



PLANNING COMMISSION RESOLUTION

MOTION:

February 23, 2022

SECOND:

Regular Meeting

RES. No. 22-xxx

RE:

**REZONING #REZ2021-00004, CONGRESSIONAL STORAGE
COLES MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to rezone an approximately ±0.345-acre portion of the subject property, from A-1, Agricultural, to B-1, General Business; and

WHEREAS, the site is located ±0.6 miles north of the Dumfries Road and Prince William Parkway intersection and ±600 feet south of the intersection of Dumfries Rd. (Rt. 234) and Old Dominion Dr. The site is identified on County maps as GPIN 7794-78-2053 (pt.); and

WHEREAS, the site is designated CEC, Community Employment Center, in the Comprehensive Plan and is located within the Route 234 (Dumfries Road) Highway Corridor Overlay District and the Airport Safety Overlay District; and

WHEREAS, the site is zoned B-1, General Business and A-1 Agricultural; and

WHEREAS, the application is being concurrently processed with a Special Use Permit, #SUP2021-00007 to allow a self-storage center and interim commercial parking; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 23, 2022, at which time the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend approval of Rezoning #REZ-2021-00004, subject to the proffers dated January 26, 2022.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Robbyn L. Smith
Clerk to the Planning Commission

PROFFER STATEMENT

REZ2021-00004

Congressional Storage

Applicant/Owner: Congressional Dominion Self Storage, LLC

Proposed Zoning: B-1, General Business District

Property: A Portion of GPIN 7794-78-2053,
comprising ±0.3454 acres (the "Property")

Coles Magisterial District

February 18, 2021

July 13, 2021

November 12, 2021

January 26, 2022

Pursuant to Section 15.2-2303 of the Code of Virginia, as amended, the undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. Unless otherwise specified, any improvements proffered herein shall be provided at the time of development of the portion of the project adjacent to the improvement or within the same section, as shown on the Generalized Development Plan. The term "Applicant," as used herein, shall include within its meaning all current and future owners, successors in interest, tenants and assigns of the Property. These proffers are contingent on the approval of SUP #2021-0007 as well as (i) the rezoning of the Property as requested in REZ2021-00004, and (ii) the acceptance of these proffers by the Board of County Supervisors. If this rezoning is approved and these proffers are accepted, these proffers will supersede and replace all previously approved proffers and conditions that may be applicable to any portion of the Property. In the event this rezoning is not granted as applied for by the Applicant, these proffers shall be deemed withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers.

The following document is hereby incorporated herein and proffered as part of this rezoning application: the General Development Plan prepared by Tri-Tek Engineering, Inc. and titled *General Development Plan/Special Use Permit Plat, Congressional Storage*, dated 06/02/20, last revised 10/21/21, and containing seven (7) sheets (the "GDP").

1. **USE.** The development of the property shall be governed by the GDP and the conditions of SUP #2021-0007.
2. **DESIGN.** The self-storage building(s) and materials shall be in substantial conformance with the building elevations prepared by bwdarchitects inc. and entitled *Congressional Self Storage Building Addition*, dated 10/18/19, last revised 1/24/22. (the "Building Elevations")
3. **SITE DEVELOPMENT.** Cranes not being used during construction of the property shall be stored at a lowered height.

PROFFER STATEMENT

REZ2021-00004

Congressional Storage

Dated: July 13, 2021

4. ADJACENT PROPERTY. Provided that the Applicant retains ownership of GPIN 7794-78-3274 at the time of Phase 1 site development on the subject property, the Applicant shall both extend the fence along the frontage of GPIN 7794-78-3274 and provide upgraded landscaping along the property frontage, all as shown generally on the Building Elevations. The type and quantity of the landscaping shall remain within the Applicant's sole discretion. The fence extension shall occur at the time of the fence installation on the subject property, and landscaping shall be provided concurrent with Phase 1 site development.

[SIGNATURE TO FOLLOW ON NEXT PAGE]

PROFFER STATEMENT

REZ2021-00004

Congressional Storage

Dated: July 13, 2021

Congressional Dominion Self Storage, LLC

By: Congressional Dominion Self Storage, LLC

By: _____
Brian C. Athey, President

#5162915v1



PLANNING COMMISSION RESOLUTION

MOTION:

February 23, 2022

SECOND:

Regular Meeting

RES. No. 22-xxx

RE:

**SPECIAL USE PERMIT #SUP2021-00007, CONGRESSIONAL STORAGE
COLES MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to allow a self-storage center and interim commercial parking use; and

WHEREAS, the site is located ±0.6 miles north of the Dumfries Road and Prince William Parkway intersection and ±600 feet south of the intersection of Dumfries Rd. (Rt. 234) and Old Dominion Dr. The site is identified on County maps as GPINs 7794-78-1662 and 7794-78-2053; and

WHEREAS, the site is designated CEC, Community Employment Center, in the Comprehensive Plan and is located within the Route 234 (Dumfries Road) Highway Corridor Overlay District and the Airport Safety Overlay District; and

WHEREAS, the site is zoned B-1, General Business and A-1 Agricultural; and

WHEREAS, the application is being concurrently process with a Rezone, #REZ2021-00004 to rezone ±0.345-acre portion of the subject property, from A-1, Agricultural, to B-1, General Business; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 23, 2022, at which time the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend approval of Special Use Permit #SUP2021-00007, subject to the conditions dated January 26, 2022.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Robbyn L. Smith
Clerk to the Planning Commission

SPECIAL USE PERMIT CONDITIONS

#SUP2021-00007

Congressional Storage

Applicant/Owner: Congressional Dominion Self Storage, LLC

GPIN: 7794-78-1662 & 7794-78-2053 ("Property")

Zoning: B-1 & A-1

Special Use Permit Area: ±2.4726 acres

Coles Magisterial District

January 26, 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 are in conflict with the Zoning Ordinance and/or the Design and Construction Standards Manual (the "DCSM") at the time of final site plan review or approval, the more restrictive standards shall apply, except as specifically allowed by this special use permit. The A-1 portion of the subject Property is subject to a separate rezoning application (#REZ2021-00004).

The Applicant/Owner shall file a site plan within one (1) year 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 approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development: The Property shall be developed in substantial conformance with the plan entitled, " General Development Plan/Special Use Permit Plan, Congressional Storage" prepared by Tri-Tek Engineering, Inc., dated June 2, 2020 and last revised October 21, 2021, (hereinafter, the "SUP Plan") subject to minor modifications in connection with final site plan review or final engineering.
2. Use Parameters:
 - a. Use Limitation. The self-storage center use approved with this special use permit shall be limited to a maximum gross floor area of ±43,000 square feet.
 - b. Hours of Operation. Customer accessibility shall be daily from 6:00 a.m. to 11:00 p.m. and shall be limited to a building access/entry system. Office hours shall occur daily from 8:30 a.m. to 6:00 p.m. The commercial parking use shall have 24-hour secure access. Office and customer access hours of operation are subject to change within the limits as specified herein.
3. Community Design:
 - a. Building Elevations: The self-storage building(s) and materials shall be in substantial conformance with the building elevations prepared by bwdarchitects inc. and entitled

Congressional Self Storage Building Addition, dated 1/9/20, last revised 1/25/22. (the "Building Elevations")

- b. Phasing. The initial development of the Property shall include a self-storage facility and commercial parking facility, as shown on the sheet entitled, "General Development Plan/Special Use Permit Plat Phase 1", on the SUP Plan. Subsequent to the establishment of the self-storage facility and commercial parking facility, the Applicant shall then have the option to pursue development as shown on the sheet entitled the, "General Development Plan/Special Use Permit Plat Phase 2", on the SUP Plan; provided, however, that if no site plan has been filed in furtherance of this development option within ten (10) years of the approval of this Special Permit, then the option to pursue this development option shall expire.
- c. Building Height. The overall maximum finished height of the proposed self-storage center shall not exceed 45 feet.
- d. Fencing. Notwithstanding what is shown on the SUP, the Property shall not be developed with chain link fencing. Existing chain link fencing located on the Property shall be removed as part of Phase 1 development.
- e. Lighting. All lighting on the Property, including lighting of the interim commercial parking spaces, shall be cast downward and designed to reduce glare and light trespass. Building mounted lighting along the rear (east side) of the Phase 2 building shall be prohibited.
- f. Landscaping. Plantings shall be provided in substantial conformance with the sheet entitled, "Landscape Plan Phase 1", on the SUP Plan. In the event the Applicant desires to pursue the development option allowed by above Condition 3.a, plantings shall substantially conform with the sheet entitled, "Landscape Plan Phase 2", on the SUP Plan. Landscaping shall be provided in accordance with the DCSM, and shall include the following:
 - i. New plantings shall be indigenous and drought-resistant.
 - ii. Utilities shall not encroach the eastern 50' buffer except for public water and sewer connections, as shown on the SUP Plan. The public water and sewer lines shall be oriented next to each other, as indicated on the SUP Plan. The easement shall be planted with shrubs, understory trees, and ornamental grasses as allowed by the easement holder. The orientation of these water and sewer connections and associated easements shall not result in an aggregate reduction in plant units within the 50' buffer, specifically a reduction in the number of deciduous and evergreen trees. Any plant units (i.e. deciduous and evergreen trees as noted above) that cannot be accommodated within the water and sewer easement as depicted on the SUP shall be realized elsewhere within the buffer area.

- iii. 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.
- iv. There shall be no reduction in plant units unless modified in accordance with the DCSM due to final engineering concerns as part of and in conjunction with final site plan review.
- v. No easements or utility crossings shall be permitted within either the 20' HCOD buffer along Dumfries Road or 15' buffer along the southern property adjacent to GPIN 7794-78-2244, except for the perpendicular crossings.

4. Property Maintenance & Security:

- a. Site Maintenance. The Applicant/Owner shall maintain the site and shall pick up trash, litter, and debris on a daily basis, or more often as needed.
- b. Graffiti Removal. The Applicant/Owner agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-250.21 *et. seq.*, of the Zoning Ordinance. Any graffiti shall be reported to the Prince William County Police Department before removal.
- c. Security Measures. The Applicant/Owner shall monitor and maintain onsite security. Said measures may include, but shall not be limited to, interior and/or exterior mounted surveillance cameras, an alarm system, access control gates, fencing, onsite lighting, building access/entry system, and other related security practices.

5. Environment:

- a. Water Quality Monitoring/Stream Restoration. The Applicant/Owner shall contribute \$75.00 per acre (2.4726 acres), prior to and as a condition of issuance of the final site plan approval, for the County to conduct water quality monitoring, drainage improvement projects, and/or stream restoration.
- b. Stormwater Management. SWM/BMP shall be provided on-site as noted on the SUP and as determined as part of the final site plan review.

- c. Limits of Disturbance. The Applicant'/Owner shall limit clearing and grading to within those areas as depicted on the SUP Plan, subject to minor revisions in accordance with final engineering considerations at the time of final site plan review and approval.
6. Fire and Rescue. The Applicant shall make a \$0.61 per square foot of building area (\pm 50,000 square feet) monetary contribution for fire and rescue services to the Prince William Board of County Supervisors prior to and as a condition of issuance of the final site plan approval. If construction is phased, said amount shall be based on the building square footage reflected on each respective site plan.
7. Transportation:
 - a. Right-of-Way Dedication. The Applicant/Owner shall dedicate, at no cost to Prince William County or the Virginia Department of Transportation (VDOT), right-of-way along Dumfries Road (State Route No. 234) up to a maximum of sixty-four feet (64') in width from the centerline of Dumfries Road. Said dedication area shall be depicted on the first site plan for Phase 1 development and shall be completed as a contingency of final site plan approval for Phase 1 development.
 - b. Obstruction of Travelways. Vehicles associated with the self-storage center, or any use on the Property, shall not obstruct the travelways, fire lanes, adjoining road network, access into parking spaces, or encroach upon buffer and landscaped areas as shown on the SUP Plan. Loading and unloading shall occur within designated loading or parking spaces and not within the travelways, fire lanes, and adjoining road network.
8. Interim Commercial Parking: Outside/overnight storage of vehicles shall be permitted shall be permitted on the Property subject to the following:
 - a. Outside/overnight storage of vehicles shall be permitted within designated areas on the Property. Outside/overnight storage of vehicles shall not be permitted in parking spaces required by the DCSM to serve the self-storage center use, and required parking for the self-storage center shall be clearly marked with signage.
 - b. The storage of semi, tractor trailers, and trailers shall not be permitted on the Property.
 - c. All vehicles stored within the interim commercial parking shall be maintained in good, operable condition.
9. Signage: Signage on the Property shall be pursuant to the Zoning Ordinance and the "Building Elevations." Notwithstanding what is noted on the GDP/SUP, the "free standing pylon sign" shall be removed from the Property, and no pylon signs shall be permitted on the Property.

10. Public Water & Sewer Connection. The Property shall be connected to public water and sewer with the Applicant/Owner bearing all costs associated with providing all on- and off-site facilities to make such connection.

11. Monetary Escalator. In the event the monetary contributions set forth in the development conditions are paid to the Prince William 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 special use permit 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: | February 23, 2022 |
| Agenda Title: | Rezoning #REZ2021-00004, Congressional Storage Special Use Permit #SUP2021-00007, Congressional Storage |
| District Impact: | Coles Magisterial District |
| Requested Action: | Recommend Approval of Rezoning, #REZ2021-00004, Congressional Storage, subject to proffers dated January 26, 2022 Recommend Approval of Special Use Permit #SUP2021-00007, Congressional Storage, subject to conditions dated January 26, 2022 |
| Department: | Planning Office |
| Case Planner: | Stephen Gardner |

EXECUTIVE SUMMARY

This request includes two concurrent applications intended to permit a self-storage center on 2.47 acres. More specifically, this request includes the following:

1. #REZ2021-00004: To rezone an approximately ±0.345-acre portion of the subject property, from A-1, Agricultural, to B-1, General Business.
2. #SUP2021-00007: To allow a 42,972 square foot self-storage center consisting of two buildings to be constructed in two phases as well as an interim commercial parking use in the first phase.

It is the recommendation of staff that the Planning Commission recommend approval of both Rezoning #REZ2021-00004, Congressional Storage, subject to proffers dated January 26, 2022, and Special Use Permit #SUP2021-00007, Congressional Storage, subject to conditions dated January 26, 2022

BACKGROUND

- A. Request: This request consists of two concurrent applications intended to allow a 42,972 square foot self-storage center on 2.47 acres. More specifically, #REZ2021-00004 proposes to rezone an approximately ±0.345-acre portion of the subject property, from A-1, Agricultural, to B-1, General Business. #SUP20021-00007 will allow a self-storage center consisting of two one-story buildings, 21,946 square feet and 20,306 square feet, respectively, to be built in two phases. Phase one will include interim commercial parking in the future footprint of the phase two building.



Graphic depicting self-storage center use at Phase 2 build-out

| Uses/Features | Existing | Proposed (Rezoning & SUP) |
|---------------|---|--|
| Zoning | A-1, Agricultural, to B-1, General Business | B-1, General Commercial <i>(with proffers)</i> |
| SUP | N/A | Self-Storage; Interim Commercial Parking <i>(with SUP)</i> |

| | | |
|-----------------------|--|---|
| Allowable Uses | Any B-1 or A-1 use on the requisite portions of the site; no proffered restrictions. | Self-Storage; Interim Commercial Parking <i>(with SUP)</i> |
| Uses/Features | Allowed per Zoning Ordinance | Proposed (SUP) |
| Landscaping | No existing buffers on the site; existing vegetation limited to the rear (eastern) property adjacent to an area of on-site wetlands. | 20-foot HCOD buffer along the front (west) property boundary 15-foot Type A buffer along the side (south) property boundary adjacent to existing A-1 zoned property; 10-foot planting strip adjacent to the B-1 zoned property 50-foot Type C buffer along the rear (east) property boundary adjacent to Bradley Square |
| Signage | 2 façade signs (Up to 400 SF in total area allowed) One free-standing sign (up to 80 square feet) | 2 façade signs (45 & 46 square feet) 1 monument sign (80 square feet) |

- B. Site Location: The site is located on the east side of Dumfries Road, approximately 600 six south of the intersection of Dumfries Road and Old Dominion Drive. The site is addressed as 10613 and 10615 Dumfries Road and is identified on County maps as GPINs 7794-78-1662 and 7794-78-2053.
- C. Comprehensive Plan: The site is designated CEC, Community Employment Center, in the Comprehensive Plan and is located within the Route 234 (Dumfries Road) Highway Corridor Overlay District and the Airport Safety Overlay District.
- D. Zoning: The site is zoned B-1, General Business, and A-1, Agricultural.

- E. Surrounding Land Uses: To the north of the subject site is the Dominion Self Storage and the United Excavating and Land Development storage facility further north. To the south of the site is an auto body repair shop. To the east of the site are single-family attached residences located within the Bradley Square neighborhood. To the west of the site, across Dumfries Road, is the Virginia National Guard Readiness Center.
- F. Background and Context: The subject property is currently zoned A-1, Agricultural, and B-1, General Business.

STAFF RECOMMENDATION

Staff recommends approval of both Rezoning #REZ2021-00004, Congressional Storage, subject to proffers dated January 26, 2022, and Special Use Permit #SUP2021-00007, Congressional Storage, subject to conditions dated January 26, 2022 for the following reasons:

- The applications will facilitate the redevelopment of an existing blighted and underutilized commercial retail property and will incorporate buffering/landscaping pursuant to the DCSM where none currently exists.
- The requested rezoning will remove a small area currently zoned A-1 and will allow for the entire site to be administered as B-1, which will aid in the redevelopment of the property.
- As conditioned through this SUP, specific use and operational parameters, site layout, improved access, building elevations, signage details, and landscaping upgrades are being proposed to adequately mitigate the impacts.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The subject property is designated CEC, Community Employment Center, in the Comprehensive Plan and is currently zoned A-1, Agricultural, and B-1, General Business. Per the Compatibility Matrix Figure 4, B-1 is not an implementing zoning district for CEC. However, the rezoning is only applicable to a 0.345 portion of the property currently zoned A-1 and will allow a currently split-zoned parcel to be fully administered as B-1. In addition, a self-storage facility is not a use that would typically be anticipated within an area designated CEC. It is the expectation that the Applicant incorporate other architectural elements into the design to emulate the form, mass, and design of a CEC use.

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 (up to 43,000 square feet) | \$26,230 |
| Water Quality | \$75 per acre | ±2.47 acres | \$185.25 |
| TOTAL | | | \$26,415.25 |

Community Input

Notice of the proffer amendment and special use permits 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 not received any verbal or written comments on this proposal and is not aware of any community opposition.

Other Jurisdiction Comments

Information pertaining to these applications was previously transmitted to the City of Manassas and the City of Manassas Regional Airport for review and comment. The City of Manassas indicated that Dumfries Road is designated in the City’s 2040 Comprehensive Plan as a character area corridor warranting additional attention to building and site design. As such, the City recommends enhanced landscaping along Dumfries Road and additional detail on proposed building architecture. The City of Manassas Regional Airport recommended consideration be given to standing water and trash that would attract birds, mitigation of potential dust plumes, and notification as to whether any cranes will be used/stored on site.

Legal Issues

If the subject rezoning is approved, the property could be developed with a self-storage use and interim commercial parking, which are permitted uses in the B-1 zoning district subject to the approval of a SUP. However, if the rezoning and/or SUP are denied, then the property could develop pursuant to the B-1 and A-1 districts, as applicable. Approval of the rezoning is necessary to implement the site/building layout as depicted on the SUP. Legal issues resulting from the Board of County Supervisor’s action are appropriately addressed by the County Attorney’s Office.

Timing

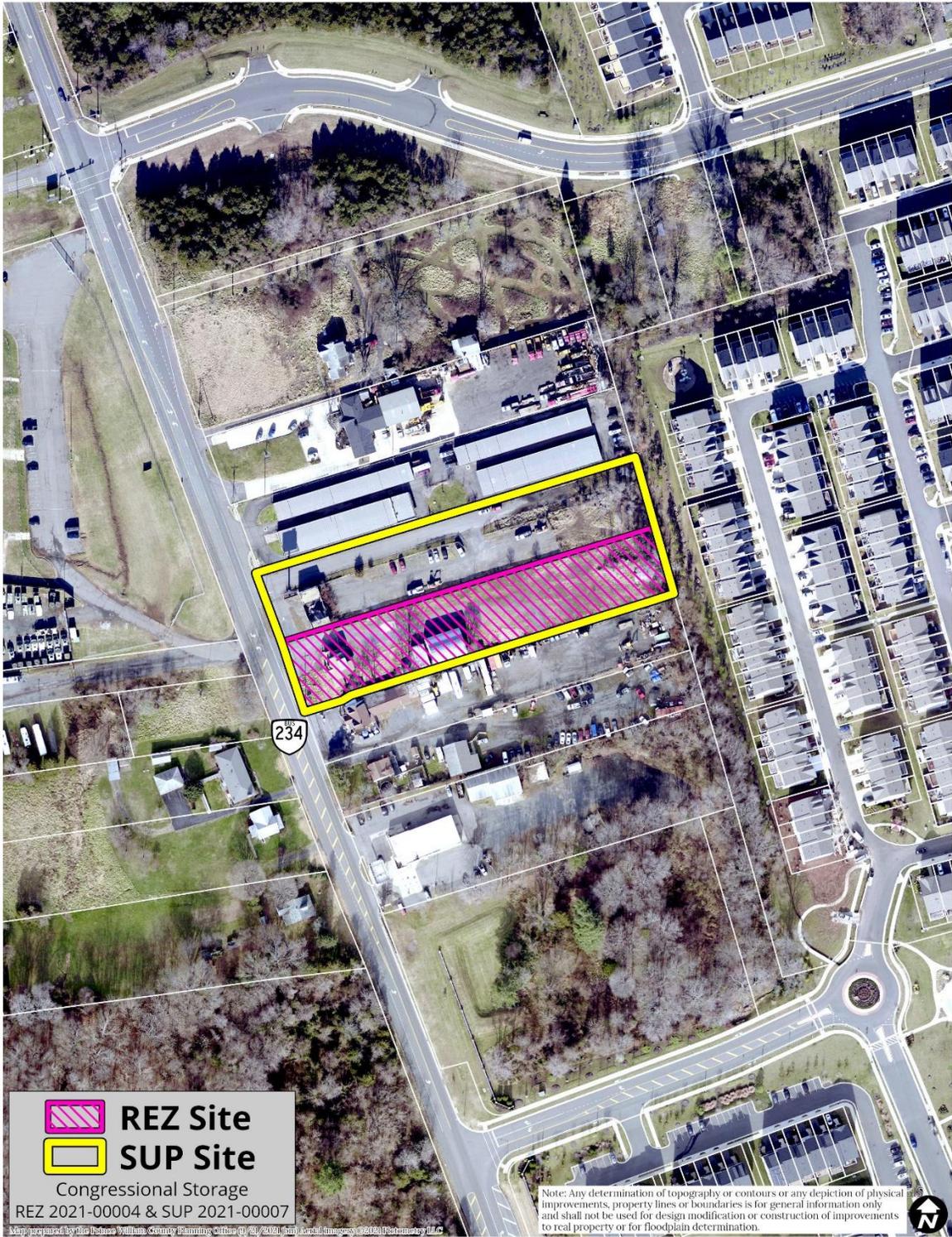
The Planning Commission has until May 23, 2022, which is 90 days from the first public hearing date, to take action on the rezoning and special use permit proposals. A recommendation to approve both requests would meet the 90-day requirement.

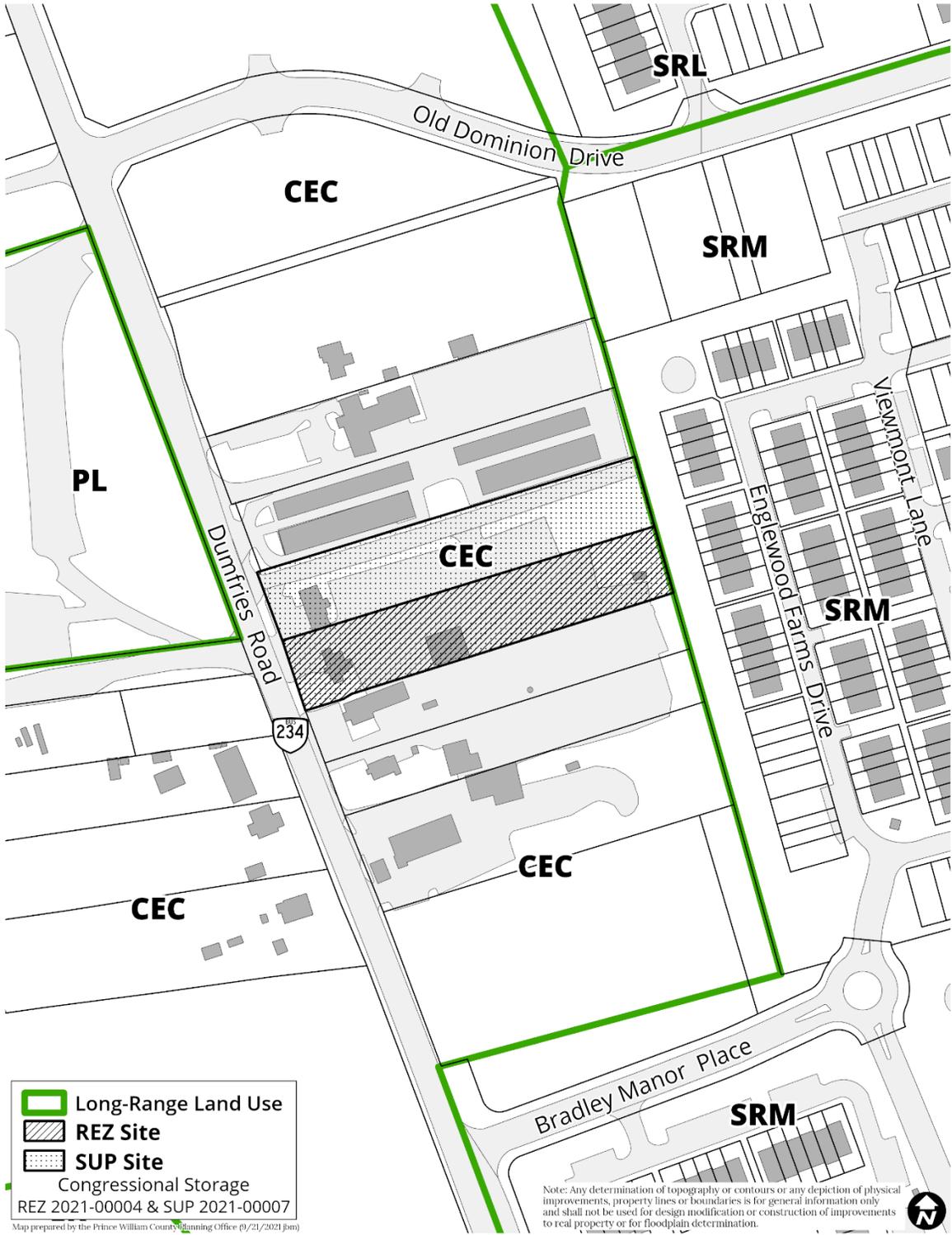
STAFF CONTACT INFORMATION

Stephen Gardner | (703) 792-5282
sgardner@pwcgov.org

ATTACHMENTS

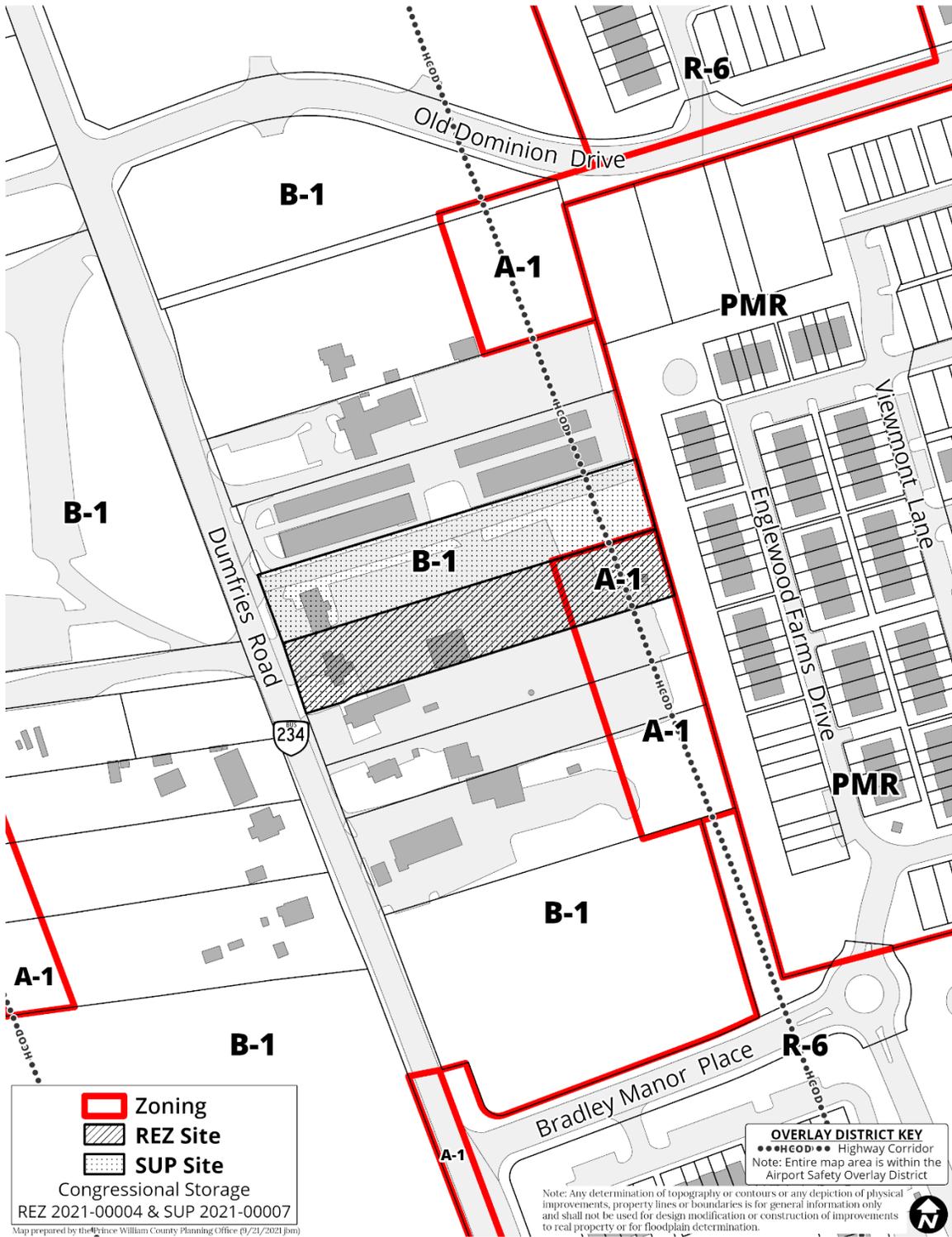
Area Maps
Staff Analysis
Proffers
Special Use Permit Conditions
Generalized Development Plan
Historical Commission Resolution
Attachments





 Long-Range Land Use
 REZ Site
 SUP Site
Congressional Storage
REZ 2021-00004 & SUP 2021-00007
Map prepared by the Prince William County Planning Office (9/21/2021 jfm)

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

| Comprehensive Plan Sections | Plan Consistency |
|-----------------------------|------------------|
| Long-Range Land Use | No |
| Community Design | Yes |
| Cultural Resources | Yes |
| Environment | Yes |
| Fire and Rescue | Yes |
| Police | Yes |
| Potable Water | Yes |
| Sanitary Sewer | Yes |
| Transportation | Yes |

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

| Direction | Land Use | Long Range Land Use Designation | Zoning |
|-----------|---|---------------------------------|----------|
| North | Self-Storage | CEC | B-1 |
| South | Commercial retail; Auto body repair shop | CEC | B-1, A-1 |
| East | Bradley Square subdivision | SRM | A-1, PMR |
| West | VA National Guard Readiness Center; Single-Family Residence | CEC, PL | B-1 |

Long-Range Land Use Plan Analysis

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

This site is located within the Development Area of the County, and is designated CEC, Community Employment Center, on the Long-Range Land Use Map. B-1 is not an implementing zoning district for CEC. However, the rezoning of the A-1 portion of the property to B-1 will allow the entire property to consistently administered as B-1. Although not a preferred use in CEC, a self-storage center could be considered appropriate provided the architectural design, building form, and massing incorporate the recommendations of the *Illustrative Guidelines for Office Development*, such that the building includes features emblematic of an office use. In this instance, the building incorporates higher quality architectural features along the front façade facing Dumfries Road but fails to provide the anticipated design features on the side and rear facades. Additional discussion on this issue will be included as part of the Community Design Analysis below. The following table summarizes the uses and densities intended within the CEC designation.

| Long-Range Land Use Map Designation | Intended Uses and Densities |
|--|---|
| Community Employment Center (CEC) | The purpose of the Community Employment Center classification is to provide for areas of low- to mid-rise offices (including government offices, particularly those for Prince William County agencies), research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. CEC projects shall be located at or near the intersection of principal arterials and major collector roads, or at commuter rail stations. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total CEC gross floor area of the project. Drive- in/drive-through uses are discouraged. Single-family attached or multifamily housing including elderly housing is permitted, at a density of 6-12 units per gross acre, less the ER designated portion of a property. Development in CEC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment, and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, and lodging uses are always the |

| | |
|--|---|
| | <p>primary uses within the area rezoned. Office development in CEC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.</p> |
|--|---|

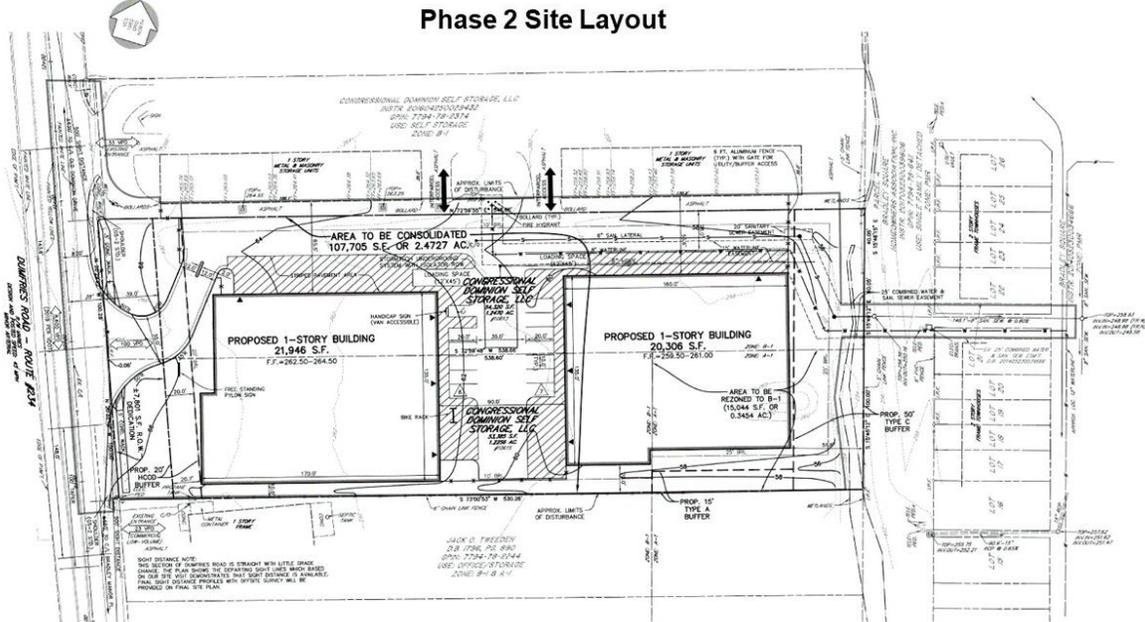
Proposal's Strengths

- Redevelopment of Existing Uses: These applications propose the redevelopment of an existing outdated and blighted property, including enhanced building architecture along Dumfries Road, decorative fencing, and buffers that will serve as a visual improvement for the larger area. The rezoning allows for consistent administration of the entire site as B-1, which will aid in this redevelopment.

Proposal's Weaknesses

- Zoning Consistency with CEC: The proposed B-1 zoning is not an implementing zoning district for areas designated CEC, Community Employment Center. That being said, Staff recognizes that the scope of the rezoning is limited to 0.345 acres and is intended to allow consistent administration of the entire subject parcel as B-1.
- Use Consistency with CEC: Areas designated as CEC, Community Employment Center, should include low- to mid-rise offices as the predominant use. A self-storage facility is not indicative of the type of use anticipated within CEC areas. Mitigation of the use discrepancy could be achieved with the use of four-sided architecture and high-quality design that is typical of low- and mid-rise office development. Currently, only the front (west) façade incorporates high quality architectural materials.
- Consistency with the *Illustrative Guidelines for Office Development/Building Architecture:* Although the front (west) façade facing Dumfries Road includes architectural design techniques encouraged for office buildings located within areas designated CEC, the side (north and south) and rear (east) facades do not. The front façade includes brick as the predominant building material, the use of accent elements, windows, and the use of horizontal and vertical design elements, all of which are encouraged by the *Guidelines* for high-quality office development. The side/rear facades include metal siding as the predominant material, which is indicative of a warehouse/industrial building.

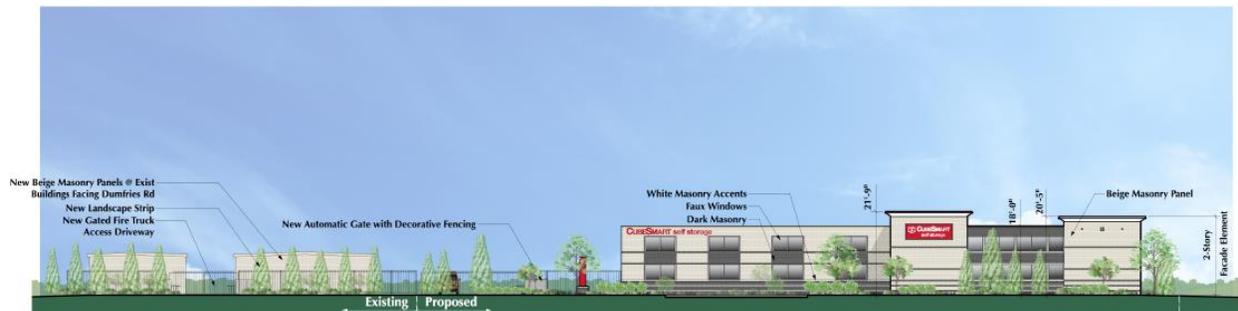
On balance, this application is found to be inconsistent with the relevant components of the Long-Range Land Use Plan. Consistent with the long-range land use could be achieved by the incorporation of high-quality building materials and four-sided architecture that would otherwise be anticipated within a CEC designated area.



Building Placement and Architecture

The proposed Phase 1 building is situated just behind the HCOD buffer planting area along Dumfries Road, and the parking/loading areas are located along the rear of the structure. This proposed site layout ensures that the building remains the prominent feature when viewed from Dumfries Road, and parking/loading areas are screened from public view by a physical structure.

Architectural elevations have been submitted and proffered as part of these applications. Building materials for the front (west) façade include beige masonry panels accented with horizontal and vertical dark masonry panels. Windows have been arranged both horizontally and vertically to provide the appearance of a two-story structure. Two vertical pylon elements are located along the front building façade and extend above the roofline. These elements provide the dual function of providing vertical articulation along the building wall and variation along the roofline. In contrast to front facade, the side (north and south) and rear (east) building façades consist exclusively of metal siding arranged in a dual, alternating beige and dark, color palette.



Front (west) building elevations fronting Dumfries Road



Rear (east) building elevation fronting Bradley Square

Off-Site Improvements

The proposed self-storage center is being designed as an extension of an existing self-storage use located to the north of the site on GPIN 7794-78-2374, which is also owned by this Applicant. The existing conditions of this facility include limited landscaping and a large vehicular access from Dumfries Road. The proposed self-storage center subject to this SUP proposes an inter-parcel access to this site. Proffer 4 includes a commitment to extend the decorative fencing across the frontage of GPIN 7794-78-2374, including across the existing access drive. Building elevations referenced in Proffer 2 note the area of the existing access drive as “new gated fire truck access driveway.” Proffer 4 also includes a commitment to provide upgraded landscaping along the Dumfries Road frontage of GPIN 7794-78-2374, although the language states the quantity and type shall be at the Applicant’s sole discretion.

Notwithstanding the ambiguity regarding the extent of any proposed plantings, the commitment by this Applicant to provide off-site improvements that will further unify the two properties along Dumfries Road, as well as restricting the existing access to emergency vehicular use, is considered by staff a commitment that is above and beyond. These commitments represent a significant enhancement to the Dumfries Road corridor and a notable public benefit.

Proposal’s Strengths

- **Site Layout and Building Placement:** The two buildings have been situated on the site such that the building is the predominant feature when viewed from Dumfries Road. Parking and loading are located interior to the site and are screened by the two buildings on either side.
- **Signage:** Signage will be consistent with the Zoning Ordinance and will include a 45 square foot façade sign, a 46 square foot façade sign, and an 80 square foot monument sign.
- **Landscaping Enhancements:** As noted on the GDP/SUP, redevelopment of the site will include landscaping/buffering, including a Type C buffer along the eastern property boundary and a HCOD buffer along the western property boundary fronting Dumfries Road. This will incorporate buffering/landscaping onto a property where none currently exist. All new plantings shall be drought-resistant and indigenous with final species to be determined at site plan.

- **Off-Site Improvements:** Proffer 4 includes an off-site commitment to extend decorative fencing and landscaping across the Dumfries Road frontage of GPIN 7794-78-2374, which is also owned by the Applicant.

Proposal's Weaknesses

- **Side/Rear Building Architecture:** The use of metal siding along the side (north and south) and rear (east) building façades is not indicative of the high-quality, four-sided architecture anticipated by the uses located in and designated CEC, Community Employment Center.
- **Landscaping along Southern Property Boundary:** The landscaping along the side (south) property boundary consists of a ten-foot planting strip along the B-1 zoned property and a fifteen-foot Type A buffer along the A-1 zoned property. Staff recommends a consistent buffer width and planting scheme to ensure consistency along the entire frontage.
- **Fencing:** Building elevations depict decorative fencing to be included along the site frontage and extending off-site across the frontage of GPIN 7794-78-2374. The GDP/SUP notes this fencing is to be used to secure the site on all sides and is intended to replace existing chain link fencing. Staff is supportive of the decorative fencing and considers such a site enhancement, particularly along the Dumfries Road frontage and along the rear of the site adjacent to Bradley Square. However, staff recommends the SUP include a profile of the fencing to ensure high quality design.

On balance, this application is found to be consistent with the relevant components of the Community Design Plan. Staff continues to recommend high-quality, four-sided architecture be incorporated into the building's north, south, and east facades to address the discrepancy between the site's CEC, Community Employment Center, designation and the proposed self-storage use.

Cultural Resources Plan Analysis

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

The subject property is an existing commercial retail / outdoor storage use on a site that has previously been disturbed. The project area exhibits a low potential for finding cultural resources, and no cultural resource studies were recommended. The Historical Commission reviewed this

proposal at its October 13, 2020 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 October 13, 2020 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 has been previously disturbed and is generally devoid of vegetation, the only exception being limited to an area within and surrounding linear wetlands located near the rear (east) property boundary.

Proposal's Strengths

- 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, landscaping/buffering will be incorporated into a site where none currently exist. Landscaping shall be provided in substantial conformance with the GDP/SUP Plan.
- Limits of Disturbance: Although the limits of disturbance generally extend to the property boundaries and include the entirety of the site, they do provide for the protection and preservation of a small area of linear wetlands located near the rear (east) property boundary.

Proposal's Weaknesses

- Utility Easements within Fifty-Foot Buffer Adjacent to Bradley Square: The proposed fifty-foot, Type C buffer along the rear (east) property boundary adjacent to the Bradley Square townhome community includes a water and sewer connection and associated easement that is oriented diagonally through the buffer. Plantings within this easement will be limited to shrubs and ornamental grasses. Ideally, utility crossings should be oriented perpendicular to any buffers to minimize impacts. In this instance, the proximity of the Phase 2 building placement relative to the buffer precludes the transition of the utility easement outside of the buffer. To address this concern, staff has proposed a condition that would not permit a reduction in the aggregate number of evergreen/deciduous trees within the total buffer area, and any evergreen/deciduous trees displaced by the easement would need to be realized elsewhere within the fifty-foot buffer strip.

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 #7 (Lake Jackson). The site is located inside 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 2019, Fire/Rescue Station #7 responded to 1,828 incidents, while the station workload capacity is 4,000 incidents.

Proposal's Strengths

- Monetary Contribution: As conditioned, the Applicant shall make a monetary contribution of \$0.61 per square foot of new building area constructed.
- Inside 4.0-Minute Travel Time: The site is located within the 4.0-minute travel time for fire suppression and basic life support.
- 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

- None identified.

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.

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 from an existing 8-inch water main stub-out located approximately 140 feet east of the property near Englewood Farms Drive within an existing public utility easement.

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 & Service: As conditioned, the Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop the subject property.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

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

The 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 public sewer is available from an existing 8-inch gravity sewer main located on the adjacent parcel near the eastern property boundary within an existing public utility easement

Proposal's Strengths

- Sewer Connection & Service: As conditioned, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. 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.

Ingress/egress to the site is proposed via a single access from Dumfries Road. In addition, the site layout includes an inter-parcel access that will serve an existing self-storage facility located on GPIN 7794-78-2374. Proffer 4 provides for the extension of the decorative fencing across the frontage of GPIN 7794-78-2374, and graphics included as part of this application note the existing access into GPIN 7794-78-2374 as being restricted to fire access. As such, the proposed access from Dumfries Road will serve both properties.

A waiver of the TIA was granted due to the low trip generation anticipated by the self-storage facility use. Trip generation is anticipated to be four vehicular trips in the AM peak, eight vehicular trips in the PM peak, and 67 total daily vehicular trips. No impacts to the regional roadway network are anticipated, and a waiver to permit a reduced turn lane length (i.e., taper) into the site was approved by Prince William County Department of Transportation (PWC DOT) on July 23, 2021. In addition, the Applicant has agreed to dedicate right-of-way equivalent to 64-feet from the centerline of Dumfries Road for future widening and roadway improvements.¹

The following summary table provides the latest Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

¹ The Applicant has agreed to a 64-foot right-of-way dedication from the centerline of Dumfries Road, which is referenced in the conditions and is depicted on the GDP/SUP. PWC DOT has indicated this area can be reduced to 52 feet from centerline based on the re-classification of the roadway. Should the Applicant wish to reduce the area of dedication, staff would support such, provided the GDP/SUP is revised accordingly. The condition would be revised accordingly.

| Roadway Name | Lanes | 2020 VDOT Volume | 2015 Daily LOS |
|---------------------------|-------|------------------|----------------|
| Dumfries Road (Route 234) | 4 | 6,500 | C |

Proposal's Strengths

- Access Points/Inter-Parcel Connection: Access to the Property shall be as shown on the SUP Plan. The site layout includes an inter-parcel connection to GPIN 7794-78-2374, which will allow the existing access point into this adjoining property to be restricted to emergency vehicles.
- Dumfries Road Right-of-Way Dedication: The GDP/SUP depicts a right-of-way dedication of 64-feet from the road centerline along the frontage of Dumfries Road, which will allow for future roadway widening and improvements by others.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

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

Increase commercial tax base

- The proposed proffer amendment and special use permit are favorably aligned with the County's goal to increase the commercial tax base and redevelop existing sites and buildings to attract new business investment.

Materially Relevant Issues

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

- None identified.

Proffer Issues / Deficiencies

Proffer revisions consist of minor clarification changes. It is anticipated that these changes will be made by the Applicant prior to the public hearing. None of these revisions are considered significant.

Modifications / Waivers

Zoning Ordinance Section 32-400.16 includes general provisions for self-storage centers. Paragraph 2 states the following: "All storage shall be inside a building. Vehicle parking shall be for tenants and employees only while they are on the site. Motor vehicles shall not be parked overnight or otherwise stored outside within the center."

This application proposes the outside storage of vehicles as interim commercial parking as part of Phase 1. The GDP/SUP notes this storage will include car storage, boat storage, and RV storage. The provision of this request constitutes a modification of the general standards, which is permissible per Sec. 32-400.16(7).

Staff does not object to the provision of interim commercial vehicle parking, given the landscaping and buffering proposed as part of the site design. Staff has included conditions of approval specific to the interim commercial parking, including lighting standards, a requirement that all vehicles stored on site be maintained in an operable condition, and no maintenance of vehicles of any kind.

Agency Comments

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

- PWC Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission

- PWC Planning Office: Current / Long-Range Planning / Zoning & Proffer Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

Historical Commission Resolution

October 13, 2020
Regular Meeting
Res. No. 20-037
Page 2

| Case Number | Name | Recommendation |
|--------------------|-------------------|---|
| CPA2020-00011 | Hunter Property | Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Cemetery delineation. |
| CPA2021-00001 | Route 28 Widening | Military Site Survey. Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Interpretation of the area's history. |

Votes:

Ayes: by acclamation

Nays: None

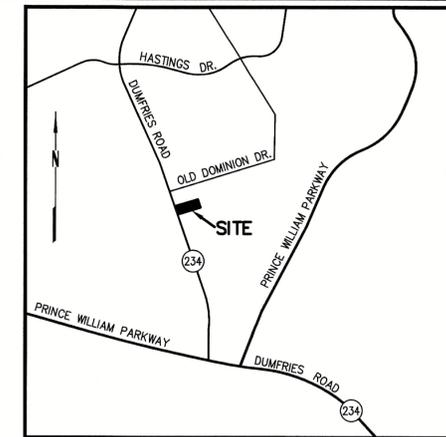
Absent from Vote: None

Absent from Meeting: Carter, Davis, Duley, Pearsall, Reddick, Spinks

MOTION CARRIED

ATTEST: 
Secretary to the Commission

GENERAL DEVELOPMENT PLAN/ SPECIAL USE PERMIT PLAT CONGRESSIONAL STORAGE



VICINITY MAP
SCALE: 1"=2000'



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CONGRESSIONAL
STORAGE

PRINCE WILLIAM COUNTY, VIRGINIA
COLES DISTRICT

COVER SHEET

| DATE | REVISION | PER COUNTY COMMENTS: |
|----------|----------|----------------------|
| 02.03.21 | | |
| 06.30.21 | | |
| 10.21.21 | | |
| | | |
| | | |
| | | |
| | | |
| | | |

PM: IDB SCALE: N/A
PE: IDB DATE: 06.02.20
CO: MSQ SHEET 1 OF 7

PROJECT TEAM

OWNER/APPLICANT

CONGRESSIONAL DOMINION
SELF STORAGE, LLC
ATTN. BRIAN C. ATHEY
ANDREW NORMAN

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PHONE: (703) 304-7904
GPIN #7794-78-1662
GPIN #7794-78-2053

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FAX: (703) 787-9905

SHEET INDEX

- 1) COVER SHEET
- 2) NOTES & DETAILS
- 3) EXISTING CONDITIONS
- 4) GENERAL DEVELOPMENT PLAN/
SPECIAL USE PERMIT PLAN - PHASE 1
- 5) GENERAL DEVELOPMENT PLAN/
SPECIAL USE PERMIT PLAN - PHASE 2
- 6) LANDSCAPE PLAN - PHASE 1
- 7) LANDSCAPE PLAN - PHASE 2

GENERAL NOTES

- THE PROPERTY DELINEATED ON THIS PLAT CONTAINS A TOTAL OF 2.4726 ACRES (107,705 S.F.) AND IS IDENTIFIED ON PRINCE WILLIAM COUNTY TAX MAP GPIN #7794-78-1662 & #7794-78-2053. THE PROPERTIES ARE ZONED B-1 (#7794-78-1662) AND B-1 & A-1 (#7794-78-2053) AND ARE CURRENTLY USED AS A STORAGE YARD.
- THE APPROVAL OF THIS REZONING AND SPECIAL USE APPLICATION IS REQUESTED TO PERMIT A SELF-STORAGE CENTER IN ACCORDANCE WITH THE PROVISIONS OF SECTION 32-400.16 AND TO PERMIT COMMERCIAL PARKING (VEHICLE STORAGE) IN ACCORDANCE WITH SECTION 32-400.13.
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN SURVEY BY TRI-TEK ENGINEERING (JULY, 2019 AND FEBRUARY, 2020).
- THE PROPERTIES DELINEATED ON THIS PLAT IS NOW IN THE NAME OF CONGRESSIONAL DOMINION SELF STORAGE, LLC, AS RECORDED IN INSTR. 202005010033902 (#7794-78-1662) AND CONGRESSIONAL DOMINION SELF STORAGE, LLC, AS RECORDED IN INSTR. 202006120045982 (#7794-78-2053) ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER BY AN EXTENSION FROM THE BRADLEY SQUARE SUBDIVISION.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE DOES NOT ADVERSELY AFFECT ADJACENT OR NEIGHBORING PROPERTIES.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION WITH THE EXCEPTION OF THE PALUSTRINE EMERGENT WETLANDS (PEM) LOCATED IN THE REAR SETBACK OF THE SITE (USACE PROJECT NO. 06W0064, DATED MARCH 10, 2006).
- THIS SITE DOES NOT HAVE AREA SUBJECT TO 100 YEAR FLOODING AND NO RPA EXISTS ON THE PROPERTY.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE A 500 YEAR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 51153C AND H & I PANEL NO. 0176 D, DATED JANUARY, 5, 1995.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE OTHER THAN THOSE CONSISTENT WITH THE USE OF THE PROPERTY.
- ANY NEW SIGNAGE AND ANY NEW OUTDOOR LIGHTING FIXTURES ONSITE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH BY THE COUNTY OF PRINCE WILLIAM.
- BASED ON AVAILABLE RECORDS, THE EXISTING STRUCTURES WERE CONSTRUCTED IN 1955 (PARCEL 1662) AND 1948 (PARCEL 2053) AND WILL BE REMOVED AT THE TIME OF SITE DEVELOPMENT.
- SITE ACCESS WILL NOT BE CHANGED AND WILL CONTINUE TO BE FROM DUMFRIES ROAD (ROUTE 234).
- THERE ARE NO EXISTING UTILITY EASEMENTS IN EXCESS OF TWENTY FIVE (25) FT. WIDE AND NO MAJOR UNDERGROUND UTILITIES LOCATED ON THE PROPERTY.
- ALL STORMWATER MANAGEMENT SHALL BE ONSITE AND MAINTAINED BY THE FEE SIMPLE OWNER IN ACCORDANCE WITH ALL APPLICABLE STANDARDS OF PRINCE WILLIAM COUNTY. SUCH CONTROLS WILL BE FULLY DESIGNED WITH THE FINAL SITE PLAN.
- POTENTIAL AREAS OF STORMWATER MANAGEMENT CONTROLS ARE PROVIDED AND MAY BE ALTERED WITH THE FINAL SITE PLAN DESIGN.
- ALL TRAVELWAYS PROPOSED ONSITE SHALL BE PRIVATELY MAINTAINED.
- ALL PROPOSED FENCING SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH BY PRINCE WILLIAM COUNTY.
- THE FINAL LIMITS OF CLEARING AND GRADING WILL BE SET FORTH BY THE FINAL SITE PLAN.

SITE DATA

- TAX MAP LOCATION: GPIN #7794-78-1662 & #7794-78-2053
- SITE ADDRESS: 10613 DUMFRIES ROAD
- TOTAL AREA: 2.4726 ACRES OR 107,705 S.F.
- R.O.W. DEDICATION: ±7,801 S.F.
- NET SITE AREA: ±99,904 S.F.
- ZONING:
 - EXISTING: B-1 & A-1
 - PROPOSED: B-1
- EXISTING USE: STORAGE YARD
- PROPOSED USE: SELF-STORAGE CENTER & COMMERCIAL PARKING (VEHICLE STORAGE)
- MAXIMUM AVAILABLE FAR: 0.40
- OPEN SPACE:
 - REQUIRED: 15% (14,986 S.F.)
 - PROVIDED: ±22.2% (±22,222 S.F.), PHASE 1 PLAN : ±23.4% (±23,355 S.F.)
- BUILDING AREA: 42,972 S.F.
- PERMITTED MAXIMUM HEIGHT: 45 FT.
- BUILDING SETBACKS:
 - FRONT: 20 FT.
 - SIDE: 25 FT. (ONLY ADJACENT TO RESIDENTIAL OR A-1)
 - REAR: 25 FT. (ONLY ADJACENT TO RESIDENTIAL OR A-1)

PARKING PHASE 1:

REQUIRED: 3.2 SPACES/1,000 NSF OFFICE (200 SF OFFICE) PLUS 1 SPACE PER EMPLOYEE (1 EMPLOYEE) AND 2 SPACES PER RESIDENTIAL MANAGER (N/A) = 2 SPACES REQUIRED.
 PROVIDED: 6 SPACES (62 STORAGE SPACES)

LOADING SPACES:
 REQUIRED: 1 SPACE
 PROVIDED: 1 SPACE

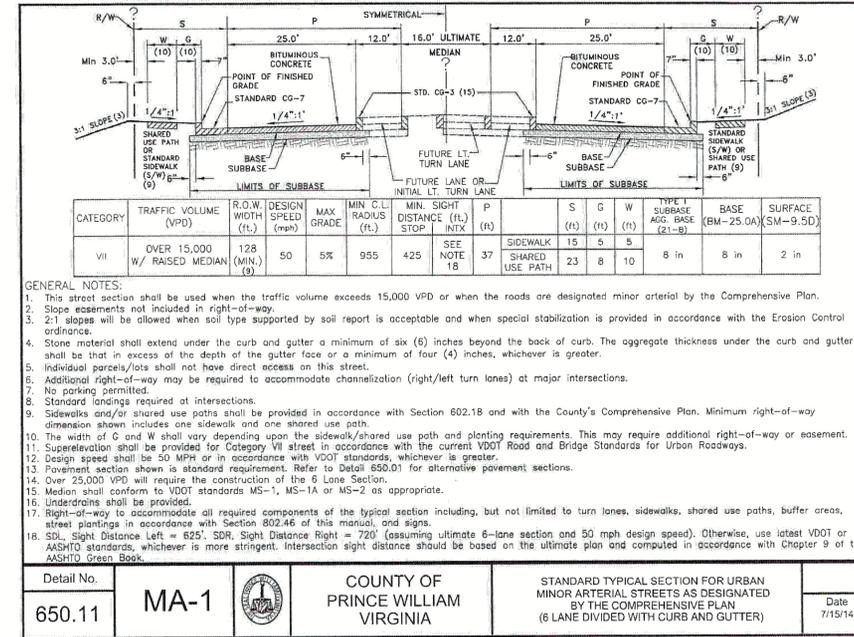
PARKING PHASE 2:

REQUIRED: 3.2 SPACES/1,000 NSF OFFICE (400 SF OFFICE) PLUS 1 SPACE PER EMPLOYEE (2 EMPLOYEE) AND 2 SPACES PER RESIDENTIAL MANAGER (N/A) = 4 SPACES REQUIRED.
 PROVIDED: 13 SPACES

LOADING SPACES:
 REQUIRED: 2 SPACES
 PROVIDED: 2 SPACES

STORMWATER MANAGEMENT/BMP NARRATIVE

THE PROPOSED CONDITION OF THE SITE RESULTS IN A NET DECREASE IN IMPERVIOUS AREA. AS SUCH, NO DETENTION MEASURES ARE ANTICIPATED TO BE REQUIRED AS RUNOFF FROM THE SITE WILL BE LESS THAN PREDEVELOPMENT LEVELS. WATER QUALITY TREATMENT, PER THE VRRM SPREADSHEET, WILL BE REQUIRED. THE WATER QUALITY REQUIREMENT IS TO BE MET THROUGH THE PROPOSED ONSITE STORMTECH UNDERGROUND SYSTEM WITH ISOLATOR ROW.



- GENERAL NOTES:
- This street section shall be used when the traffic volume exceeds 15,000 VPD or when the roads are designated minor arterial by the Comprehensive Plan.
 - Slope easements not included in right-of-way.
 - 2:1 slopes will be allowed when soil type supported by soil report is acceptable and when special stabilization is provided in accordance with the Erosion Control ordinance.
 - Stone material shall extend under the curb and gutter a minimum of six (6) inches beyond the back of curb. The aggregate thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four (4) inches, whichever is greater.
 - Individual parcels/lots shall not have direct access on this street.
 - Additional right-of-way may be required to accommodate channelization (right/left turn lanes) at major intersections.
 - No parking permitted.
 - Standard landings required at intersections.
 - Sidewalks and/or shared use paths shall be provided in accordance with Section 602.18 and with the County's Comprehensive Plan. Minimum right-of-way dimension shown includes one sidewalk and one shared use path.
 - The width of G and W shall vary depending upon the sidewalk/shared use path and planting requirements. This may require additional right-of-way or easement.
 - Superelevation shall be provided for Category VII street in accordance with the current VDOT Road and Bridge Standards for Urban Roadways.
 - Design speed shall be 50 MPH or in accordance with VDOT standards, whichever is greater.
 - Pavement section shown is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
 - Over 25,000 VPD will require the construction of the 6 Lane Section.
 - Median shall conform to VDOT standards MS-1, MS-1A or MS-2 as appropriate.
 - Underdrains shall be provided.
 - Right-of-way to accommodate all required components of the typical section including, but not limited to turn lanes, sidewalks, shared use paths, buffer areas, street plantings in accordance with Section 802.46 of this manual, and signs.
 - SDR, Sight Distance Left = 625'. SDR, Sight Distance Right = 720' (assuming ultimate 6-lane section and 50 mph design speed). Otherwise, use latest VDOT or AASHTO standards, whichever is more stringent. Intersection sight distance should be based on the ultimate plan and computed in accordance with Chapter 9 of the AASHTO Green Book.

| | | | | |
|------------|------|-----------------------------------|---|--------------|
| Detail No. | MA-1 | COUNTY OF PRINCE WILLIAM VIRGINIA | STANDARD TYPICAL SECTION FOR URBAN MINOR ARTERIAL STREETS AS DESIGNATED BY THE COMPREHENSIVE PLAN (6 LANE DIVIDED WITH CURB AND GUTTER) | Date 7/15/14 |
| 650.11 | | | | |



CIVIL ENVIRONMENTAL LAND PLANNING SURVEYING

690 Center Street Suite 300 Herndon, Virginia 20170 V: (703) 481-5900 F: (703) 481-5901 info@tritekinc.com



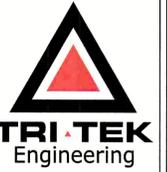
CONGRESSIONAL STORAGE

PRINCE WILLIAM COUNTY, VIRGINIA COLES DISTRICT

GENERAL NOTES

| DATE | REVISION |
|----------|----------------------|
| 02.03.21 | PER COUNTY COMMENTS: |
| 06.30.21 | PER COUNTY COMMENTS: |
| 10.21.21 | PER COUNTY COMMENTS: |

PM: JDB SCALE: NONE
 PE: JDB DATE: 06.02.20
 CO: MSO SHEET 2 OF 7



CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Herndon, Virginia 20170
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F: (703) 481-5901
info@tritekinc.com



CONGRESSIONAL
STORAGE

PRINCE WILLIAM COUNTY, VIRGINIA

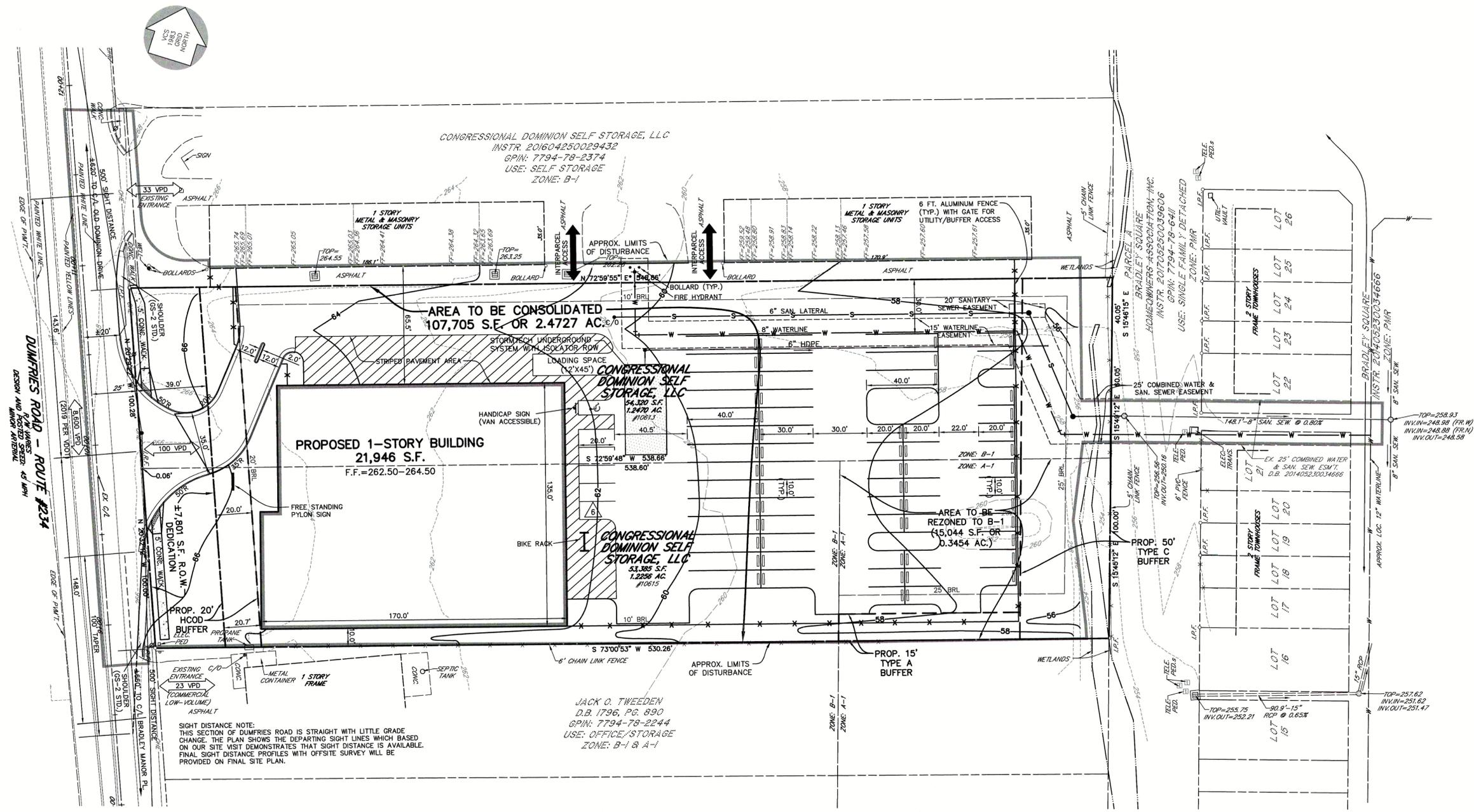
GENERAL DEVELOPMENT
PLAN/SPECIAL USE
PERMIT PLAT
PHASE 1

| DATE | REVISION |
|----------|----------------------|
| 02.03.21 | PER COUNTY COMMENTS: |
| 06.30.21 | PER COUNTY COMMENTS: |
| 10.21.21 | PER COUNTY COMMENTS: |

PM: TDB SCALE: 1"=30'
PE: TDB DATE: 06.02.20
CO: MSO SHEET 4 OF 7

VEHICLE STORAGE TABULATION:

- CAR STORAGE SPACES (10'x20') = 31 SPACES
- BOAT STORAGE SPACES (10'x30') = 14 SPACES
- RV STORAGE SPACES (10'x40') = 17 SPACES
- TOTAL VEHICLE STORAGE SPACES = 62 SPACES



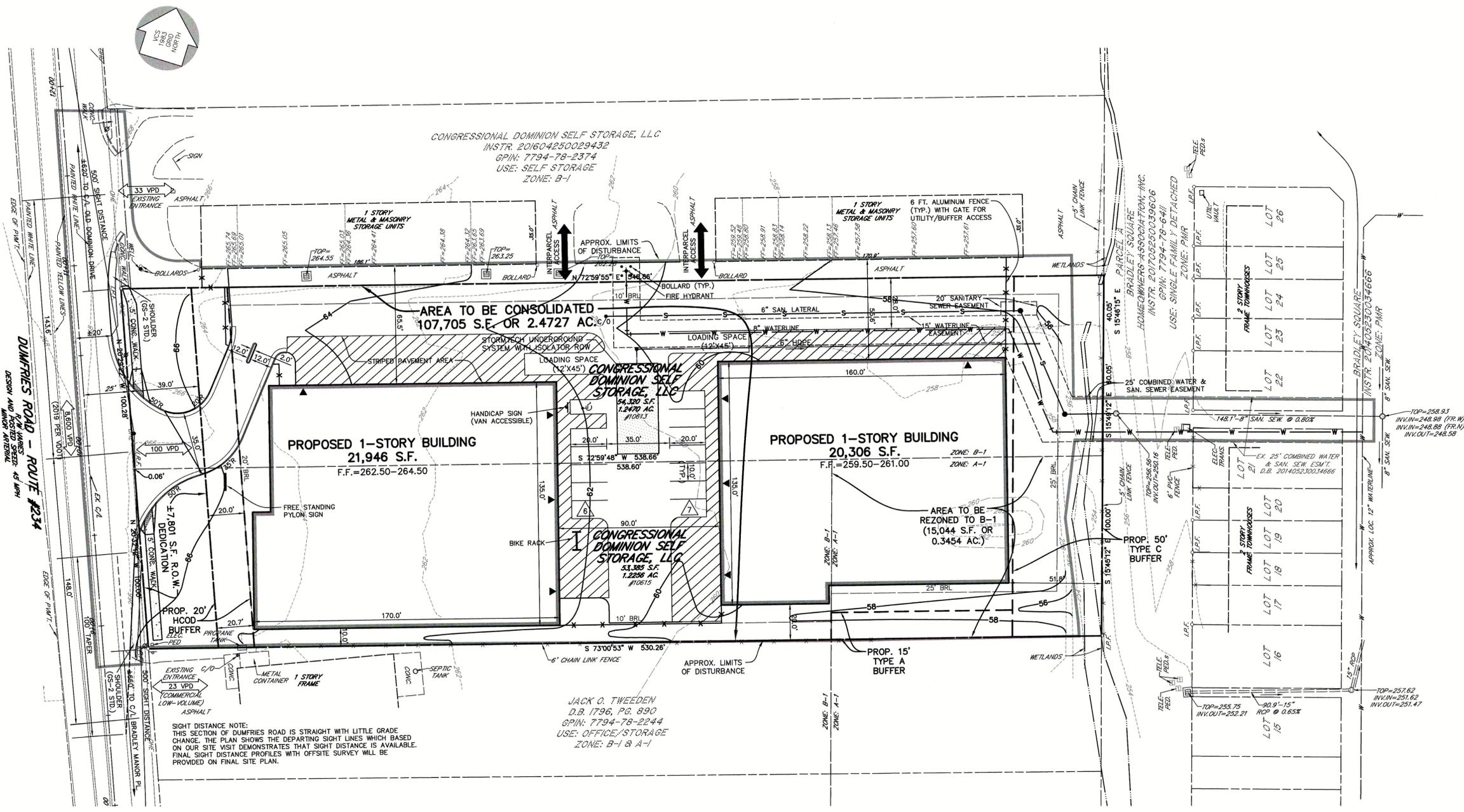
LEGEND

| | |
|-----|--------------------|
| —○— | SIGN |
| —●— | POWER POLE |
| —○— | BOLLARD |
| —○— | TELEPHONE PEDESTAL |
| —○— | CLEAN OUT |
| —○— | WELL |
| —○— | SANITARY MANHOLE |
| —○— | STORM MANHOLE |
| —○— | DROP INLET GRATE |
| —○— | FENCE |
| —○— | OVERHEAD ELECTRIC |
| —○— | WATERLINE |
| —○— | CURB |

SIGHT DISTANCE NOTE:
THIS SECTION OF DUMFRIES ROAD IS STRAIGHT WITH LITTLE GRADE CHANGE. THE PLAN SHOWS THE DEPARTING SIGHT LINES WHICH BASED ON OUR SITE VISIT DEMONSTRATES THAT SIGHT DISTANCE IS AVAILABLE. FINAL SIGHT DISTANCE PROFILES WITH OFFSITE SURVEY WILL BE PROVIDED ON FINAL SITE PLAN.

JACK O. TWEEDEN
D.B. 1796, PG. 890
G.P.I.N.: 7794-78-2244
USE: OFFICE/STORAGE
ZONE: B-1 & A-1

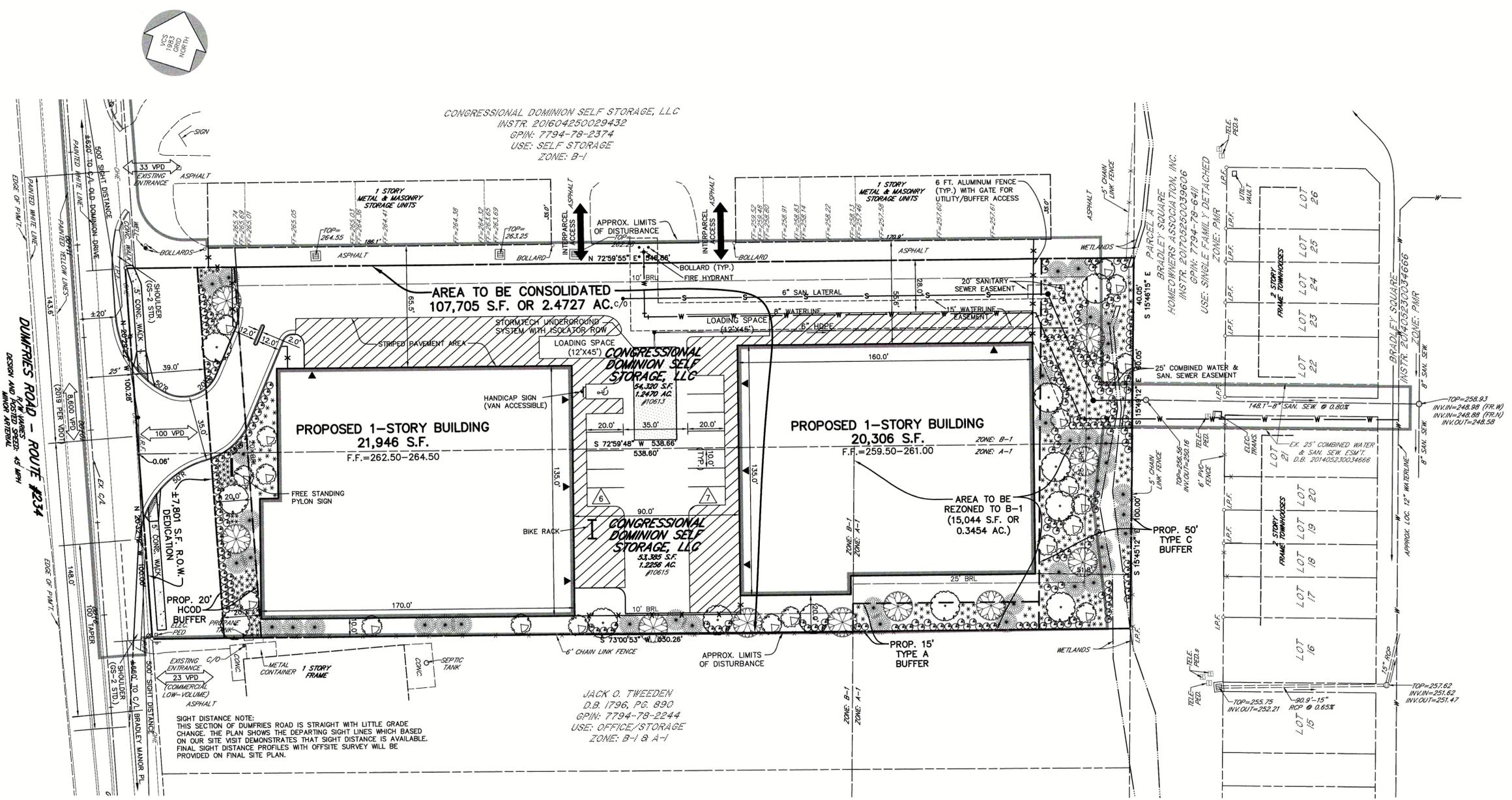
| DATE | REVISION |
|----------|---------------------|
| 02.03.21 | PER COUNTY COMMENTS |
| 06.30.21 | PER COUNTY COMMENTS |
| 10.21.21 | PER COUNTY COMMENTS |



LEGEND

| | |
|-----|--------------------|
| —○— | SIGN |
| —●— | POWER POLE |
| —□— | BOLLARD |
| —○— | TELEPHONE PEDESTAL |
| —○— | CLEAN OUT |
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| —○— | SANITARY MANHOLE |
| —○— | STORM MANHOLE |
| —○— | DROP INLET GRATE |
| —○— | FENCE |
| —○— | OVERHEAD ELECTRIC |
| —○— | WATERLINE |
| —○— | CURB |

| DATE | REVISION | PER COUNTY COMMENTS: |
|----------|----------|----------------------|
| 02.03.21 | | |
| 06.30.21 | | |
| 10.21.21 | | |



BUFFER AREA LANDSCAPING COMPS

BUFFER C NEEDS 320 PLANTING UNITS (P.U.) PER 100 L.F. = 640 P.U.
 PROVIDED = LARGE DECIDUOUS (5 X 10) = 50 P.U.
 LARGE EVERGREEN (3 X 10) = 30 P.U.
 SMALL DECIDUOUS (10 X 5) = 50 P.U.
 SMALL EVERGREEN (20 X 5) = 100 P.U.
 SHRUBS (124 X 2) = 248 P.U.
 ORNAMENTAL GRASSES (162 X 1) = 162 P.U.
 TOTAL PROVIDED = 640 P.U.

BUFFER A NEEDS 110 PLANTING UNITS (P.U.) PER 100 L.F. = 110 P.U.
 PROVIDED = LARGE DECIDUOUS (1 X 10) = 10 P.U.
 LARGE EVERGREEN (2 X 10) = 20 P.U.
 SMALL EVERGREEN (4 X 5) = 20 P.U.
 SHRUBS (21 X 2) = 42 P.U.
 ORNAMENTAL GRASSES (18 X 1) = 18 P.U.
 TOTAL PROVIDED = 110 P.U.

HCOD BUFFER NEEDS 130 PLANTING UNITS (P.U.) PER 100 L.F. = 260 P.U.
 PROVIDED = LARGE DECIDUOUS (3 X 10) = 30 P.U.
 LARGE EVERGREEN (2 X 10) = 20 P.U.
 SMALL DECIDUOUS (3 X 5) = 15 P.U.
 SMALL EVERGREEN (6 X 5) = 30 P.U.
 SHRUBS (47 X 2) = 94 P.U.
 ORNAMENTAL GRASSES = (71 X 1) = 71 P.U.
 TOTAL PROVIDED = 260 P.U.

LARGE TREE = 10 UNITS
 SMALL TREE = 5 UNITS
 SHRUB = 2 UNITS
 ORNAMENTAL GRASSES = 1 UNIT