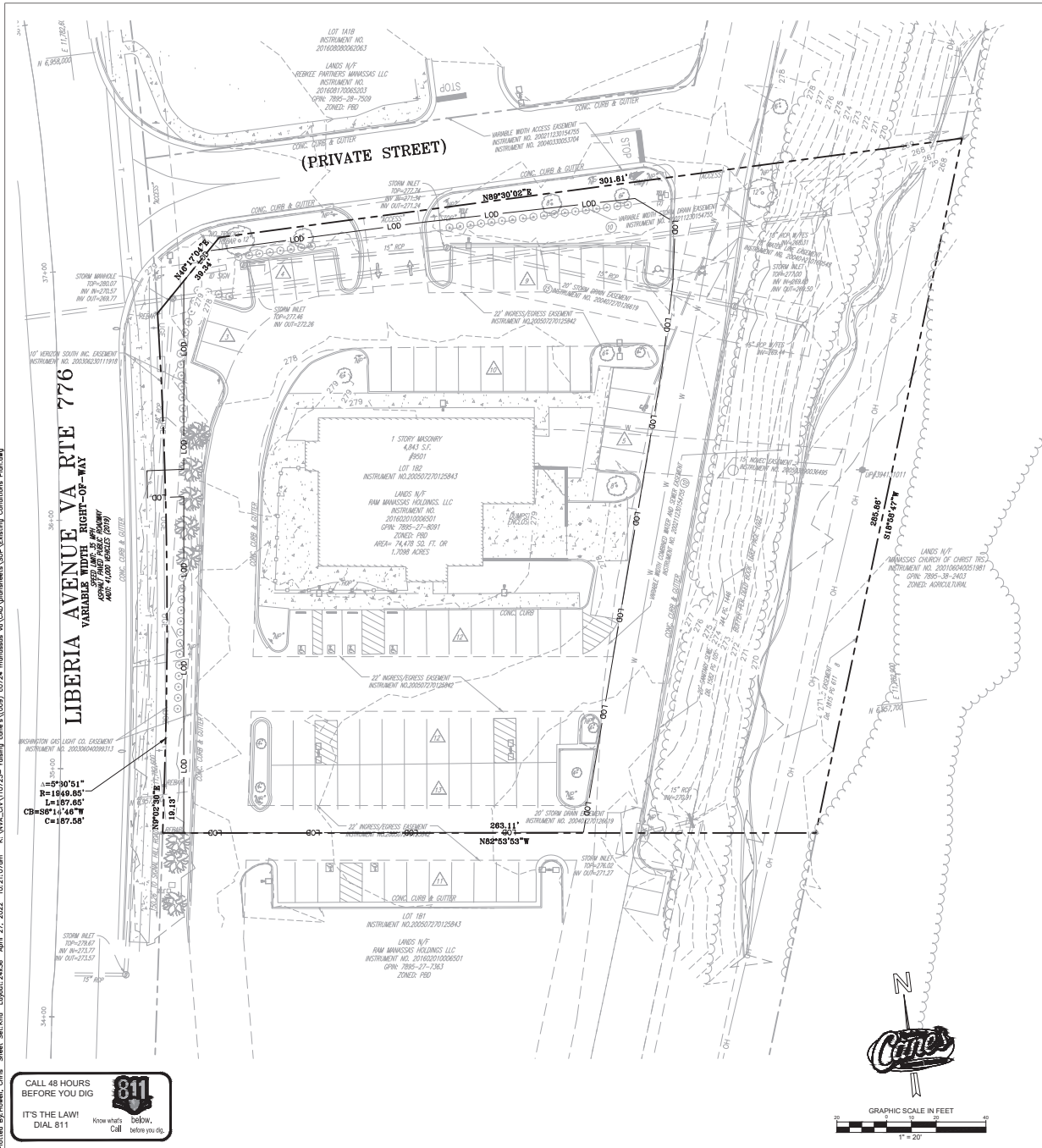
- c. Refuse Storage Area: The refuse storage/dumpster enclosure area shall be located in the area shown on the SUP Plan and shall utilize a compatible design theme and similar materials as the building. Such dumpster area shall be screened with an opaque enclosure with a gate that prohibits viewing this area from public right-of-way, and shall remain closed when not in use.
- d. Loading Activities: All loading activities within the loading area, as shown generally on the SUP Plan, shall occur during off-peak times.
- e. Signage: All signage shall be provided in accordance with the Zoning Ordinance, except as modified in this SUP to allow for increased number of façade signs and a modification to the setback requirement for the freestanding monument sign. Signage on the Property shall be in substantial conformance with the sign elevations entitled “SUP BRAND BOOK,” dated April 29, 2022. In addition, the following shall apply to signage and advertisement on site:
 - i. Minor signage may be provided in accordance with Section 32.250.28 of the Zoning Ordinance.
 - ii. Unless not required by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
 - iii. The Zoning Administrator or its designee may approve any change to the overall sign design including logo, font size, color, illumination type and style provided that the total sign area and the number of signs does not exceed the conditions of this SUP.

4. Environment

- a. Water Quality: The Applicant shall contribute \$75 per acre at the time of final site plan review for the County to conduct water quality monitoring, stream restoration and/or drainage improvements.
- b. Stormwater Management: Stormwater Management (SWM)/Best Management Practices (BMP) shall be handled onsite and/or offsite in accordance with the DCSM.

5. Fire and Rescue Monetary Contribution: The applicant shall make a \$0.61 per square foot of new building area ($\pm 2,899$ SF) monetary contribution for fire and rescue services to the Prince William County Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval.
6. Maintenance of Property
 - a. Site Maintenance: The owner/applicant shall maintain the site and shall pick up trash, litter and debris on a daily basis.
 - b. Graffiti Removal: The applicant agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. The applicant shall prevent scaling of walls by keeping dumpsters away from walls, and covering or enclosing drainpipes, amongst other measures.
7. Transportation
 - a. Access Points: Subject to approval by Prince William County Department of Transportation ("PWCDOT") and/or Virginia Department of Transportation, access to the site shall be provided as shown on the SUP Plan.
 - b. Bicycle Racks: The Applicant shall provide a minimum of 1 bicycle rack on the Property.
 - c. Traffic Management Plan: The Applicant shall submit a Traffic Management Plan ("TMP") for approval by PWCDOT and PWC Police as a condition of final site plan approval. The TMP may be amended at any time due to changing technology and/or circumstances onsite with approval by PWCDOT.
8. Water & Sewer Connection: The site shall be connected to public water and sewer with the Applicant bearing all costs associated with providing all on and off site facilities to make such connection.

9. Monetary Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William County Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit 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 the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the 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 six (6%) percent per year, non-compounded.

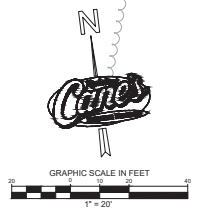


VICINITY MAP
1"=200'

SITE LEGEND

PROPERTY LINE	UTILITY POLE WITH LIGHT
TRANSFORMER	GUY WIRE
AREA LIGHT	TELEPHONE PEDESTAL
SIGN	DENOTES PARKING COUNT
BOLLARD	TITLE EXCEPTION
TREE (W/SIZE)	BENCHMARK
BUSH	PAINTED ARROWS
TREE LINE	WHEEL STOP
GRATE INLET	HANDICAP PARKING
SEWAGE MANHOLE	STOP BAR
TELEPHONE MANHOLE	FIRE HYDRANT
STORM DRAIN MANHOLE	GAS VALVE
CLEAN OUT	GAS METER
WATER VALVE	UTILITY POLE
WATER METER	
TOP OF CURB ELEVATION	
FLOWLINE ELEVATION	
EDGE OF PAVEMENT ELEVATION	
SPOT ELEVATION	
EXISTING CONTOUR	
APPROX. LOC. UNDERGROUND ELECTRIC	
APPROX. LOC. UNDERGROUND TELEPHONE	
APPROX. LOC. UNDERGROUND GAS	
APPROX. LOC. WATER LINE	
OVERHEAD WIRES	
METAL OR WOOD FENCE	

EXISTING LOT COVERAGE:	74,478 SF (1.70 AC) TOTAL 44,580 SF (1.01 AC) IMPERVIOUS (59.4%) 29,898 SF (0.69 AC) PERVIOUS (40.6%)
PROPOSED LOT COVERAGE:	74,478 SF (1.70 AC) TOTAL 43,272 SF (0.98 AC) IMPERVIOUS (58.1%) 31,206 SF (0.71 AC) PERVIOUS (41.9%)



State: RAISING CANES' CD734 - MANASSAS VA
**9501 LIBERIA AVENUE
 RAISING CANES'
 DRIVE-THROUGH**
 Professional of Record: CHRISTOPHER M. HOWELL



Design Bulletin Updates: --
 Date Issued: -- Bulletin Number: --

SPECIAL USE PERMIT



REVISIONS:

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Sheet Title:
**EXISTING CONDITIONS PLAN
 (SUP2021-00033)**

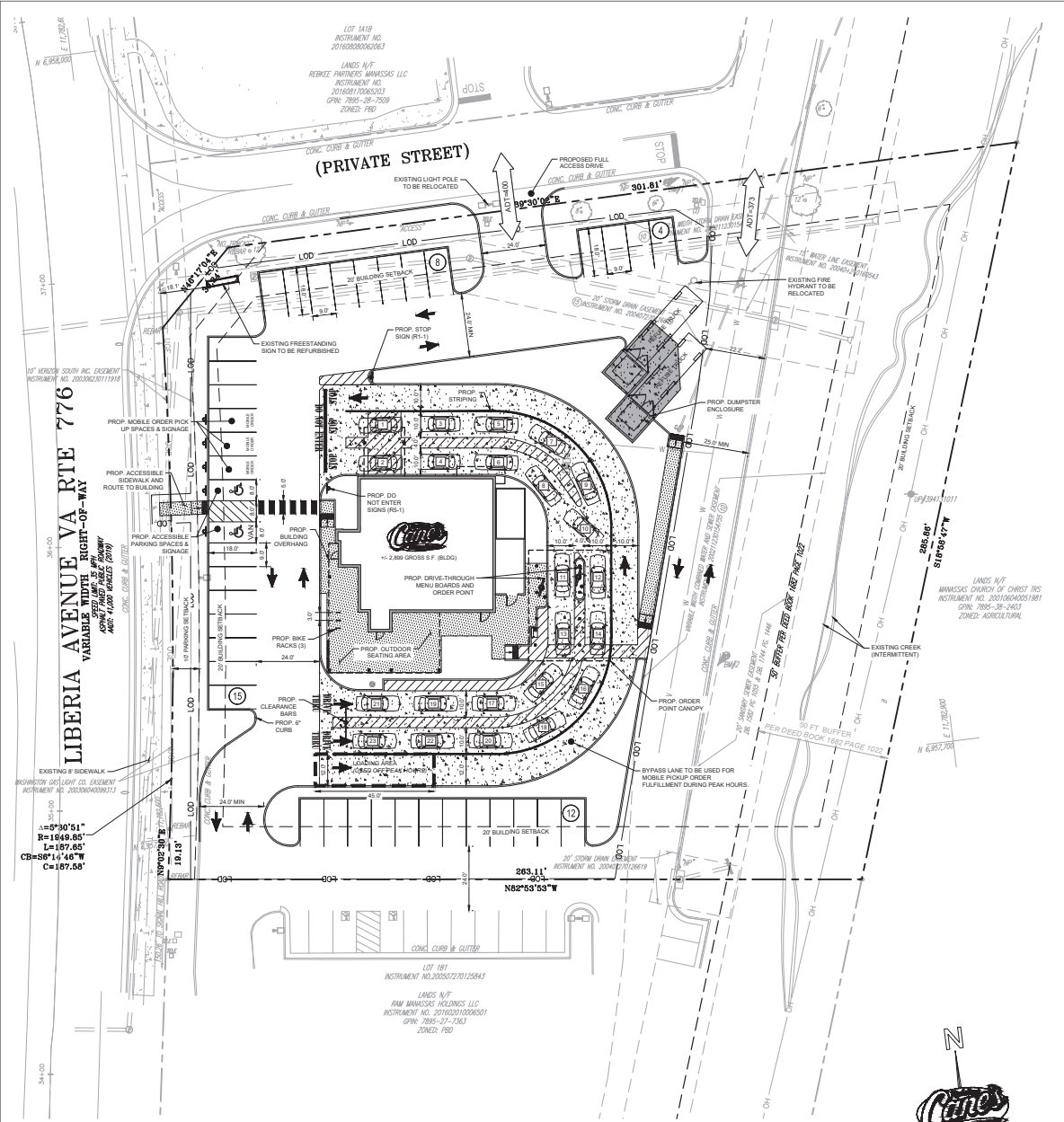
Date: 04/27/2022
 Project Number: 110723009
 Drawn By: DJA
 Sheet Number:

EX-1

Printed By: hweh, Chris, Sheet: Settings, Layout: 2-24-26, April 27, 2022, 10:21:07am, K:\NVA_CAD\110733--raising_canes\VA_CAD\planarea\SRV_Cadring_Conditions_Plan.dwg

CALL 48 HOURS BEFORE YOU DIG
811
 IT'S THE LAW! Know what's below. Call before you dig.

Printed By: Howel, Chris Sheet: 8111 SPECIAL USE PERMIT PLAN April 27, 2022 10:21:46am K:\VVA-DVA\10223- raising cane's\020_0724.mxd (manassas va) CAD:\plan\8111\8111.dwg (Special Use Permit.dwg)



CALL 48 HOURS BEFORE YOU DIG

811

IT'S THE LAW! Dial 811

Know what's below. Call before you dig.



VICINITY MAP
1"=200'

SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LIMITS OF CLEARING/GRADING
- PROPOSED CURB & GUTTER
- PROPOSED PARKING SPACE COUNTER
- ⊕ PROPOSED SIGN

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT
- MEDIUM DUTY CONCRETE FOR DRIVE-THRU
- LIGHT CONCRETE FOR SIDEWALKS
- HEAVY DUTY CONCRETE FOR DUMPSTER ENCLOSURE

ZONING TABULATIONS

ADDRESS:	9501 LIBERIA AVENUE MANASSAS, VA 20110
TAX MAP NUMBER:	7855-27-8091
PROPERTY AREA:	±1.70
EXISTING ZONING:	PLANNED BUSINESS DISTRICT (PBD)
PROPOSED ZONING:	PLANNED BUSINESS DISTRICT (PBD)
EXISTING USE:	RESTAURANT
PROPOSED USE:	RESTAURANT WITH DRIVE-THROUGH
COMP PLAN LAND USE:	OFFICE
BUILDING AREA:	APPROX. 2,899 GROSS SF, 2,174 NET SF (ASSUMED 75%)
PARKING REQUIRED:	1 SPACE PER 75 SF OF NET BUILDING AREA 2,174 / 75 = 29 SPACES
PARKING PROPOSED:	39 SPACES WITH 2 ADA
EXISTING LOT COVERAGE:	74,478 SF (1.70 AC) TOTAL 44,580 SF (1.01 AC) IMPERVIOUS (59.4%) 29,898 SF (0.69 AC) PERVIOUS (40.6%)
PROPOSED LOT COVERAGE:	74,478 SF (1.70 AC) TOTAL 43,555 SF (0.99 AC) IMPERVIOUS (58.5%) 30,923 SF (0.71 AC) PERVIOUS (41.5%)

GENERAL NOTES

- EXISTING CONDITIONS, SURFACE FEATURES, PROPERTY BOUNDARIES, AND EASEMENTS SHOWN ARE BASED ON AN ALTAIRNS LAND TITLE SURVEY PREPARED BY GRS GROUP, LLC DATED 2/19/2021.
- NO SPECIMEN TREES WERE FOUND IN AND AROUND THE PROPOSED LIMITS OF DISTURBANCE.
- BUILDING ENVELOPE, SIGNAGE, CURB & GUTTER, UTILITIES, BICYCLE RACK, PATIO SEATING CONFIGURATION, PARKING CONFIGURATION (INCLUDING MOBILE ORDER PICK-UP LOCATIONS), AND DUMPSTER LOCATION SHOWN HEREON ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AT SITE PLAN.
- STORMWATER MANAGEMENT WILL BE PROVIDED. LOCATION AND TYPE (ABOVE GROUND OR BELOW GROUND) IS SUBJECT TO CHANGE AT SITE PLAN AND WILL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- PAVEMENT MATERIALS ARE SUBJECT TO CHANGE AT FINAL SITE PLAN.
- PROPOSED LOT COVERAGE SUBJECT TO CHANGE AT FINAL SITE PLAN SO LONG AS THE LOT COVERAGE DOES NOT EXCEED THE MAXIMUM PERMITTED UNDER THE PBD ZONING DISTRICT.
- LIMITS OF SIGNIFICANT SITE DISTURBANCE (I.E. CLEARING AND GRADING) ARE ENCLOSED BY THE "LOT" LIMITS ON THE PLANS AND SUBJECT TO CHANGE DURING FINAL SITE PLAN. MINIMAL DISTURBANCE OUTSIDE OF THE PROPOSED L.O.D. MAY BE PERMITTED FOR CONSTRUCTION AND INSTALLATION OF SIDEWALK AND SITE ENTRANCE. INSTALLATION AND MAINTENANCE OF LANDSCAPING AND REMOVAL OF DEAD, DISEASED OR NOXIOUS VEGETATION AND INVASIVE SPECIES.



Site: RAISING CANE'S 0204 - MANASSAS VA
9501 LIBERIA AVENUE
RAISING CANE'S
DRIVE-THROUGH
 Professional of Record: CHRISTOPHER M. HOWELL



Design Bulletin Updates: --
 Date Issued: -- Bulletin Number: --

SPECIAL USE PERMIT

Kimley-Horn
 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
 PHONE: 703.641.1339 FAX: 703.641.4700
 WWW.KIMLEY-HORN.COM

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Sheet Title:
SPECIAL USE PERMIT PLAN
(SUP2021-00033)

Date: 04/27/2022
 Project Number: 110723009
 Drawn By: DJA

Sheet Number:

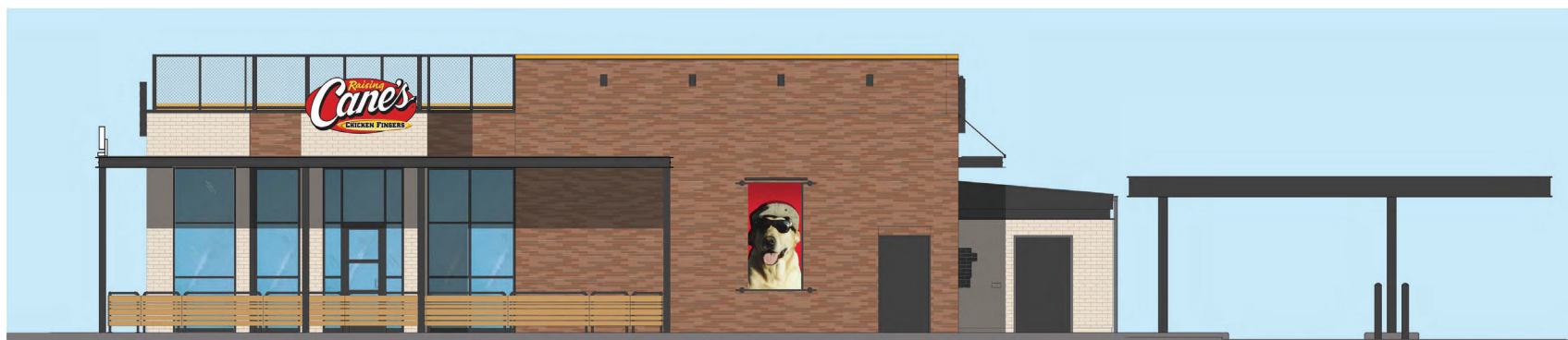
ILLUSTRATIVE BUILDING ELEVATIONS

April 29, 2022



1 | WEST ELEVATION (FRONT ENTRY)
SCALE: 1/4" = 1'-0"






FACADE: 1,225 SF
BRICK: 612 SF
612/1,225 = 50%



2 | SOUTH ELEVATION (SIDE ENTRY)
SCALE: 1/4" = 1'-0"

FACADE: 1,334 SF
BRICK: 941 SF
841/1,334 = 63%

MATERIAL FINISHES

					
EM-3	P-10	EWF-1	EWF-4	EWS-2	LED LIGHT
POWDER COAT STEEL	PATIO STEEL	BRICK MASONRY	BRICK MASONRY	ALUMINUM	COVE LIGHT



State: Liberia & Signal Hill
Manassas, VA
Restaurant #RC724
P6-V-AV SCHEME A

Professional of Record: NAME
PM DESIGN
Architectural Solutions Group
1101 Central Expressway South
Suite 100
Allen, TX 75013
CONTACT: EVERETT FIELDS
(409) 419-1164
EFIELDS@PMDCINC.COM

Prototype : P6-V-AV 2020 - 2.0 RELEASE

Prototype Issue Date:	7.14.2020
Design Bulletin Updates:	--
Date Issued:	Bulletin Number:
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PRELIMINARY

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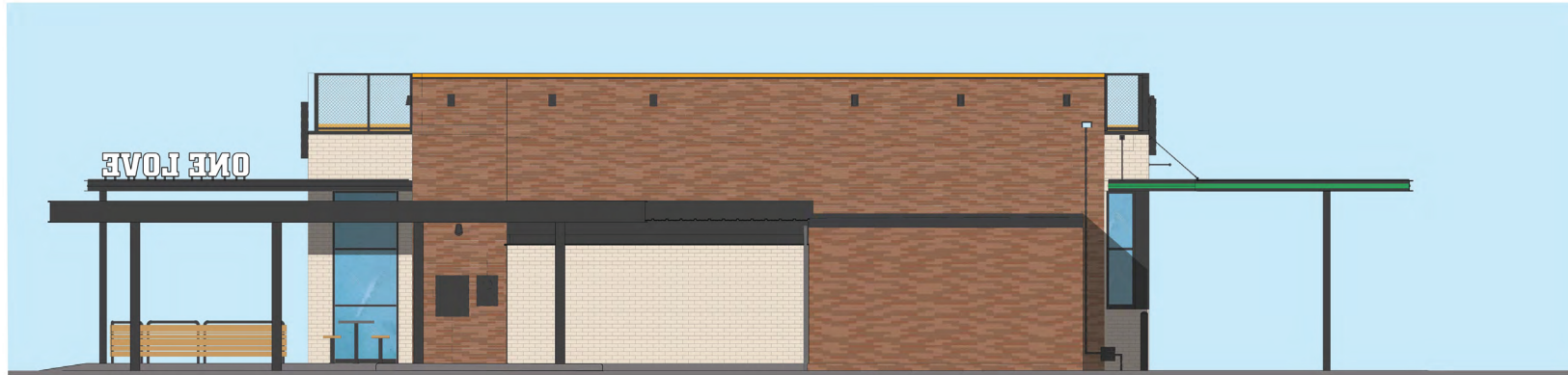
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Sheet Title:
EXTERIOR ELEVATIONS
Date: 04.29.2022
Project Number: RAC21013.0
Drawn By: JC
Sheet Number:

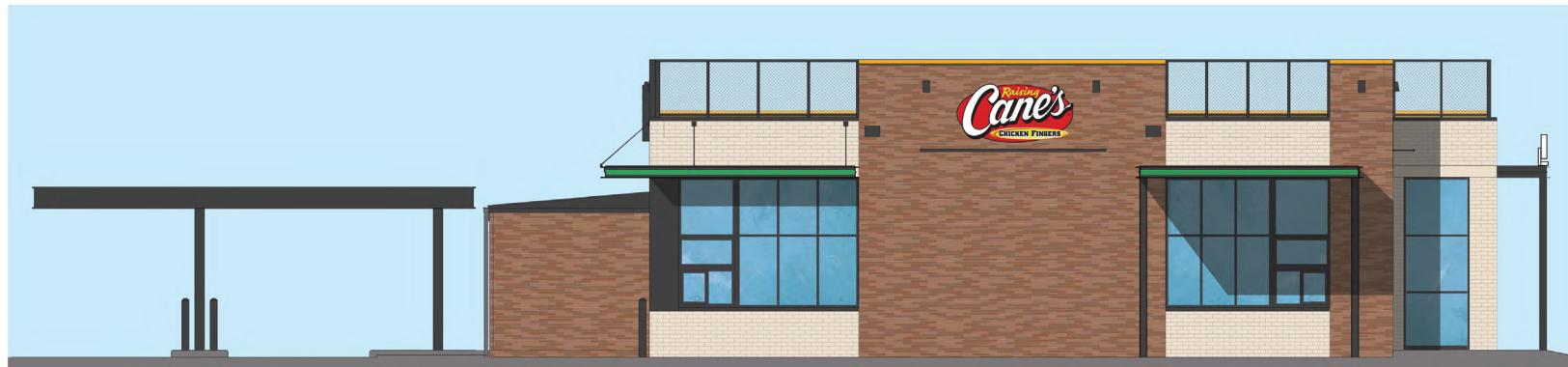
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ILLUSTRATIVE BUILDING ELEVATIONS

April 29, 2022




1 | EAST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"
FACADE: 1,087 SF
BRICK: 880 SF
880/1,087 = 81%



2 | NORTH ELEVATION (DRIVE - THRU)
SCALE: 1/4" = 1'-0"
FACADE: 1,378 SF
BRICK: 907 SF
907/1,378 = 66%

MATERIAL FINISHES

					
EM-3	P-10	EWF-1	EWF-4	EWS-2	LED LIGHT
POWDER COAT STEEL	PATIO STEEL	BRICK MASONRY	BRICK MASONRY	ALUMINUM	COVE LIGHT



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

State: **Liberia & Signal Hill**
Manassas, VA
Restaurant #RC724
P6-V-AV SCHEME A

Professional of Record: NAME
PM DESIGN
Architectural Solutions Group
1101 Central Expressway South
Suite 100
Allen, TX 75013
CONTACT: ERIKSET FIELDS
(469) 419-1164
ERFIELDS@PMOIGNC.COM

Prototype: P6-V-AV 2020 - 2.0 RELEASE
Prototype Issue Date: 7.14.2020
Design Bulletin Updates: --
Date Issued: Bulletin Number: --

PRELIMINARY

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Sheet Title:
EXTERIOR ELEVATIONS
Date: 04.29.2022
Project Number: RAC21013.0
Drawn By: JC

Sheet Number:

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SUP BRAND BOOK



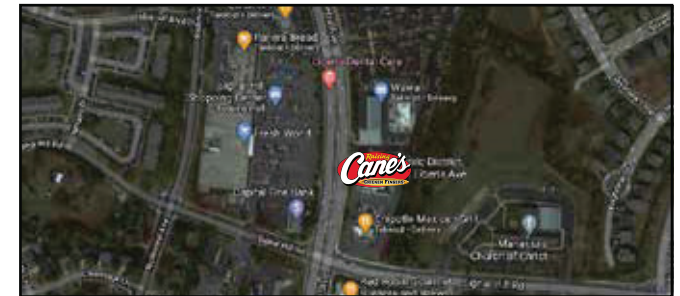
9501 Liberia Ave./RC0724
 Manassas, VA 20110
 04/29/2022

DRAWING REVISIONS		
DATE	PM	CHANGE
6/21/21	SH	Updated siteplan & elevations, added monument
6/24/21	SH	Updated siteplan & elevations
6/25/21	SH	Updated siteplan
10/13/21	SH	Updated elevations
11/15/21	SH	Updated siteplan
4/26/22	SH	Updated elevations, removed flame & logo
4/29/22	SH	Updated siteplan & elevations

SITEMAP



	QTY.	DESCRIPTION
A	3	4x8 Wall Sign
B	1	One Love Heart
C	1	Red Dog
D	1	One Love Canopy Letters
E	2	DT Menuboard
F	1	Monument



Location: Manassas, VA

Site ID: RC0724

Date: 04/29/2022

AGI Rep: S. Holmes

AGI PM: Briana Bennett

Drawn by: M. Folden

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ELEVATIONS

	QTY.	DESCRIPTION
A	3	4x8 Wall Sign
B	1	One Love Heart
C	1	Red Dog
D	1	One Love Canopy Letters
E	2	DT Menuboard
F	1	Monument



NORTH/DRIVE THRU ELEVATION
 ALLOWED 215 SF

71'-1"



WEST/FRONT ELEVATION
 ALLOWED 177 SF

59'-0"

Scale: 3/32"=1'



Location: Manassas, VA

Site ID: RC0724

Date: 04/29/2022

AGI Rep: S. Holmes

AGI PM: Briana Bennett

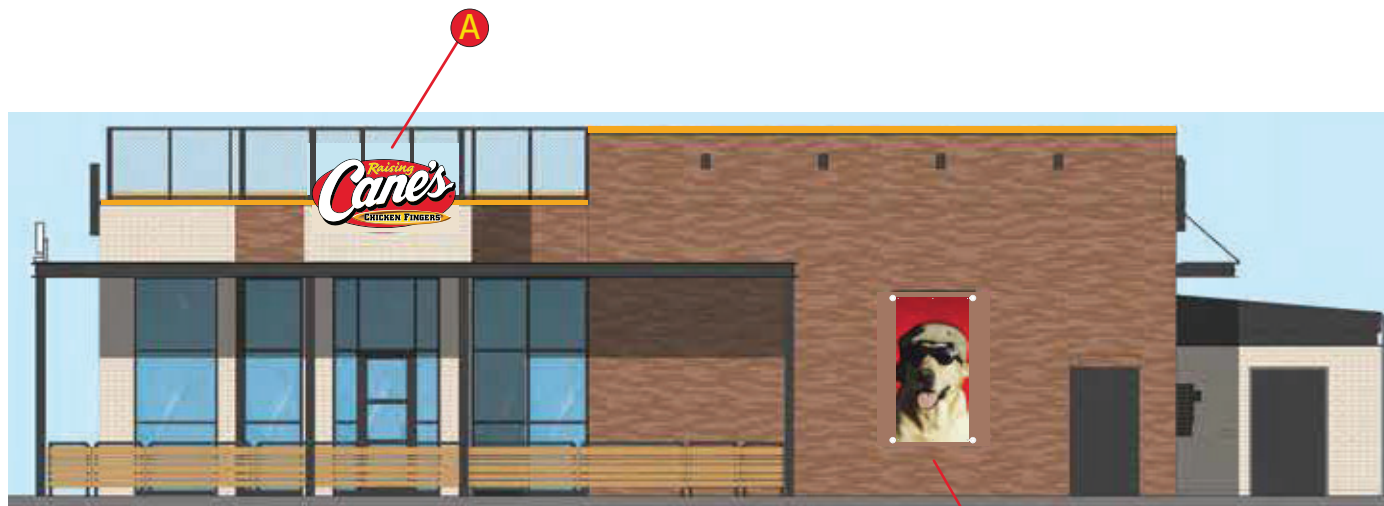
Drawn by: M. Folden

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ELEVATIONS

	QTY.	DESCRIPTION
A	3	4x8 Wall Sign
B	1	One Love Heart
C	1	Red Dog
D	1	One Love Canopy Letters
E	2	DT Menuboard
F	1	Monument



SOUTH/SIDE ENTRY ELEVATION

ALLOWED 215 SF

71'-1"



EAST/REAR ELEVATION

ALLOWED 177 SF

59'-0"

Scale: 3/32"=1'



Location: Manassas, VA

Site ID: RC0724

Date: 04/29/2022

AGI Rep: S. Holmes

AGI PM: Briana Bennett

Drawn by: M. Folden

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A



FRONT ELEVATION

30.75

Square Footage



Location: Manassas, VA

AGI Rep: S. Holmes

Site ID: RC0724

AGI PM: Briana Bennett

Date: 04/29/2022

Drawn by: M. Folden

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PAGE 6



B



99.00

Square Footage



Location: Manassas, VA

AGI Rep: S. Holmes

Site ID: RC0724

AGI PM: Briana Bennett

Date: 04/29/2022

Drawn by: M. Folden

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32.00
Square Footage



Location: Manassas, VA

Site ID: RC0724

Date: 04/29/2022

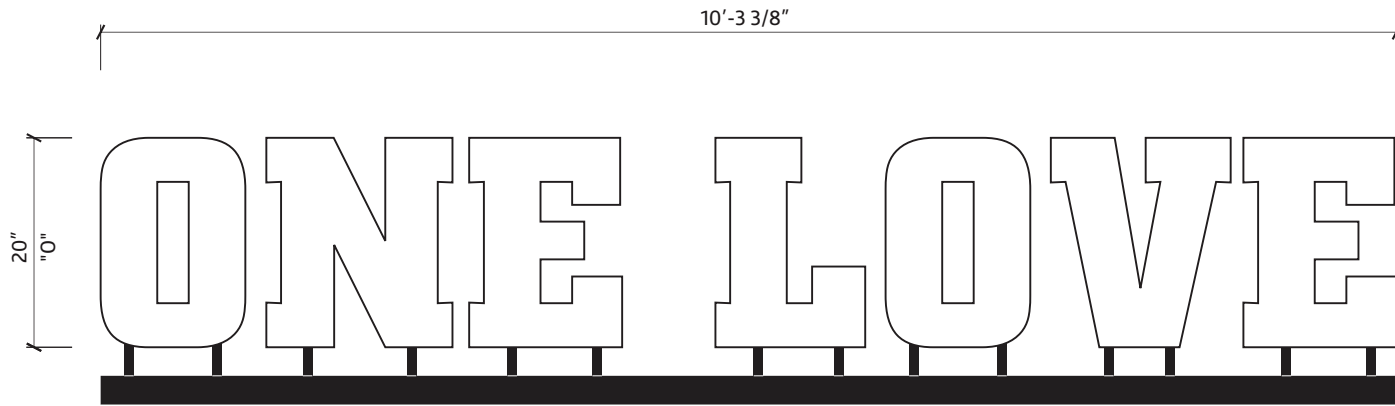
AGI Rep: S. Holmes

AGI PM: Briana Bennett

Drawn by: M. Folden

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FRONT ELEVATION

17.57

Square Footage



Location: Manassas, VA

AGI Rep: S. Holmes

Site ID: RC0724

AGI PM: Briana Bennett

Date: 04/29/2022

Drawn by: M. Folden

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E



24.94

Square Footage



Location: Manassas, VA

Site ID: RC0724

Date: 04/29/2022

AGI Rep: S. Holmes

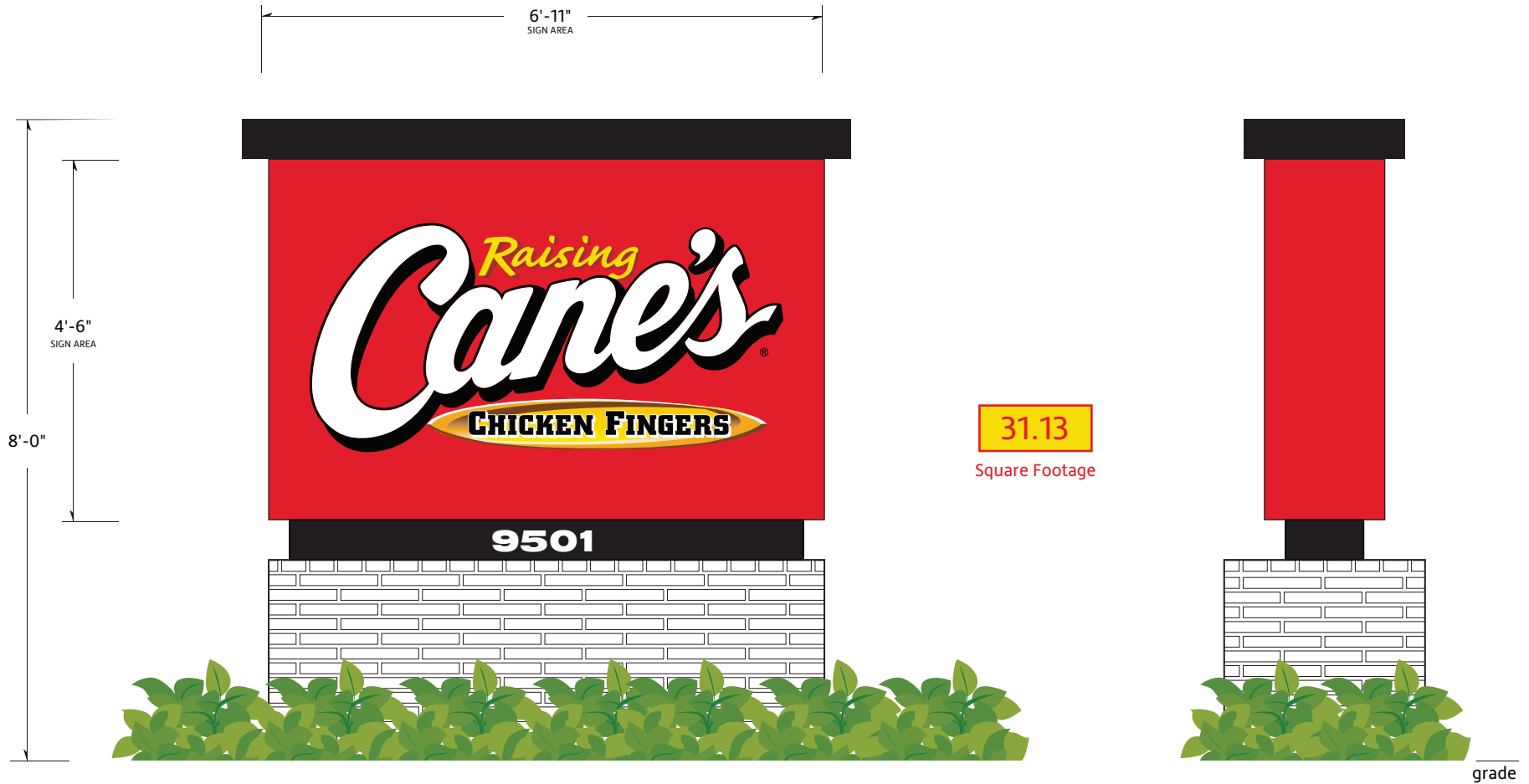
AGI PM: Briana Bennett

Drawn by: M. Folden

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F



Scale: 1/2"=1'



Location: Manassas, VA

Site ID: RC0724

Date: 04/29/2022

AGI Rep: S. Holmes

AGI PM: Briana Bennett

Drawn by: M. Folden

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RAISING CANE'S DRIVE-THROUGH SIGN COMPARISON CHART

May 2, 2022

SIGN COMPARISON CHART		
<u>SIGN TYPE</u>	<u>PERMITTED/ALLOWED</u>	<u>PROVIDED/PROPOSED</u>
Façade Signs		
Number of Signs	2, 3 signs permitted for corner lot (one per unit width)	West/Front Elevation: 2 North/Drive-Thru Elevation: 1 East/Rear Elevation: 0 South/Side Entry Elevation: 2 Total: 5
Maximum Sign Area	West/Front Elevation (59'): 177 sq. ft. North/Drive-thru Elevation (71' 8"): 276 sq. ft. East/Rear Elevation (59'): 177 sq. ft. South/Side Entry Elevation (71' 8"): 276 sq. ft. 3 square feet per 1 foot of building side per sign Max 400 square feet for all signs	West/Front Elevation: 129.75 sq. ft. North/Drive-Thru Elevation: 30.75 sq. ft. East/Rear Elevation: 0 sq. ft. South/Side Entry Elevation: 62.75 sq. ft. Total: 223.25 sq. ft.
<u>SIGN TYPE</u>	<u>PERMITTED/ALLOWED</u>	<u>PROVIDED/PROPOSED</u>
Canopy Sign		
Number of Signs	2	1
Maximum Sign Area	40 sq. ft. cumulative	17.57 sq. ft.
<u>SIGN TYPE</u>	<u>PERMITTED/ALLOWED</u>	<u>PROVIDED/PROPOSED</u>
Freestanding Signs		
Number of Signs	1 per street frontage	1
Maximum Sign Area	½ square foot per 1 foot of street frontage. Max. 100 sq. ft.	31.13 sq. ft.
Maximum Height	Maximum 20 ft. pursuant to Z.O. Sec. 32-250.28, however, Proffer 2.a limits any freestanding monument sign to 12 ft. in height.	Maximum 8 ft.
Minimum Setback	10 feet from any lot line or one foot for each foot in sign height, whichever is greater.	1.3 ft. from the property line but it is setback 17.3 feet from the right-of-way. Please note this sign will replace the existing monument sign in the same location as the prior use.
<u>SIGN TYPE</u>	<u>PERMITTED/ALLOWED</u>	<u>PROVIDED/PROPOSED</u>
Drive-In Signs		
Number of Signs	6 (3 per drive-through lane with ordering location)	2
Maximum Size	Individual drive-in sign shall have a maximum sign area of 40 sq. ft. Maximum sign area for all drive in signs shall be 72 sq. ft.	24.94 sq. ft. each. Total 49.88 sq. ft.
Maximum Height	8 ft.	Maximum of 6 ft.
Minimum Setback	10 feet from any lot line or one foot for each foot in sign height, whichever is greater.	Will meet minimum setback requirements.

HISTORICAL COMMISSION RESOLUTION

MOTION: HENSON

**August 10, 2021
Regular Meeting**

SECOND: JOHNSON

Res. No. 21-040

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>
REZ2019-00018	Quartz District	Phase II evaluation on archaeology site 44PW2033, and if warranted, a Phase III study. All artifacts from all archaeology sites to be donated to and curated with the County.
REZ2021-00003	John Marshall Commons Tech Park – 4 th Submission	Request Applicant revise The Phase I study (as requested previously) and submit revised Phase I for review as soon as possible.
SUP2021-00004	John Marshall Commons Tech Park – 4 th Submission	No Further Work
REZ2017-00008	Purcell Road Rezoning – 3 rd Submission	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00026	Marumsco Assemblage – 2 nd Submission	No Further Work
REZ2021-00019	Compton Property	Request project area history, additional information about the headstones found in the creek and, in the absence of an architectural study, preservation of the agricultural farm complex.
SUP2021-00030	Compton Property	No Further Work
REZ2021-00021	Richmond Station Landbay C Proffer Amendment	No Further Work
REZ2021-00022	KH Data Capital Development	No Further Work
PFR2021-00026	NOVEC Substation	No Further Work
REZ2021-00023	Raising Cane’s Drive-Through Proffer Amendment	No Further Work
SUP2021-00033	Raising Cane’s Restaurant Drive-Through	No Further Work
REZ2021-00020	John Marshall Village Addition	Request applicant fabricate and install an historical marker at the property, on the subject of horse racing in Haymarket, with content developed by the Historical Commission and the Planning Office.
SUP2022-00003	John Marshall Village Addition	No Further Work
REZ2021-00024	USA Self-Storage at Old Dominion Drive	No Further Work
SUP2021-00034	USA Self-Storage at Old Dominion Drive	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
PFR2021-00013	Wakeman Substation	No Further Work
SUP2022-00004	Chick-Fil-A on Pine Bluff Drive	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Duley

MOTION CARRIED

ATTEST:



Secretary to the Commission



Operations & Traffic Management Plan

Special Use Permit #SUP2021-00033, Raising Cane's Drive-Through
February 25, 2022

Drive-Through Off-Peak Operations (9:00 am – 11:00 am, 2 pm – 4 pm, 7 pm – close)¹

During off-peak hours, the drive-through operates as drive-throughs have traditionally operated for decades. Below is a sequence of operations. Reference **Figure 1** for illustration of off-peak operations.

1. The customer enters drive-through Lane 1 or Lane 2.
2. After entering, the customer approaches their respective menu board.
3. The order is taken via the built-in intercom system² on the menu board.
4. The customer leaves the menu board to approach the pay window.
 - a. If the customer is in Lane 1, they move forward (blue arrows in figure 1).
 - b. If the customer is in Lane 2, they merge into Lane 1 (red arrows in figure 1).
 - c. Orders are taken in alternating sequence between Lanes 1 and 2 to stagger the merging cars and avoid a possible collision.
5. Payment is taken at the first window.
6. The customer pulls up to the second window.
7. Food is handed to the customer.

¹ Off peak hours are generally defined within the first few weeks of the restaurant opening. The hours listed above are the national average for off-peak hours.

² The intercom system is self-attenuating. It lowers its decibel level to a few decibels above ambient noise, avoiding sound pollution.

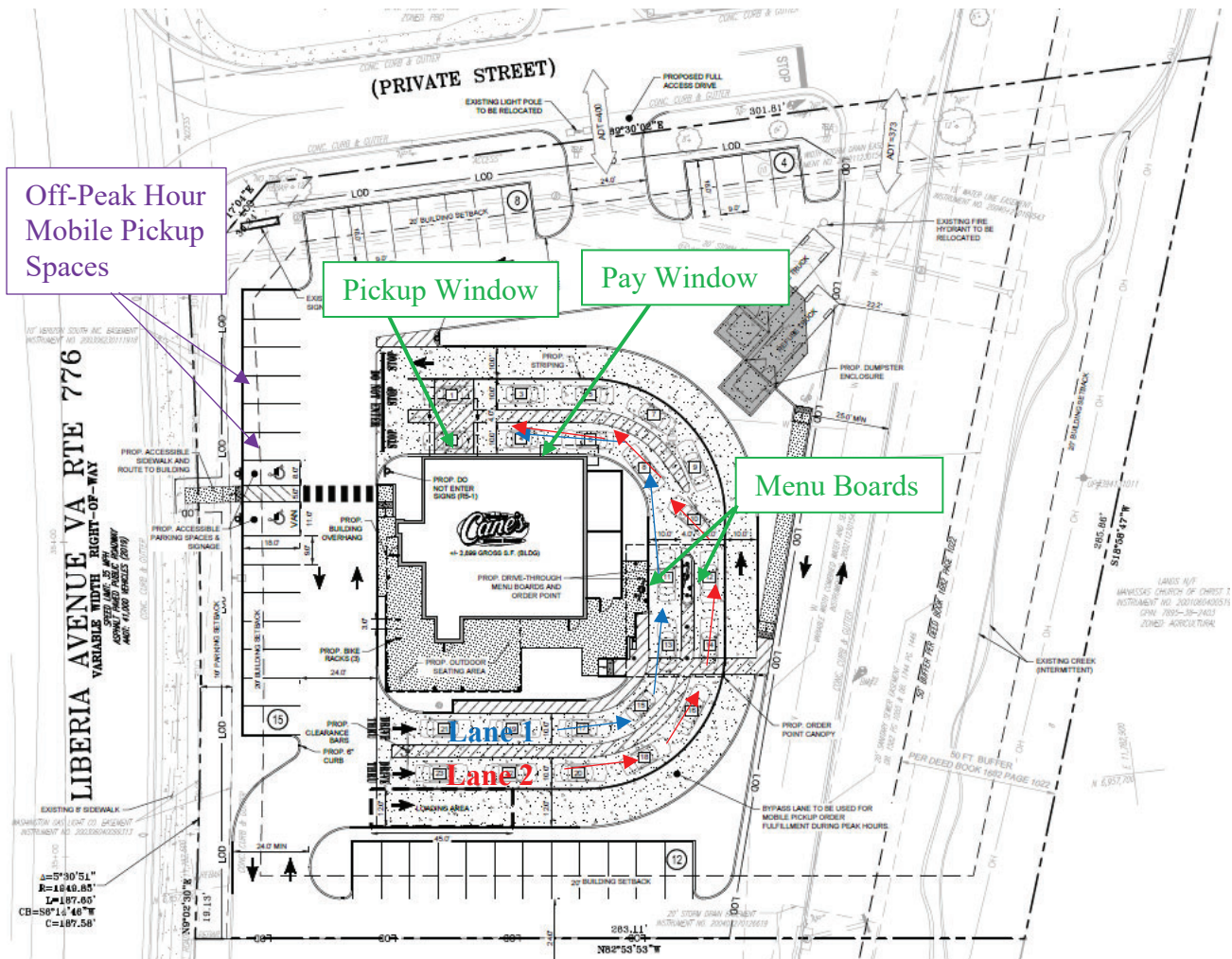


Figure 1: Off-Peak Hour Drive-through Operation

Peak Hour Operations (11:00 am – 2 pm, 4 pm – 7 pm)³

During peak hour operations, Lane 1, Lane 2 and Lane 3 are utilized for maximum efficiency. The menu boards are off during this time. A complete sequence of operations is listed below. Reference **Figure 2** for an illustration of peak hour operations.

1. The customer enters Lane 1 or Lane 2.
2. A crewmember (employee) greets the customer at their vehicle. Crewmembers are located within striped areas highlighted in yellow in **Figure 2**.
3. The order and payment are taken via tablet (see Figure 3) ***during this time the menu boards and ordering intercoms are turned off***
4. After payment the customer is ushered forward by additional crewmembers, ensuring the queue is constantly moving to limit stacking and queuing.
 - a. Customers in Lane 1 only move forward in Lane 1 (see blue arrows in **Figure 2**)
 - b. Customers in Lane 2 only move forward in Lane 2 (see red arrows in **Figure 2**)
5. The pay window, shown in Figure 1, is closed during this time.
6. Food is ushered to the customer's vehicle by crewmembers in striped pathways depicted in yellow in **Figure 2**.
7. Food is passed through the pickup window to the crewmember.
8. After receiving their food, the customer is ushered forward by a crewmember to leave the site and keep the queue moving quickly.

³ Rush hours can fluctuate but these are the average peak operational hours.

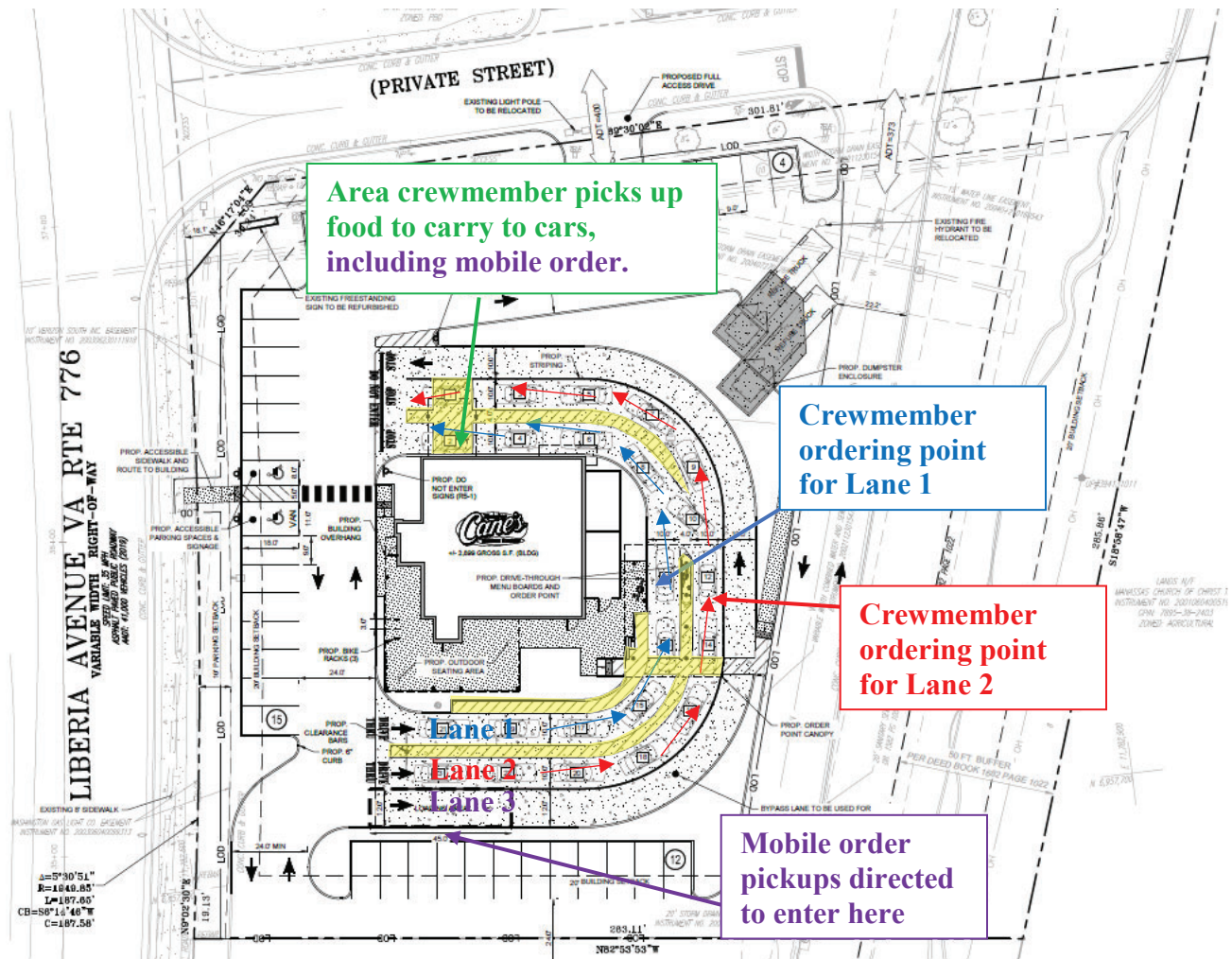


Figure 2: Peak Hour Drive-Through Operations



Figure 3: An example of a crewmember in a safety vest and another crewmember with mobile order tablet and menu

Mobile Order Pick-Up Operation (times vary by location)

Off-Peak Hour: Customers who place orders on the Raising Cane's mobile app for pickup, would park at a numbered stall, enter their number in the mobile app, and food would be ushered by a crewmember from within the restaurant. This is very similar to the traditional style of mobile pick-up for restaurants and other retailers.

Peak Hour: To make mobile order pick-up more efficient and avoid congestion of the travelways, mobile pick-up customers would be directed to Lane 3. The goal here is to avoid cars queuing for an open mobile order parking stall. Temporary, moveable signage would be used to direct customers to Lane 3 if they are picking up mobile orders.

This would only be necessary during Peak Hour operations. All other times, Lane 3 functions as a way for either 1) a customer to leave if they change their mind; or 2) additional circulation through the site for emergency vehicles.

PROFFER COMPARISON CHART
REZ 1987-0023 | REZ2021-XXXXX, Raising Cane's Proffer Amendment

#	PROFFER ¹	STATUS	CHANGE (if applicable)
1	TRANSPORTATION		
1.a	<p><u>Signal Hill Road Improvements</u>: Reference is hereby made to the proffers and accompanying plan dated June 18, 1987, made by Dewberry & Davis, titled "Signal Hill Road Improvements" submitted by Dover Development Corporation in conjunction with Rezoning #87-14, which was approved by the Prince William County Board of Supervisors on August 4, 1987, wherein Dover Development Corporation proffered to construct improvements to Signal Hill Road to provide for two westbound lanes and a raised median between the eastbound and westbound lanes. Applicant shall provide an additional (third) lane along its frontage of Signal Hill Road and to taper along Applicant's frontage on Liberia Avenue at least three hundred (300') feet which shall allow for free flow access to Liberia Avenue and shall further provide the right of way necessary to accomplish this widening. The obligation of the Applicant to construct the lane referenced herein is contingent upon the granting of a right in/right out entrance on Signal Hill Road as generally shown on the PBD Transportation Plan. This lane shall be provided with any development of Parcel 3 or the right in/right out connection to Signal Hill Road or upon development of fifty (50%) percent of Parcel 2. The right-in/right-out connection to Signal Hill Road shall not be made until the above-referenced improvements to be made by Dover Development Corporation are in place.</p>	This proffer was removed because it was previously satisfied.	<p>Signal Hill Road Improvements: Reference is hereby made to the proffers and accompanying plan dated June 18, 1987, made by Dewberry & Davis, titled "Signal Hill Road Improvements" submitted by Dover Development Corporation in conjunction with Rezoning #87-14, which was approved by the Prince William County Board of Supervisors on August 4, 1987, wherein Dover Development Corporation proffered to construct improvements to Signal Hill Road to provide for two westbound lanes and a raised median between the eastbound and westbound lanes. Applicant shall provide an additional (third) lane along its frontage of Signal Hill Road and to taper along Applicant's frontage on Liberia Avenue at least three hundred (300') feet which shall allow for free flow access to Liberia Avenue and shall further provide the right of way necessary to accomplish this widening. The obligation of the Applicant to construct the lane referenced herein is contingent upon the granting of a right in/right out entrance on Signal Hill Road as generally shown on the PBD Transportation Plan. This lane shall be provided with any development of Parcel 3 or the right in/right out connection to Signal Hill Road or upon development of fifty (50%) percent of Parcel 2. The right in/right out connection to Signal Hill Road shall not be made until the above-referenced improvements to be made by Dover Development Corporation are in place.</p>
1.b	<p><u>Liberia Avenue Improvements</u>: The Applicant shall provide additional widening of asphalt of twelve (12') to fifteen (15') feet from existing edge of pavement along its frontage with Liberia Avenue and, in addition, provide curb, gutter and sidewalk (if required) as a part of this widening, to conform with the ultimate design standard for Liberia Avenue. In addition, Applicant shall provide the right of way necessary to accomplish the road widening described herein. These improvements shall be provided in phases as entrances are made to</p>	This proffer was removed because it was previously satisfied.	<p>Liberia Avenue Improvements: The Applicant shall provide additional widening of asphalt of twelve (12') to fifteen (15') feet from existing edge of pavement along its frontage with Liberia Avenue and, in addition, provide curb, gutter and sidewalk (if required) as a part of this widening, to conform with the ultimate design standard for Liberia Avenue. In addition, Applicant shall provide the right of way necessary to accomplish the road widening described herein. These improvements shall be provided in phases as entrances are made to</p>

¹ Please note that the heading and preamble were amended and updated. Those changes are not included in this proffer analysis, but are shown on the redline version comparing the proffers approved with REZ1987-0023 (the "Original Proffers") to the Draft Proffer Statement dated June 29, 2021, submitted with this application. Additionally, there were some font and formatting changes.

	Liberia Avenue as reflected on the PBD Transportation Plan. In addition, Applicant agrees to cooperate with Prince William County and the City of Manassas, if so requested, in a change of the County/City boundary line to reflect the widening of Liberia Avenue. If the planned ultimate improvements to Liberia Avenue are not in place at the time this property is developed, Applicant will provide dedicated (painted) left turn lanes to those entrances which are shown as other than right-in/right-out on the PBD Transportation Plan.		Liberia Avenue as reflected on the PBD Transportation Plan. In addition, Applicant agrees to cooperate with Prince William County and the City of Manassas, if so requested, in a change of the County/City boundary line to reflect the widening of Liberia Avenue. If the planned ultimate improvements to Liberia Avenue are not in place at the time this property is developed, Applicant will provide dedicated (painted) left turn lanes to those entrances which are shown as other than right in/right-out on the PBD Transportation Plan.
1.c	<u>Entrances:</u> Entrances to Signal Hill Road and Liberia Avenue shall be restricted to those reflected on the PBD Land Use Plan, except that entrance identified as Entrance D, which shall not be utilized. The entrances shown on the PBD Transportation Plan as being “right-in, right-out only” shall be so.	Proffer remains the same and is now Proffer 1.a.	
1.d	<u>Access to Quarry Road:</u> There shall be no access to Quarry Road from Parcel 1 unless Quarry Road is improved to an industrial standard.	This proffer was removed because the applicable proffers and property subject thereto no longer have frontage along Quarry Road. Additionally, Parcel 1 is no longer subject to this proffer statement as it was rezoned to PMR through Rezoning #PLN2014-00316 and subject to the accompanying proffers.	<u>Access to Quarry Road:</u> There shall be no access to Quarry Road from Parcel 1 unless Quarry Road is improved to an industrial standard.
1.e	<u>Right of Way Along Quarry Road:</u> Upon request by Prince William County, Applicant agrees to dedicate right of way along its frontage on Quarry Road of up to thirty-four feet (34 ft.) from the existing centerline of said road.	This proffer was removed because the applicable proffers and property subject thereto no longer have frontage along Quarry Road.	<u>Right of Way Along Quarry Road:</u> Upon request by Prince William County, Applicant agrees to dedicate right of way along its frontage on Quarry Road of up to thirty four feet (34 ft.) from the existing centerline of said road.
1.f	<u>Monetary Contribution:</u> Applicant shall make a monetary contribution in the amount of \$25,000.00 to be paid with the approval of the first site plan for any portion of Parcels 1 or 2 as shown on the PBD Use Plan and said sum shall be used by the Board of Supervisors of Prince William County for signalization and/or intersection improvements along Liberia Avenue.	This proffer was removed because it was previously satisfied.	<u>Monetary Contribution:</u> Applicant shall make a monetary contribution in the amount of \$25,000.00 to be paid with the approval of the first site plan for any portion of Parcels 1 or 2 as shown on the PBD Use Plan and said sum shall be used by the Board of Supervisors of Prince William County for signalization and/or intersection improvements along Liberia Avenue.
1.g	<u>Monetary Contribution:</u> Applicant shall make a monetary contribution in the amount of \$10,000.00 to be paid with the approval of the first site plan for any portion of Parcel 3 as shown on the PBD Use Plan and said sum shall be used by the Board of Supervisors of Prince William County for signalization improvements at the Liberia	This proffer was removed because it was previously satisfied.	<u>Monetary Contribution:</u> Applicant shall make a monetary contribution in the amount of \$10,000.00 to be paid with the approval of the first site plan for any portion of Parcel 3 as shown on the PBD Use Plan and said sum shall be used by the Board of Supervisors of Prince William County for signalization improvements at the Liberia

	Avenue/Signal Hill Road intersection. In the event this signalization is otherwise funded, the Board of Supervisors of Prince William County may use these funds for general transportation improvements along the Liberia Avenue/Davis Ford Road corridors.		Avenue/Signal Hill Road intersection. In the event this signalization is otherwise funded, the Board of Supervisors of Prince William County may use these funds for general transportation improvements along the Liberia Avenue/Davis Ford Road corridors.
1.h	<u>Road Improvement Agreement:</u> In the event Prince William County or VDOT constructs any of the proffered road improvements prior to the time Applicant has proffered the construction, Applicant shall, at the time he would have been required to construct pursuant to the phasing plan set forth in paragraph 1.a. and 1.b. hereof, pay to the County the cost of such construction completed by the governmental agencies. Applicant shall have the right to review and comment on all designs and specifications for such construction, participate in the bidding for such construction and, in fact, construct such improvements if desired by Applicant at the time such improvements would have been constructed by the County or VDOT.	This proffer was removed because it was previously satisfied.	Road Improvement Agreement: In the event Prince William County or VDOT constructs any of the proffered road improvements prior to the time Applicant has proffered the construction, Applicant shall, at the time he would have been required to construct pursuant to the phasing plan set forth in paragraph 1.a. and 1.b. hereof, pay to the County the cost of such construction completed by the governmental agencies. Applicant shall have the right to review and comment on all designs and specifications for such construction, participate in the bidding for such construction and, in fact, construct such improvements if desired by Applicant at the time such improvements would have been constructed by the County or VDOT.
2	<u>SIGNAGE:</u>		
2.a	Signage on Parcels 2 and 3 shall be limited to two (2) shrouded pole type signs not to exceed twenty (20') feet in height. Out parcel signs, where allowed by ordinance, where buildings are set back a minimum of fifty (50) feet from the property line shall be monument type signs. Said monument type signs shall not exceed twelve (12) feet in height.	This Proffer was revised slightly to remove reference to Parcel 2 which is not part of this proffer amendment and to eliminate the pole sign and limit the height of the freestanding monument sign.	Signage on Parcels 2 and 3 shall be limited to two (2) shrouded pole type signs not to exceed twenty (20') feet in height. Out parcel signs, where allowed by ordinance, where buildings are set back a minimum of fifty (50) feet from the property line shall be monument type signs. Said monument type signs <u>Freestanding monument signage</u> shall not exceed twelve (12) feet in height.
2.b	With reference to Parcel 1, only monument type signs shall be utilized and each shall not exceed twelve (12) feet in height.	This Proffer was removed because Parcel 1 is no longer subject to this proffer statement, as Parcel 1 was rezoned to PMR through Rezoning #PLN2014-00316 and subject to the accompanying proffers.	With reference to Parcel 1, only monument type signs shall be utilized and each shall not exceed twelve (12) feet in height.
2.c	Materials and colors to be used in connection with such signs shall be compatible with and of a type and material similar to that used in connection with the construction of the on-site buildings. Façade signage used in connection with the balance of the development for individual users in individual sections shall be uniform in style, color and construction materials on a section-by-section basis.	This Proffer remains the same and is now Proffer 2.b.	

3	Site Development		
3.a	Screening and Buffer: A fifty (50') foot buffer shall be retained along the entire eastern boundary line and shall be planted in accordance with Prince William County ordinances for such a buffer. Applicant does reserve the right with appropriate County approval to have the "right in/right out" entrance along its frontage with Signal Hill Road within this buffer area as generally shown on the PBD Transportation Plan. In providing screening or landscaping in the buffer area, existing vegetation will be retained in lieu of removal and replanting where appropriate after consultation with the Zoning Administrator.	This Proffer remains the same.	
3.b	<u>Dumpster Pads:</u> Dumpster pads shall be screened and placed as unobtrusively as possible on site.	This Proffer remains the same.	
3.c	<u>Architecture:</u> With reference to the southern half of Parcel 1 and all of Parcels 2 and 3, at least fifty (50%) percent of the facades of all structures shall consist of an architectural precast concrete, brick or other material of a similar quality. Roof design and façade treatment on a section by section basis shall be integral in nature and shall effectively screen rooftop mechanical equipment.	This proffer has been revised to remove the reference to the other parcels since this proffer amendment only applies to the subject property formerly referred to as Parcel 3.	<u>Architecture:</u> With reference to the southern half of Parcel 1 and all of Parcels 2 and 3, <u>At</u> least fifty (50%) percent of the facades of all structures shall consist of an architectural precast concrete, brick or other material of a similar quality. Roof design and façade treatment on a section by section basis shall be integral in nature and shall effectively screen rooftop mechanical equipment.
3.d	<u>Lighting:</u>		
3.d.i	On-site pole lighting to be used in connection with the development of the Property shall be similar in style throughout and shall not exceed sixteen (16') feet in height and shall be directed downward and inward to the Property.	This Proffer remains the same.	
3.d.ii	A street light shall be provided at each street connection.	This proffer was removed because it was satisfied. The street lights were constructed.	A street light shall be provided at each street connection.
3.d.ii i	A street light will be provided at the southwest corner of Parcel 3 to aid in illumination of the intersection of Liberia Avenue and Signal Hill Road. This street light shall be provided within four months following the granting of this rezoning, assuming that the appropriate permits have been granted by Prince William County and VDOT. If said permits have not been granted by that time, the street light shall be	This Proffer was removed because it was satisfied. The street lights were constructed.	A street light will be provided at the southwest corner of Parcel 3 to aid in illumination of the intersection of Liberia Avenue and Signal Hill Road. This street light shall be provided within four months following the granting of this rezoning, assuming that the appropriate permits have been granted by Prince William County and VDOT. If said permits have not been granted by that time, the street light shall be installed as soon as possible after said permits have been

	installed as soon as possible after said permits have been granted. The Applicant shall use due diligence in obtaining said permits.		granted. The Applicant shall use due diligence in obtaining said permits.
4	Uses:		
4.a	<p>With reference to Parcel 1 (identified as Parcel 1 and in red on the PBD Use Plan), all permitted uses within the PBD district shall be allowed subject to the following restrictions:</p> <p>(i) No more than thirty percent (30%) of the gross floor area shall be used for retail type uses.</p> <p>(ii) The following uses shall not be allowed: church, restaurant greater than 5,500 square feet, theater, hotel, or motel.</p> <p>(iii) A minimum of twenty percent (20%) of the gross floor area shall be utilized for research and development and/or office related uses.</p>	This proffer was removed because Parcel 1 is no longer subject to this proffer statement and is not subject to this proffer amendment.	<p>With reference to Parcel 1 (identified as Parcel 1 and in red on the PBD Use Plan), all permitted uses within the PBD district shall be allowed subject to the following restrictions:</p> <p>(i) No more than thirty percent (30%) of the gross floor area shall be used for retail type uses.</p> <p>(ii) The following uses shall not be allowed: church, restaurant greater than 5,500 square feet, theater, hotel, or motel.</p> <p>(iii) A minimum of twenty percent (20%) of the gross floor area shall be utilized for research and development and/or office related uses.</p>
4.b	<p>With reference to Parcel 2 (identified as Parcel 2 and in green on the PBD Use Plan), all permitted uses within the PBD district shall be allowed subject to the following restrictions:</p> <p>(i) No more than thirty percent (30%) of the gross floor area shall be used for industrial type uses. This shall not be construed to preclude office or research and development type uses. For purposes of this proffer, “industrial type uses” shall mean those uses described in the M-2 zone which are authorized in the PBD zoning district, except business offices.</p> <p>(ii) The following uses shall not be allowed: warehouse operations, wholesale operations, motor vehicular sales.</p> <p>(iii) There shall be no more than one (1) motor vehicle fuel sale facility.</p>	This proffer was removed because Parcel 2 is not included in this proffer amendment.	<p>With reference to Parcel 2 (identified as Parcel 2 and in green on the PBD Use Plan), all permitted uses within the PBD district shall be allowed subject to the following restrictions:</p> <p>(i) No more than thirty percent (30%) of the gross floor area shall be used for industrial type uses. This shall not be construed to preclude office or research and development type uses. For purposes of this proffer, “industrial type uses” shall mean those uses described in the M-2 zone which are authorized in the PBD zoning district, except business offices.</p> <p>(ii) The following uses shall not be allowed: warehouse operations, wholesale operations, motor vehicular sales.</p> <p>(iii) There shall be no more than one (1) motor vehicle fuel sale facility.</p>
4.c	With reference to Parcel 3 (identified as Parcel 3 and in orange on the PBD Use Plan), a minimum of fifty percent (50%) of the gross floor area shall be designated for commercial non-retail uses. Such uses shall consist of but not be limited to offices, restaurants (with no drive-in), theatres, veterinary hospitals, insurance agencies, finance or mortgage institutions, professional offices and such other uses that are not retail sales stores. Further, motor vehicle fuel sales,	This proffer was revised to allow fast food restaurant with a drive-in proposed in the special use permit application submitted in conjunction with the proffer amendment.	With reference to Parcel 3 (identified as Parcel 3 and in orange on the PBD Use Plan), a minimum of fifty percent (50%) of the gross floor area shall be designated for commercial non-retail uses. Such uses shall consist of but not be limited to offices, restaurants (with no drive-in) , theatres, veterinary hospitals, insurance agencies, finance or mortgage institutions, professional offices and such other uses that are not retail sales stores. Further, motor vehicle fuel sales, motor

	motor vehicle repair facilities, quick service food stores and fast food restaurants shall not be allowed.		vehicle repair facilities, quick service food stores and fast food restaurants shall not be allowed.
5	LANDSCAPING		
5.a	Applicant agrees to provide landscaping having a market value in an amount equal to no less than \$.50 per square foot of building floor area for each phase of the development. This shall be provided simultaneously with the construction of buildings in each phase of development.	This proffer remains the same.	
5.b	Applicant agrees that parking areas shall contain interior landscape areas equal to at least two (2%) percent of the paved area.	This proffer was removed because current standards require an increased minimum standard for interior parking lot landscaping.	Applicant agrees that parking areas shall contain interior landscape areas equal to at least two (2%) percent of the paved area.
5.c	In that area proffered for buffer which will be made narrower with the provisions of the right in/right out entrance to Signal Hill Road as shown on the PBD Transportation Plan, Applicant agrees to provide additional landscaping over that typically required to compensate for the reduction of the buffer area.	This proffer remains the same.	
5.d	Applicant agrees to provide attractive, high-quality landscaping within a 10-20 foot wide strip along its frontage on Liberia Avenue. Said landscaping shall include low vegetation and trees of from ten to fifteen feet in height and/or from 2-1/2 to 3-1/2 inches caliper, which become fully crowned.	This proffer remains the same.	
6	<u>HANDICAPPED PARKING</u> : Applicant shall provide handicapped parking spaces in accordance with the standards set out in the Prince William County Design and Constructions Standards Manual	This proffer remains the same.	