



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**February 23, 2022**

**SECOND:**

**Regular Meeting**

**RES. No. 22-xxx**

**RE:**

**REZONING #REZ2021-00024, USA SELF-STORAGE AT OLD DOMINION DRIVE  
COLES MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to rezone ±0.81 acres from A-1, Agricultural, to B-1, General Business; and

**WHEREAS**, the subject property is located ±180 feet south of the intersection of Dumfries Road (Route 234) and Old Dominion Drive, is currently addressed as 8913 and 8923 Old Dominion Drive, and is identified on County maps as GPINs 7794-78-0392 (portion) and 7794-79-0003 (portion), respectively; and

**WHEREAS**, the site is designated CEC, Community Employment Center, in the Comprehensive Plan; and

**WHEREAS**, the site is currently zoned A-1, Agricultural, and is located within the Airport Safety Overlay District and partially located within the Route 234 (Dumfries Road) Highway Corridor Overlay District; and

**WHEREAS**, this proposal is being concurrently processed with Special Use Permit #SUP2021-00034, USA Self-Storage at Old Dominion Drive, to allow a self-storage center with an increase in floor area ratio (FAR) and associated signage modifications on ±2.66 acres; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 23, 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 Rezoning #REZ2021-00024, USA Self-Storage at Old Dominion Drive, subject to the proffers dated February 11, 2022.

**ATTACHMENT:** Proffer Statement, dated February 11, 2022

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

**MOTION CARRIED**

Attest:

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Robbyn L. Smith  
Clerk to the Planning Commission

## **PROFFER STATEMENT**

**RE:** #REZ2021-00024, USA Self-Storage at Old Dominion Drive  
Owners: Pamela L. Zalokar, Terry L. Wineholt, Gregory S. Chrisawn, and  
          OLD DOMINION I, LLC  
Applicant: OLD DOMINION I, LLC  
Property: GPINs: 7794-78-0392 (portion) and 7794-79-0003 (portion),  
          Approximately 0.81 acres (the “Property”)  
          Coles Magisterial District  
          A-1, Agricultural, to B-1, General Business  
Date: February 11, 2022

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

For purposes of reference in this Proffer Statement, the “GDP” shall be that plan entitled “General Development Plan/Special Use Permit Plan – USA Self-Storage at Old Dominion Drive” prepared by J2 Engineers, Inc., dated June 28, 2021, last revised February 9, 2022 (sheets 2 and 3 of 4).

### **USES & SITE DEVELOPMENT**

1. The Property, consisting of approximately 0.81 acres, shall be developed in accordance with the B-1 Zoning District.
2. The Property shall be developed in substantial conformance with the GDP, subject to minor modifications in connection with final engineering and design requirements.
3. All uses permitted in the B-1 Zoning District shall be permitted by-right on the Property.

**TRANSPORTATION**

4. Access to the Property shall be provided as shown on the GDP.

**[Signatures appear on following pages]**



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**February 23, 2022**

**SECOND:**

**Regular Meeting**

**RES. No. 22-xxx**

**RE:**

**SPECIAL USE PERMIT #SUP2021-00034  
USA SELF-STORAGE AT OLD DOMINION DRIVE  
COLES MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to allow a self-storage center with an increase in floor area ratio (FAR) and associated signage modifications on ±2.66 acres; and

**WHEREAS**, the subject ±2.66-acre property is located ±180 feet south of the intersection of Dumfries Road (Route 234) and Old Dominion Drive, is currently addressed as 8913 and 8923 Old Dominion Drive, and is identified on County maps as GPINs 7794-78-0392 and 7794-79-0003, respectively; and

**WHEREAS**, the site is designated CEC, Community Employment Center, in the Comprehensive Plan; and

**WHEREAS**, the site is currently zoned A-1, Agricultural, and B-1, General Business, and is located within the Airport Safety Overlay District and partially located within the Route 234 (Dumfries Road) Highway Corridor Overlay District; and

**WHEREAS**, this proposal is being concurrently processed with Rezoning #REZ2021-00024, USA Self-Storage at Old Dominion Drive, to rezone ±0.81 acres 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 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 #SUP2021-00034, USA Self-Storage at Old Dominion Drive, subject to the conditions dated February 11, 2022.

**ATTACHMENT:** SUP Conditions, dated February 11, 2022

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

**MOTION CARRIED**

Attest:

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Robbyn L. Smith  
Clerk to the Planning Commission

**SPECIAL USE PERMIT CONDITIONS**  
**#SUP2021-00034, USA Self-Storage at Old Dominion Drive**  
**Applicant: OLD DOMINION I, LLC (“Applicant”)**  
**Owners: Pamela L. Zalokar, Terry L. Wineholt, Gregory S. Chrisawn, and**  
**OLD DOMINION I, LLC**  
**Zoning: B-1, General Business (portion subject to concurrent rezoning)**  
**Special Use Permit Area: ±2.66 acres**  
**GPINs: 7794-78-0392 and 7794-79-0003 (“Property”)**  
**Magisterial District: Coles**  
**February 11, 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 (DCSM), the more restrictive standards shall apply, except as specifically authorized by this special use permit.

The Applicant 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 for the new building constitutes commencement of the use.

1. Use – The use approved with this special use permit shall be a self-storage facility to be developed in substantial conformance with the plan “General Development Plan & Special Use Permit Plan – USA Self-Storage at Old Dominion Drive” prepared by J2 Engineers, Inc., dated June 28, 2021, last revised February 9, 2022 (hereinafter, the “ Plan”). Minor modifications shall be permitted at the time of site plan based on final engineering and design requirements. The uses permitted by this special use permit (SUP) shall not otherwise limit or restrict by-right uses in the B-1 zoning district (such as a ±750 square foot business/office services use) that are allowed on the Property.
  
2. Community Design
  - a. Architecture – The self-storage facility shall be in substantial conformance with elevations entitled “Illustrative Elevation,” prepared by DunningGroup architects, dated April 28, 2021, last revised December 27, 2021 and consisting of four sheets (hereinafter, the “Building Elevations”). Minor changes to architecture 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 Building Elevations. At least two weeks prior to requesting issuance of a building permit release letter, the Applicant shall submit building elevations to the Planning Office to ensure compatibility with the Building Elevations.

## SUP Conditions

- b. Floor Area Ratio (FAR) – Through this SUP, the maximum FAR for the Property shall be 0.76.
  - c. Lot Coverage – Through this SUP, the maximum overall lot coverage for the Property shall be 60%.
  - d. Landscaping –
    - i. Landscaping shall be provided in substantial conformance with the Plan, subject to modification in connection with final site plan review. The landscaping shall include species native to the Northern Virginia region, in accordance with the DCSM.
    - ii. A 20-foot HCOD buffer shall be provided along the entire Dumfries Road (Route 234 Business) Property frontage and shall be planted in accordance with DCSM standards, as shown on the Plan. Landscaping within utility areas/easements shall be limited to perpendicular crossings, based on final engineering considerations, and subject to County approval during final site plan review.
    - iii. The 50-foot landscape buffer at the eastern/rear portion of the Property shall be provided primarily through the preservation of existing vegetation and/or tree save. Such buffer shall remain undisturbed except for supplemental planting needed to meet the minimum plant unit requirement per Table 8-1 of the DCSM and the removal of non-native invasive species.
3. Signage – In accordance with Section 32-250.23.6. of the Zoning Ordinance, all signage shall be in substantial conformance with the sign package entitled “Illustrative Signage Exhibit – USA Self-Storage,” prepared by DunningGroup architects, dated December 22, 2021 and consisting of two sheets. In addition, the following shall apply to signage on the Property.
- a. Minor signage shall be provided, as needed.
  - b. Unless it is not otherwise 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.
  - c. The Property shall be limited to one (1) freestanding sign, which shall be monument-style and limited to a finished height of eight (8) feet. The Applicant shall provide low-growth landscaping around the base of such sign, to include ornamental grasses, evergreen shrubs, and perennials to provide a cohesive design theme.
4. Maintenance of Property
- a. Site Maintenance – The Applicant shall maintain the site and shall pick up trash, litter and debris on a daily basis, or as needed.



## SUP Conditions

- 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 shall be reported to the Prince William County Police Department before removal.
  - c. Onsite Security – The Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, or other methods, as needed. Compliance shall be demonstrated on the final site plan and/or applicable building plans.
5. Environment
- a. Water Quality – The Applicant shall contribute \$75 per acre based on the area of the site (±2.66 acres) at the time of the first final site plan review for the County to conduct water quality monitoring, stream restoration projects and/or drainage improvements.
6. Onsite Lighting – No exterior neon or spot lighting shall be permitted on the Property. All lighting shall be directed down and/or towards the self-storage building and shall not be directed toward the adjacent property lines.
7. Transportation
- a. Access – Access shall be provided as shown on the Plan, subject to any changes approved by the Virginia Department of Transportation (VDOT) and Prince William County Department of Transportation.
  - b. Dumfries Road Right-of-Way Reservation & Dedication – The Applicant shall reserve right-of-way along Dumfries Road up to a maximum of fifty-two feet (52') in width from the centerline of Dumfries Road, as depicted on the GDP/SUP Plan. Compliance with this condition shall be demonstrated by showing said reservation on the final site plan. Dedication will be made at no cost and when requested by either Prince William County or the Virginia Department of Transportation.
  - c. Dumfries Road Sidewalk – The Applicant shall provide a 5-foot sidewalk along the Dumfries Road frontage within the right-of-way.
8. Fire and Rescue – The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross floor area (GFA) constructed on the Property (approximately 87,780 square feet). Said contribution shall be used for fire and rescue services and shall be paid at the time the building permit is issued for the self-storage facility constructed on the Property.
9. Hazardous Materials Prohibition – The Applicant/Owner shall ensure that no hazardous materials be stored within the self-storage building or on the Property.

## SUP Conditions

10. Connection to Public Water & Sewer – The Property shall be connected to public water and public sewer, with the Applicant bearing all costs associated with providing all on- and off-site facilities, to meet the demand generated by its uses.
11. 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 special use permit to the most recently available CPI-I to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



# STAFF REPORT

<b>PC Meeting Date:</b>	February 23, 2022
<b>Agenda Title:</b>	Rezoning #REZ2021-00024, USA Self-Storage at Old Dominion Drive Special Use Permit #SUP2021-00034, USA Self-Storage at Old Dominion Drive
<b>District Impact:</b>	Coles Magisterial District
<b>Requested Action:</b>	Recommend Approval of Rezoning #REZ2021-00024, USA Self-Storage at Old Dominion Drive, subject to proffers dated February 11, 2022, and Special Use Permit #SUP2021-00034, USA Self-Storage at Old Dominion Drive, subject to conditions dated February 11, 2022
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Scott F. Meyer

## EXECUTIVE SUMMARY

There are two (2) concurrent land use requests for this proposal. One is to rezone ±0.81 acres from A-1, Agricultural, to B-1, General Business. The other request is for a special use permit to allow a self-storage center with an increase in floor area ratio (FAR) up to 0.76 and associated signage modifications on ±2.66 acres. There will also be an accessory office/retail area within the front portion of the building. The subject ±2.66-acre project area is located ±180 feet south of the intersection of Dumfries Road (Route 234) and Old Dominion Drive.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning, #REZ2021-00024, USA Self-Storage at Old Dominion Drive, subject to the proffers dated February 11, 2022, and Special Use Permit #SUP2021-00034, USA Self-Storage at Old Dominion Drive, subject to the conditions dated February 11, 2022.

## BACKGROUND

- A. Request: This is a request to rezone ±0.81 acres from A-1, Agricultural, to B-1, General Business. There is a concurrent request for a special use permit (SUP) to allow a self-storage center with an increase in floor area ratio (FAR) up to 0.76 and associated signage modifications to allow for additional façade signage on ±2.66 acres. In addition to the self-storage operation, there will be an accessory ±750 square foot office/retail area within the front portion of the building.

<b>SUP Proposal: Self-Storage Facility with FAR Increase &amp; Signage Modifications</b>	<b>Required / Allowed (for B-1 zoning)</b>	<b>Provided / Proposed with SUP</b>
<b>SUP Area</b>	1 acre minimum	±2.66 acres (SUP Area)
<b>Maximum Lot Coverage Area</b>	85%	60%
<b>Floor Area Ratio (FAR)</b>	0.40	0.76 * ( <i>modified with SUP</i> ); Building up to 87,780 SF
<b>Building Height</b>	45 feet	Up to 45 feet
<b>Landscaping</b>	20-foot HCOD buffer along Dumfries Road; 15-foot buffer along south; 50-foot buffer along east	20-foot HCOD buffer along Dumfries Road at western frontage and supplemental plantings; 15-foot buffer along south; 50-foot buffer along east, and with additional tree save areas ( <i>with SUP</i> )
<b>Freestanding Sign (multi-tenant building)</b>	1 per 1,000 feet of street frontage; 10 feet in height (within HCOD); 100 square feet (SF) in total area	1 Monument-style, freestanding sign up to 8 feet in height; Up to 80 SF in total area ( <i>with SUP</i> )
<b>Building Façade Signs (multi-tenant building)</b>	2 signs per tenant; 3 SF per 1 foot of unit per sign; 1.5 SF per 1 foot of building width; 400 SF maximum	3 signs (112.75 SF each), Total area of 338.25 SF; 1 sign (41.25 SF); Total Combined Sign Area = 379.5 SF; (4 signs total) * ( <i>modified with SUP</i> )

\* Modified through SUP request – increased FAR and increased number of façade signs

- B. Site Location: The subject property is located  $\pm 180$  feet south of the intersection of Dumfries Road (Route 234) and Old Dominion Drive, is currently addressed as 8913 and 8923 Old Dominion Drive and is identified on County maps as GPINs 7794-78-0392 and 7794-79-0003, respectively. The rezoning site encompasses  $\pm 0.81$  acres at the eastern end/rear of the property, while the SUP site includes both parcels in their entirety at  $\pm 2.66$  acres.
- C. Comprehensive Plan: The site is designated CEC, Community Employment Center, in the Comprehensive Plan.
- D. Zoning: The  $\pm 2.66$ -acre site is currently split-zoned as B-1, General Business, and A-1, Agricultural, and is located within the Airport Safety Overlay District and partially within the Route 234 (Dumfries Road) Highway Corridor Overlay District. The concurrently proposed rezoning is intended to rezone an  $\pm 0.81$ -acre portion on the eastern/rear portion of the property from A-1 to B-1, which will allow the entire property to be consistently zoned as B-1.
- E. Surrounding Land Uses: The site is located along a highway corridor that is predominantly zoned for commercial/retail uses and adjacent to a mix of older residential and new, redeveloped planned mixed residential. To the north is vacant, B-1 zoned land that abuts Old Dominion Drive. South of the subject property is an existing office/warehouse storage building. The new and developing Bradley Square planned mixed residential community is to the east. Across Dumfries Road and to the west is the Virginia National Guard / Armory installation.
- F. Background and Context: The Applicant (Old Dominion I, LLC) is seeking a special use permit to allow for a self-storage facility with a floor area ratio (FAR) of 0.76 and signage modifications on the  $\pm 2.66$ -acre property and is also proposing to rezone the eastern portion of the property ( $\pm 0.81$  acres) from A-1 to B-1. The FAR increase will facilitate the construction of a three-story self-storage facility with a total gross floor area of up to 87,780 square feet, which will be on the western portion of the property. As a transition to the planned residential community to the east (Bradley Square), a stormwater management facility is proposed along with a 50-foot buffer area.

Due to the proposed end use being a self-storage center, it also needs to adhere to general provisions and development standards that are specific to such facilities, as per Section 32-400.16. of the Prince William County Zoning Ordinance. The Applicant has confirmed that they are not requesting to waive/modify any of these standards.

## **STAFF RECOMMENDATION**

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Staff recommends approval of Rezoning #REZ2021-00024, USA Self-Storage at Old Dominion Drive, subject to the proffers dated February 11, 2022, and Special Use Permit #SUP2021-00034, USA Self-Storage at Old Dominion Drive, subject to the conditions dated February 11, 2022, for the following reasons:

- As conditioned through this SUP, a specific site layout, quality architectural/design theme, building elevations, enhanced/supplemental landscaping, site access improvements, onsite security measures, and use/operational parameters are proposed to mitigate the impacts.
- The rezoning is removing the split-zoned characteristic of the property and allowing it to be more consistent with the land use/zoning pattern in the area.
- The self-storage facility is a low trip/traffic generating commercial use, relative to other uses that may be able to be developed in such an area to be rezoned to commercial.

## **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: The site is designated CEC, Community Employment Center. The purpose of the CEC designation is to provide for areas of low- to mid-rise offices, research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. The proposed B-1, General Business, zoning district does not directly implement the CEC use designation. However, it is important to acknowledge that the site is currently among a mixture of retail/commercial, service-oriented, residential, and institutional uses. The Applicant has mitigated the discrepancy with the long-range land use by enhanced building and architectural standards.

Level of Service (LOS): If the applications are approved, the LOS impacts for this proposed rezoning and special use permit (SUP) would be mitigated by the monetary contributions, as conditioned through the SUP, and as follows:

<b>Water Quality</b>	\$75 per acre	±2.66 acres	\$199.50
<b>Fire &amp; Rescue</b>	\$0.61 per square foot (SF) of building area	Approximately 87,780 SF building (Up to 0.76 FAR)	\$53,545.80
<b>TOTAL \$</b>			<b>\$53,745.30</b>

## **Strategic Plan**

**Resilient Economy:** The proposed rezoning is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The rezoning from A-1 and B-1 to B-1 and with the accompanying SUP for the self-storage facility will contribute towards an increased assessed tax value and commercial tax base with the proposed end use and other potential use options for the subject property.

## **Community Input**

Notice of the rezoning and special use permit proposals have been transmitted to property owners within 500 feet of the site. In May of 2021, the Applicant reached out to the community representative who manages the Bradley Square Homeowners Association and provided information about the project. The Applicant also offered to meet with the Bradley Square Homeowners Association Board, but no other meeting has been held. Since Bradley Square is still under development and being built out, it is currently under developer control.

As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any opposition.

## **Other Jurisdiction Comments**

The site is located approximately 815 feet to the south of the jurisdictional boundary for the City of Manassas. Based on an initial review of the application package, the City of Manassas requests enhanced landscaping along Dumfries Road consistent with what has been proposed for the pending Congressional Self Storage site (#SUP-2021-00007), which is located 200 feet to south of this subject site. In response to this, the Applicant is proposing the full 20-foot HCOD landscape buffer and supplemental plantings along the Dumfries Road frontage.

## **Legal Issues**

If the requests are approved, the site could be developed as proffered and conditioned, for the development of a self-storage facility and with B-1 zoning. In the event that the request is denied, the property can still develop as currently split-zoned with B-1 and A-1 zoning. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

## **Timing**

The Planning Commission has until May 24, 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 or deny the requests would meet the 90-day requirement.

## **STAFF CONTACT INFORMATION**

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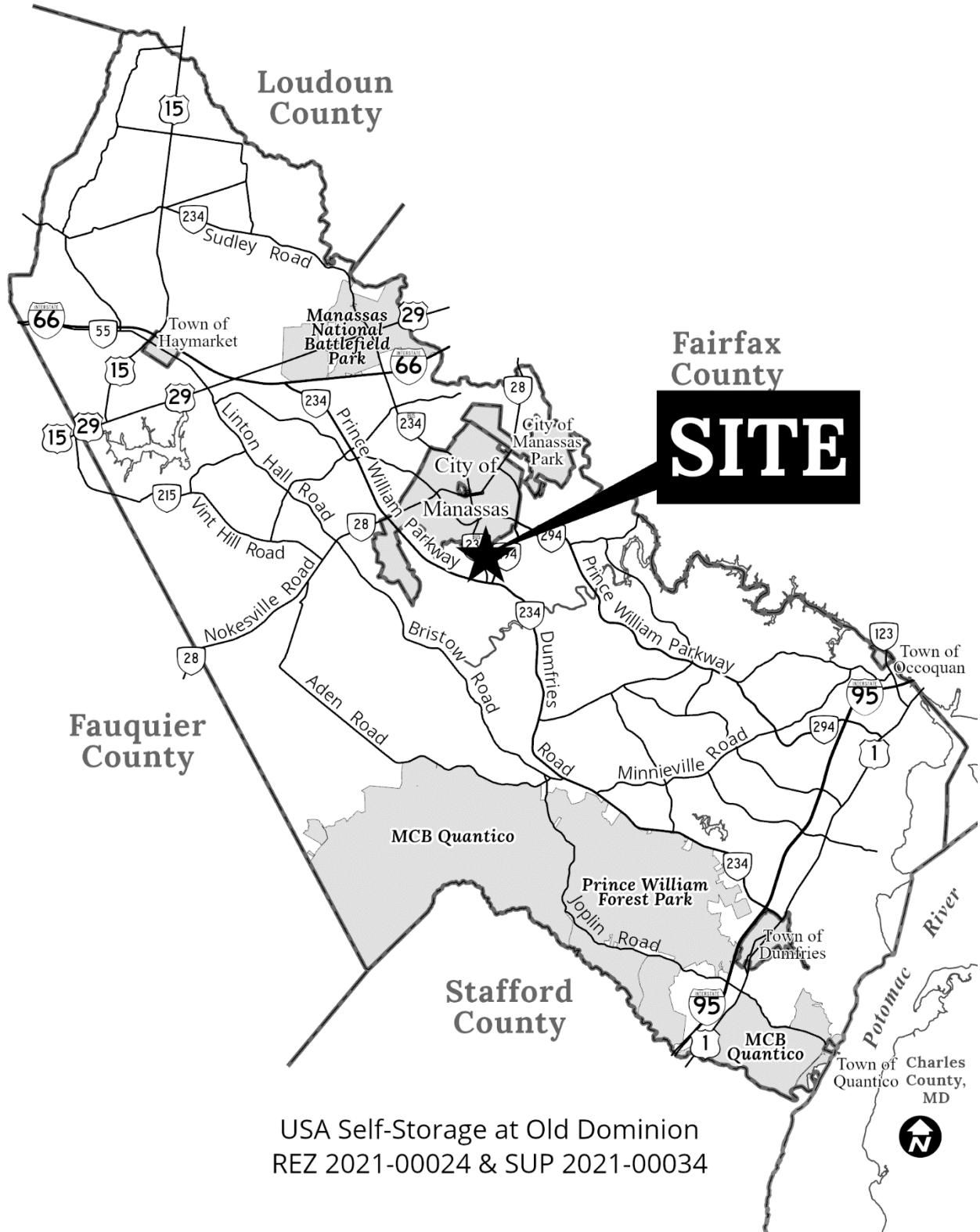
Scott F. Meyer | (703) 792-6876  
[smeyer@pwcgov.org](mailto:smeyer@pwcgov.org)

## **ATTACHMENTS**

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Area Maps  
Staff Analysis  
Signage Comparison Chart (by Applicant)  
Historical Commission Resolution  
General Development Plan & Special Use Permit Plan  
Environmental Constraints Analysis  
Building Elevations  
Illustrative Signage Exhibit



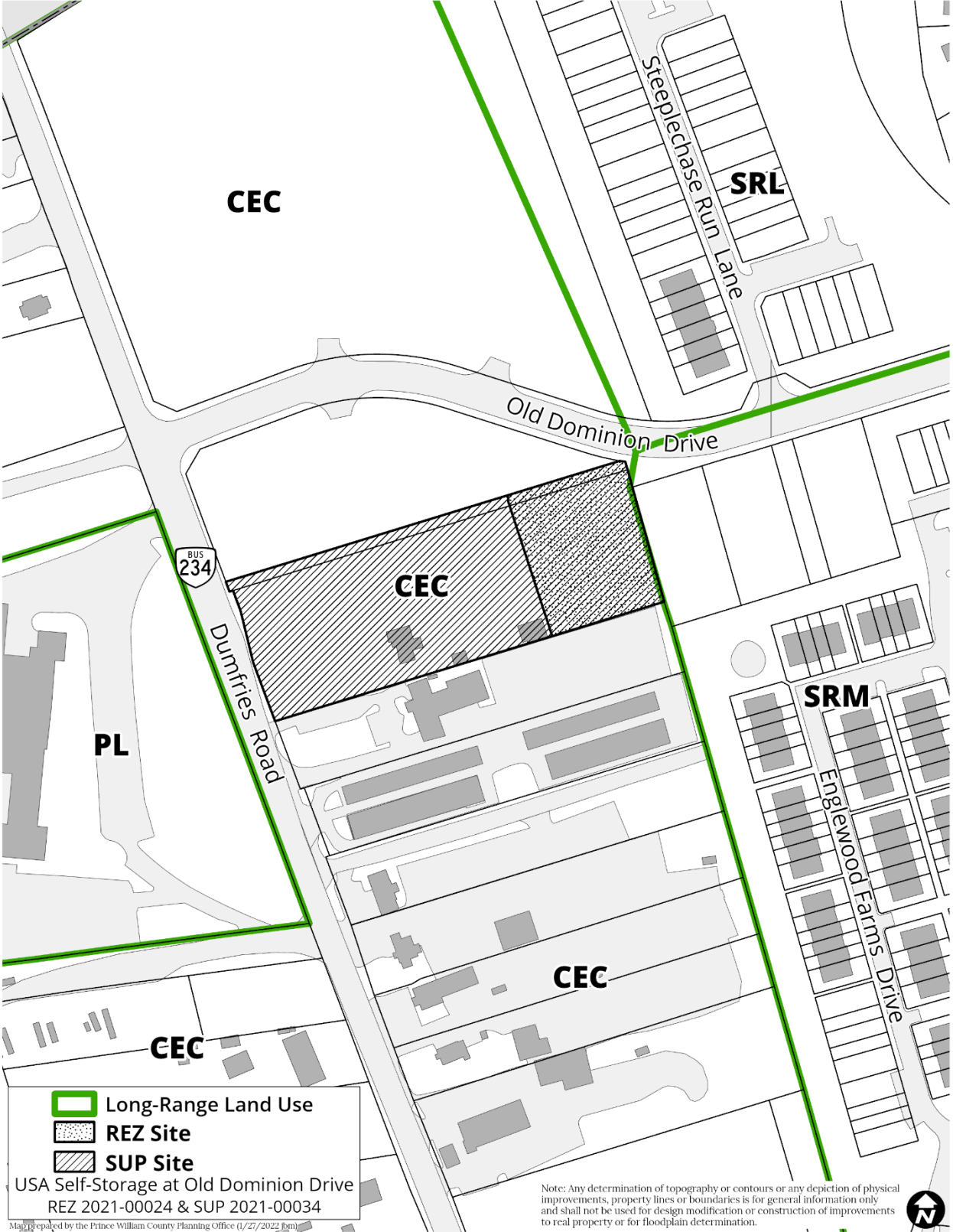


USA Self-Storage at Old Dominion  
REZ 2021-00024 & SUP 2021-00034



 REZ Site  
 SUP Site  
USA Self-Storage at Old Dominion Drive  
REZ 2021-00024 & SUP 2021-00034

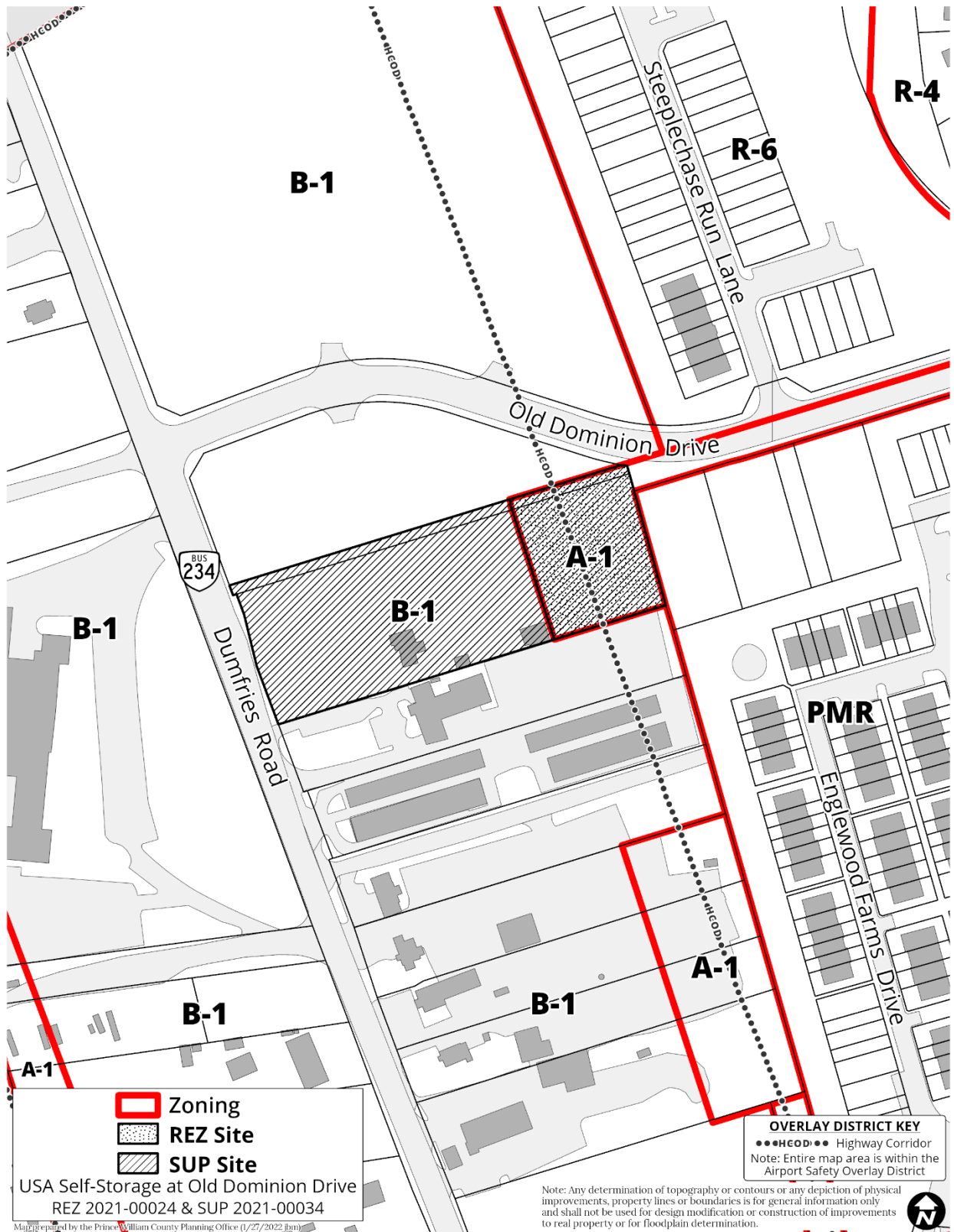
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.



Long-Range Land Use  
 REZ Site  
 SUP Site  
**USA Self-Storage at Old Dominion Drive**  
**REZ 2021-00024 & SUP 2021-00034**

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.

<b>Comprehensive Plan Sections</b>	<b>Plan Consistency</b>
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:

<b>Direction</b>	<b>Land Use</b>	<b>Long-Range Land Use Map Designation</b>	<b>Zoning</b>
North	Vacant land; south of Old Dominion Drive	CEC	B-1
South	Office/Warehouse storage building	CEC	B-1
East	Bradley Square planned residential community; undeveloped portion	SRM	PMR
West	Dumfries Road; Virginia National Guard / Armory Building	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.

It is important to note that B-1, General Business, is not an implementing zoning district for the CEC land designation. However, the rezoning of the eastern/rear A-1, Agricultural, portion of the property to B-1 will allow the entire property to be consistently utilized as B-1. Although not a preferred use in CEC, a self-storage center could be considered appropriate, provided that the architectural design, building form, and massing incorporate the recommendations of the *Illustrative Guidelines for Office Development*, such that the building includes features and design elements of an office use. In this instance, the building incorporates higher quality architectural features along the front and side façades oriented towards Dumfries Road.

The subject property is located within the Development Area of the County and is as classified CEC, Community Employment Center, in the Comprehensive Plan. The following table summarizes the uses and densities intended within the CEC use designation:

<b>Long-Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>
<b>Community Employment Center (CEC)</b>	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,

	<p>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 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>
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**Proposal's Strengths**

- Redevelopment of Property: Both the rezoning and SUP applications propose the redevelopment of the existing area, including enhanced building architecture along Dumfries Road, decorative perimeter fencing, cohesive design, and buffers, that will serve as a visual improvement for the larger vicinity.
- Elimination of Split Zoning: The ±2.66-acre property is currently split-zoned, with ±1.85 acres zoned B-1 and ±0.81 acres zoned A-1. The subject rezoning request will result in the entire project site being under B-1 zoning, while removing the split-zoned nature of the property.

**Proposal's Weaknesses**

- Zoning & Land Use Inconsistency: The proposed B-1 zoning is not an implementing zoning district for areas designated CEC, Community Employment Center. However, staff recognizes that the scope of the rezoning is limited to ±0.81 acres and is intended to allow consistent administration of the entire subject property as B-1. Although the property will be more consistent from a zoning perspective, the expansion of B-1 zoning in CEC areas is discouraged.
- Use Inconsistency with CEC: Areas designated as CEC 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. Although the use is not preferred in CEC or at this location, the design concerns have been mitigated by the use of four-sided architecture and high-quality design that is typical of low- and mid-rise office development.

**On balance**, this application is found to be inconsistent 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.

Illustrative building elevations are included with this application showing the proposed design of the building. Over the course of the review, the Applicant has also worked with County staff to make additional design changes and upgrades to the building.

### **Floor Area Ratio (FAR) Modification Request**

The subject proposal also contains an FAR modification request to increase the maximum permitted FAR of 0.40 in the B-1 zoning district, to allow for a new FAR of up to 0.76 for a self-storage center. For the 2.66-acre site, the proposed building will be up to 87,780 square feet.

In accordance with Section 32-400.04.3 of the Zoning Ordinance, the Board of County Supervisors may, through a proffered Rezoning or a Special Use Permit application, approve a FAR higher than that permitted by right. In this case, when approved by a special use permit (SUP) proposal, the maximum FAR increase shall be made by SUP condition. Matters to be considered by the Board of County Supervisors in evaluating such application shall include, but not be limited to: increased buffering and landscaping; unique design features that improve visual impact or minimize shadow; general compatibility with surrounding uses; compatibility with surrounding structures (architecturally, materials used, etc.); environmental protection or enhancement on-site; public amenities on-site; off-site transportation improvements; fire and health safety design features (beyond those required by law); or any other design improvement which promotes the health, safety, and general welfare of the workers at the site and the citizens of the County.

### **Summary of Applicant Justification:**

**Section 32-400.04 – Consideration for Increase in FAR.** The following addresses those factors considered by the Prince William Board of County Supervisors for an increase in permitted FAR requests in connection with a special use permit:

- a. **Design Features** – The Applicant has provided elevations in connection with the special use permit. The building elevations show a high-quality architectural design that will be compatible with the surrounding area. The building elevations have been further revised to include changes and details, as suggested by County staff.



- b. Compatibility with Surrounding Uses – The proposed self-storage center is compatible with the surrounding land uses. On the north, south and west, the property is surrounded by B-1 zoned properties.
- c. Environmental Protection – The Applicant has submitted an Environmental Constraints Analysis (ECA) with this request. The FAR request allows for a large area in the eastern portion/rear of the site to be provided as a buffer, undisturbed vegetation, and a stormwater management facility.
- d. Off-Site Transportation Improvements – A Traffic Impact Analysis deferral is included with this submission. A self-storage center generates significantly less traffic than a retail store or similar uses, so the proposal represents a significant decrease in traffic over a potential by-right retail use on the site. Access improvements to the site are being proposed.
- e. Fire and Health and Safety Design Features – This is addressed in connection with the special use permit conditions and at the site plan stage. In addition, the Fire Marshal Office has provided comments on the proposal.
  - Staff Position: *Staff supports the FAR modification. The conditioned site layout, building elevations, architectural commitments, enhanced landscaping, and other design provisions offset the increased massing/scale impacts, and the requested FAR modification is in line with other similar self-storage facilities in the County.*

### **Sign Modification Request**

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 to grant modifications for signage. Summarized responses to each of the criteria are as follows:

- a) *Compatibility of the proposed sign(s)*  
*The compatibility of the proposed sign(s) with the existing and/or approved buildings, landscaping, onsite amenities, overall design character of the on-site development, and design character of development adjacent to the subject property.*
  - Applicant Response: The purpose of the sign modification is to allow for additional façade signage, from the permitted two (2) to four (4) façade signs. Elevations of the façade signage has been provided. The façade signage provides information to customers as to the additional services provided at this location.
- 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.*

- **Applicant Response:** As proposed, the signage will allow for customers to be able to find the self-storage and business service uses, while matching the corporate identity of the business. Because of the location of the property, proposed landscaping along this portion of Dumfries Road and surrounding uses, the proposed sign modifications 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.*

- **Applicant Response:** The design of the façade signs will be coordinated to match the architectural features of the building and be compatible with the adjacent properties. The signage should not detract from the other signage located within the surrounding areas.

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.*

- **Applicant Response:** This sign modification request and design of the sign will remain consistent with the purpose of Section 32-250.21, which includes encouraging vibrant and thriving commercial activity, encouraging aesthetic quality in the design, providing a fundamental role in convenience to citizens, and encouraging economic development. In addition, it is important to note that the scope of the requested signage modification is limited to the quantity of building façade signs. The total cumulative sign area, even with the additional quantity of façade signs, will not exceed the maximum allowable cumulative area (379.5 square feet of proposed façade signage versus 400 square feet permitted by-right by the Zoning Ordinance).

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.*

- **Applicant Response:** The building needs additional façade signage to allow for adequate visibility. In addition, the Applicant has agreed to minimize the height of the monument sign to 8 feet, as conditioned through the SUP.

f) *Highway Corridor Overlay District (HCOD)*

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

- **Applicant Response:** The Property is located within the Route 234 (Dumfries Road) Highway Corridor Overlay District.

- *Staff Position: In summary, staff concurs with the justification provided by the Applicant and recommends approval of the requested sign modifications. The Applicant is proposing to construct a new building with a cohesive building design, landscape enhancements, coordinated signage package, and an overall design theme that is context sensitive to the surrounding area. Effective signage is an important component of quality design.*

### **Proposal's Strengths**

- **Building Architecture:** As conditioned through the SUP, the self-storage center shall be in substantial conformance with the elevations entitled "Illustrative Elevation," prepared by DunningGroup architects, dated April 28, 2021, last revised December 27, 2021. In the latest submission, the building now includes a lighter colored earth-tone, split-face masonry at the exterior of the lower level, and complimentary colored exterior insulation finish system (EIFS) at the upper levels. In addition, the building façade design includes architectural reveals, accents, and wall-mounted sconce lighting that is consistent with the type of design features for office buildings. The roof fascia and building canopies will be a copper-like color to compliment the selected exterior wall materials. This exterior material palette will also extend around the full perimeter of the building to provide four-sided architectural styling.
  - Furthermore, the three-story self-storage building is consistent with the low- to mid-rise building recommendations of the CEC land use designation. In this regard, it also allows the site to be more in conformance with CEC than would otherwise be the case. Without the multi-story aspect of the building, several of these positive design attributes, as described above, would not be realized.
- **Building Placement & Height:** The proposed building is being sited on the western portion of the property, offset approximately 215 feet from the adjacent residential-zoned property to the east, and essentially on the portion of the project area that is already zoned as B-1. The Applicant is not proposing additional height, and as such, the proposed self-storage building will be limited to 45 feet. In addition, the multi-story building allows for reduced lot coverage, which is highlighted as a strength below, as well as the physical distance between the structure and Bradley Square.
- **Limited Lot Coverage:** The overall lot coverage for the Property shall not exceed 60%, as permitted by this SUP. This is a reduction in the allowed standard for B-1 zoning, which can be up to 85% lot coverage.
- **Buffers & Landscaping:** As conditioned through the SUP, all landscaping shall be provided in substantial conformance with the Plan. The landscaping shall include species native to the Northern Virginia region, in accordance with the DCSM.
  - **20-foot HCOD buffer:** To be provided along the entire Dumfries Road site frontage and shall be planted in accordance with DCSM standards, as shown on the Plan. Utility areas/easements shall be limited to perpendicular crossings, based on final engineering considerations, and subject to County approval. Supplemental plantings

are also being proposed in the frontage portion of the property, specifically in the parking area and around the flagpole, where feasible.

- 50-foot landscape buffer: To be provided at the eastern/rear portion of the property and shall be provided primarily through the preservation of existing vegetation and/or tree save. Such buffer shall remain undisturbed except for supplemental planting needed to meet the minimum plant unit requirement per Table 8-1 of the DCSM and the removal of non-native invasive species.
- 15-foot landscape buffer: To be provided along the southern property boundary against the adjacent light industrial-like use.
- Perimeter Fencing: With the most recent submission, the Applicant has changed the proposed perimeter masonry wall to decorative metal fencing, which is more typical for self-storage centers.
- Monument Sign: As conditioned with the SUP, the site shall be limited to one (1) freestanding sign, which shall be monument-style and limited to a finished height of eight (8) feet. The Applicant shall provide low-growth landscaping around the sign base, to include ornamental grasses, evergreen shrubs, and perennials to provide a cohesive design theme.
- Exterior Lighting: All onsite lighting shall be directed down and/or towards the self-storage building and shall not be directed toward the adjacent property lines.

### **Proposal's Weaknesses**

- None identified.

**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 site has been previously disturbed. A completed Cultural Resources Assessment and Record Check (CRARC) was included with this submission. It indicates that no archaeological and historic sites or graves are recorded on the project area.

### **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 subject property contains an existing homesite. There are three (3) specimen trees onsite, but no other identified environmental features of concern.

### **Water Quality**

The Applicant has been conditioned through the SUP to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of site plan approval with the amount to be based on the site area acreage.

Staff recommends the Applicant revise and more clearly commit to the proposed limits of disturbance to ensure the preservation of existing vegetation and soils in the buffers and landscape areas. This will better establish a more mature buffer to the east that abuts the Bradley Square community. As such, staff recommends the limit of clearing and grading on Sheets 2 and 3 be clearly shown.

### **Proposal's Strengths**

- Landscaping Enhancements: As conditioned, new landscaping/buffering will be incorporated into a site where none currently exist. Landscaping shall be provided in substantial conformance with the GDP/SUP Plan.

### **Proposal's Weaknesses**

- Defined Limits of Clearing & Grading: As previously stated, staff recommends the Applicant revise and more clearly commit to the proposed limits of disturbance in order to preserve existing vegetation and soils in the buffers and landscape areas. Currently, such delineation is not clearly indicated on the GDP/SUP Plan.

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

## **Fire and Rescue Plan Analysis**

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

Fire & Rescue Station #7 (Lake Jackson) is the first due fire/rescue resource. This first due fire station is located approximately 1.8 miles to the southeast of the subject site. The subject site is located inside the required 4.0-minute travel time for Basic Life Support and Fire, as well as well the 8.0-minute travel time for Advanced Life Support. In FY 2021, Station #7 responded to 1,113 incidents, with a workload capacity of 4,000 incidents per year.

Security gates are indicated on two sides of the structure. If they are electrically operated gates, the security gate will be required to be connected to "Click to Enter" equipment as per the DCSM. The Applicant is proposing to install two such gates, which will be controlled by an individual key code, which is provided to each customer. A "knox box" would be provided to the Fire Marshal, which would provide codes and keys for entrance in case of emergency. Fire lane requirements and other details will be addressed at the time of site plan submission.

### **Proposal's Strengths**

- **Monetary Contribution:** As conditioned through the SUP, the Applicant shall submit a monetary contribution of \$0.61 per square foot of gross floor area of new building area to the Board of County Supervisors to be used for fire and rescue purposes, prior to the issuance of the occupancy permit issuance for each building.
- **Inside of 4.0-Minute Travel Time:** The site is located within the recommended 4.0-minute travel time for fire suppression and basic life support.
- **Inside of 8.0-Minute Travel Time:** The site is located within the 8.0-minute travel time for advanced life support services.
- **Station Workload:** According to the FY 2021 figures, Fire and Rescue Station #7 is currently operating within capacity.
- **Hazardous Materials Prohibition:** As conditioned through the SUP, the Applicant/Owner shall ensure that no hazardous materials be stored within the self-storage building.

### **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: <https://www.pwcva.gov/assets/documents/police/002035.pdf>

Details on the type(s) of onsite security measures should also be considered, in addition to access control, surveillance cameras, alarm systems, access gates, fencing, and onsite lighting.

### **Proposal's Strengths**

- Minimal Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.
- Onsite Security Measures: The Applicant has been conditioned to utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, or other methods, as needed. Compliance shall be demonstrated on the final site plan and/or applicable building plans.
- Graffiti Removal: As conditioned, 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 Police Department before removal.

### **Proposal's Weaknesses**

- None identified.

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

## **Potable Water Plan Analysis**

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. The Service Authority has an existing 16-inch water main on the adjacent parcel along the northern edge of GPIN 7794-79-0003, with availability of capacity to be determined in conjunction with site plan submission. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all on-site and off-site water utility improvements necessary to develop the subject property and the above-listed requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.



**Proposal's Strengths**

- Water Connection & Service: As conditioned by the SUP, the Applicant shall be connected to public water, and 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. The Service Authority has an existing 8-inch gravity sewer main located to the north of both parcels on Old Dominion Drive, with availability of capacity to be determined in conjunction with site plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

The Applicant shall plan, design, and construct all on-site and off-site sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

**Proposal's Strengths**

- Sewer Connection & Service: As conditioned by the SUP, the Applicant shall be connected to public sewer, and 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 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.

Access into to the site is planned as a right-turn lane with 100-foot taper and a right-in/right-out configuration off of northbound Dumfries Road.

Upon further review of the required right-of-way for this portion of Dumfries Road (Route 234 Business), it has been determined that it can be downgraded from a Minor Arterial as shown in the current Thoroughfare Plan to a Major Collector with a 104-foot right-of-way. Therefore, staff recommends that 52 feet of right-of-way from the centerline of Dumfries Road be dedicated. A 5-foot sidewalk is required within the dedicated right-of-way.

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.

<b>Roadway Name</b>	<b>Number of Lanes</b>	<b>2020 VDOT Annual Average Daily Count</b>	<b>Travel Demand Model 2015 Daily LOS</b>
Dumfries Road (Route 234 Business)	2	6,500	C
Old Dominion Drive	2	2,100	B

An Application for Deferral of Traffic Impact Analysis (TIA), which was signed by County Transportation staff, was included with the application submission. The deferral form indicates that the proposal has low-trip generation during peak hours. Based on the anticipated low trip generation for the intended self-storage facility use, it will not have a detrimental impact on the surrounding transportation roadway network, assuming the recommended access improvements are constructed.

### **Proposal's Strengths**

- Site Access Improvements: The road improvements across the site frontage will include the following:
  - A right-turn lane with 100-foot taper has been provided into the property.
  - A "No left" turn sign will be posted at the egress point at the pork-chop island to ensure right-in and right-out function at the access point.
- Provision for Interparcel Connection: As shown on GDP/SUP Plan, a potential "Possible Future Access" connection point with access gate is shown to the adjacent, vacant property to the north.
- Dumfries Road Right-of-Way Reservation & Dedication: The Applicant is reserving right-of-way along Dumfries Road up to a maximum of fifty-two feet (52') in width from the centerline of Dumfries Road, as depicted on the GDP/SUP Plan. Compliance with this condition shall be demonstrated by showing said reservation on the final site plan. Dedication will be made at no cost and when requested by either Prince William County or VDOT.

### **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 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 applicable to the Strategic Plan are as follows:

### Goal 3: Resilient Economy

- Diversify, support, and expand the local economy to ensure equitable economic growth through innovative business/talent attraction, promotion, and investment.

### Objective RE-2:

- Continue efforts to preserve and expand the commercial tax revenue base.

## **Materially Relevant**

- Land Use Chapter Update: The Planning Office is currently in the process of proposing updates to the Land Use chapter of the Comprehensive Plan. The Community Employment Center (CEC) designation is being considered for changes Countywide. At this time, Planning Office recommendations for CEC are not yet complete. However, there is the potential that CEC designations will be recommended for replacement with alternate new use designations in the future.

## **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:

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

## Signage Comparison Chart (by Applicant)

### #SUP2021-00034, USA Self-Storage at Old Dominion Drive Sign Comparison Chart February 1, 2022

<b>SIGN COMPARISON CHART</b>		
<b>SIGN TYPE</b>	<b>PERMITTED/ALLOWED</b>	<b>PROVIDED/PROPOSED</b>
<b>Freestanding (multi-tenant)</b>		
Number Permitted	1 per 1,000 feet of linear street frontage	1
Maximum Sign Area	½ square foot per 1 foot of street frontage Max 100 square feet	34 square feet
Maximum Sign Height	20 feet—Commercial, office and industrial districts 10 feet for all HCODs	8 feet
Minimum Setback	Freestanding signs shall be located either a minimum of ten (10) feet from any lot line or one foot for each foot in sign height, whichever is greater. The sign setback shall be measured from the closest projecting edge of the sign to the closest lot line.	See the Plan.
<b>Façade Signs (multi-tenant)</b>		
Number Permitted per Lot	2 per tenant 3 per tenant with end unit (1 per unit width)	4 total
Maximum Sign Area	3 square feet per 1 foot of unit width per sign (1st floor) 1.5 square feet per 1 foot of unit width (2nd floor and above) Max 400 square feet for all signs (assessed per tenant)	379.5 square feet total

# Historical Commission Resolution

## HISTORICAL COMMISSION RESOLUTION

**MOTION: HENSON**

**August 10, 2021**

**SECOND: JOHNSON**

**Regular Meeting**

**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 <sup>th</sup> 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 <sup>th</sup> Submission	No Further Work
REZ2017-00008	Purcell Road Rezoning – 3 <sup>rd</sup> Submission	No Further Work

## Historical Commission Resolution

August 10, 2021  
 Regular Meeting  
 Res. No. 21-040  
 Page 2

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
REZ2016-00026	Marumsco Assemblage – 2 <sup>nd</sup> 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

# Historical Commission Resolution

August 10, 2021  
Regular Meeting  
Res. No. 21-040  
Page 3

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
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

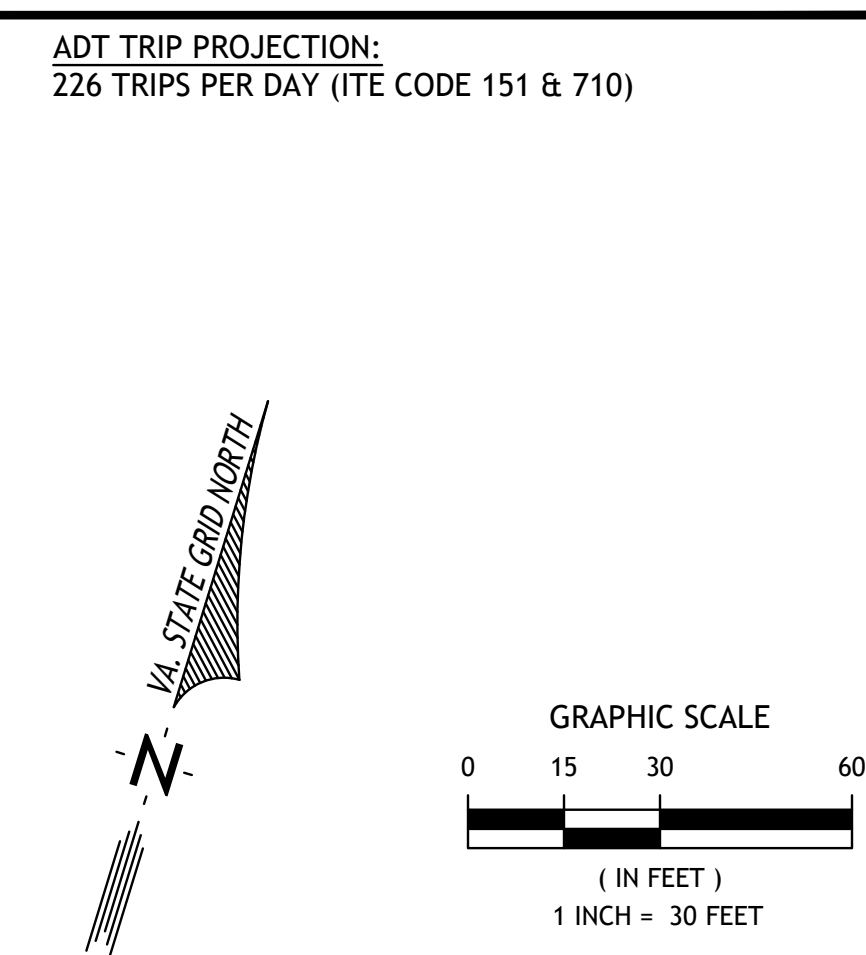
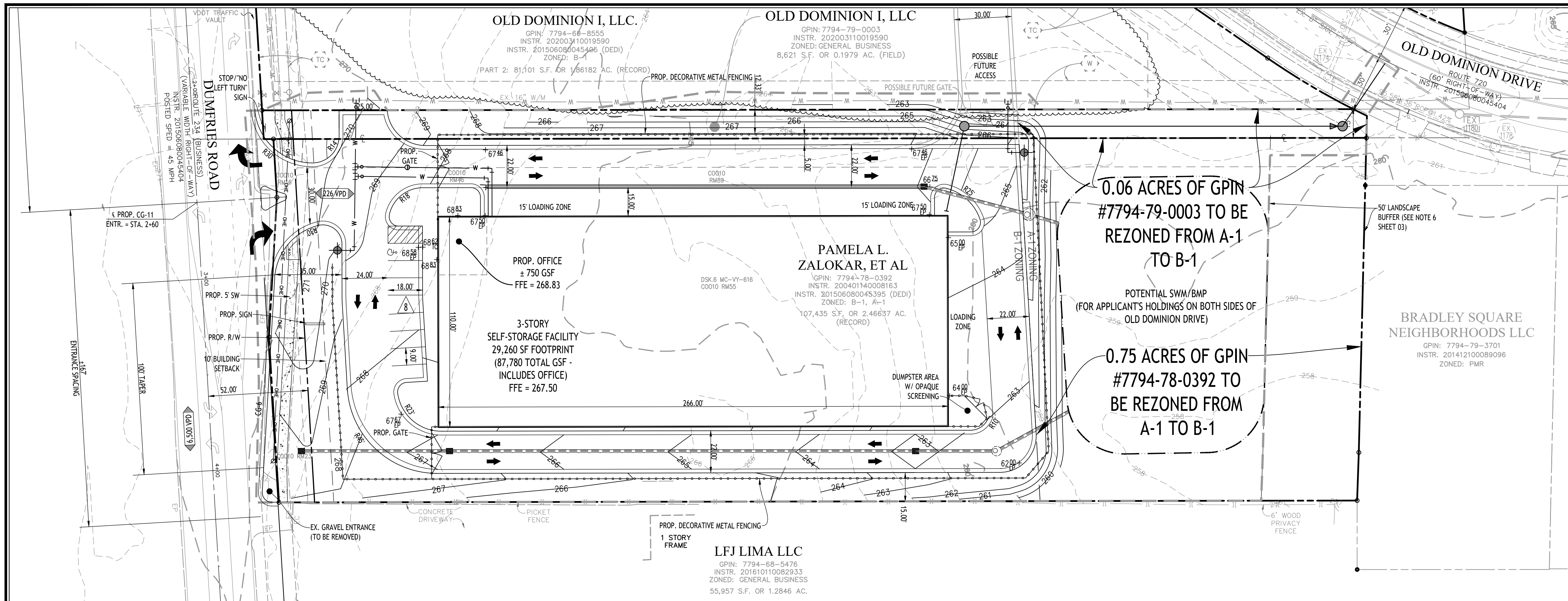
**Absent from Meeting:** Duley

**MOTION CARRIED**

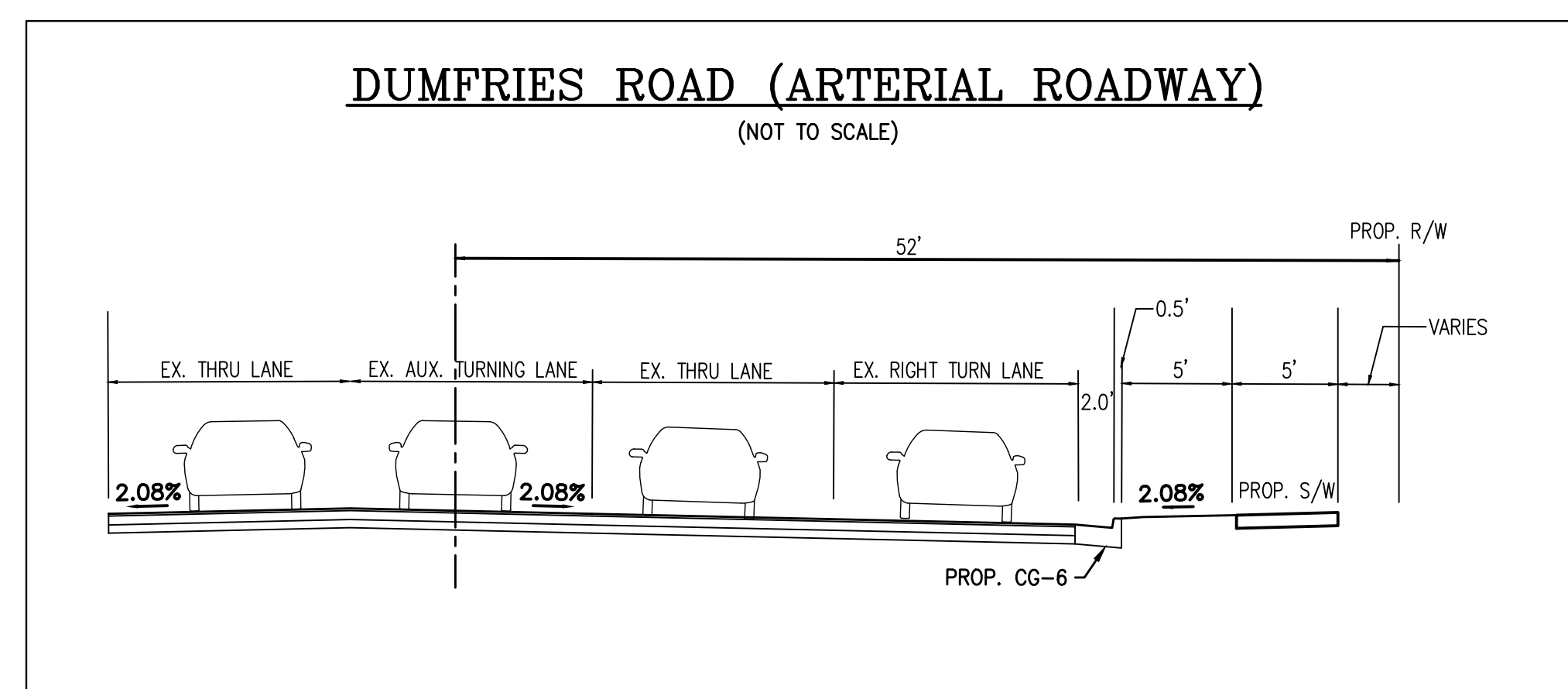
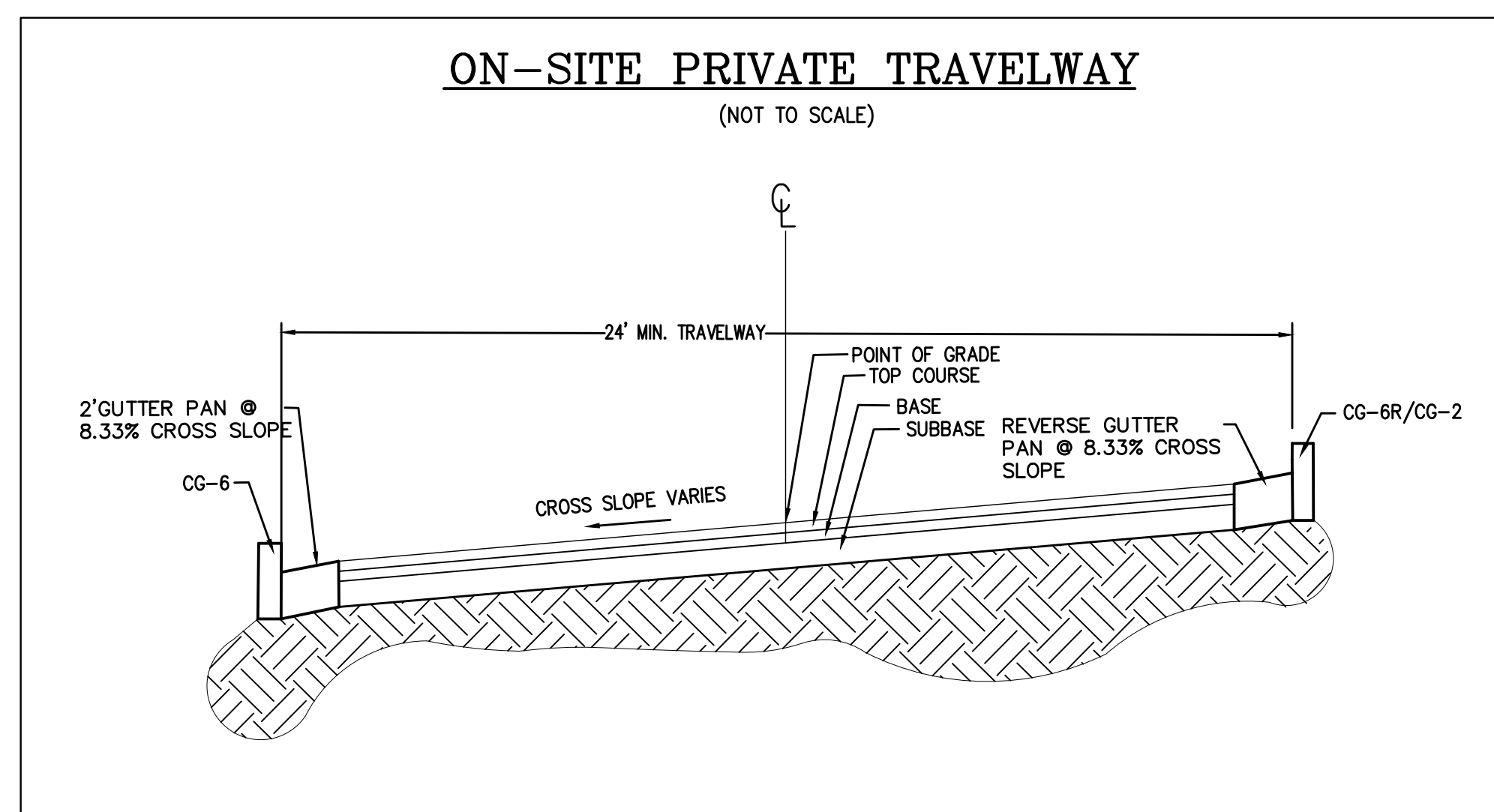
ATTEST:   
Secretary to the Commission







**GENERAL DEVELOPMENT /  
SPECIAL USE PERMIT PLAN**



**ZONING TABULATIONS**

ZONING REQUIREMENTS AND TABULATIONS: B-1 (GENERAL BUSINESS)  
ZONING DISTRICTS (ARTICLE IV)  
USE: SELF-STORAGE CENTER BY SPECIAL USE PERMIT WITH ACCESSORY OFFICE

PROP. BLDG. =	87,780 GSF
LOT COVERAGE:	85% MAX.
LOT COVERAGE PROVIDED:	60%
FAR:1	0.40 MAX.
FAR PROVIDED:	(87,780 / 116,056) = 0.76
	0.76 (SUBJECT TO 32-400.04)
BUILDING HEIGHT:	45 FEET MAX.
BUILDING HEIGHT PROVIDED:	45 FEET MAX.
SETBACKS:	
FROM ANY STREET RIGHT-OF-WAY:	20 FEET (BUILDING) 10 FEET (PARKING)
FROM AGRICULTURAL OR RESIDENTIAL DISTRICTS:	25 FEET (BUILDING) 10 FEET (PARKING)
OPEN SPACE REQUIRED:	15% MIN.
OPEN SPACE PROVIDED:	40%
PARKING AND LOADING REQUIREMENTS	
PARKING SPACES REQUIRED:	3.2 SPACES PER 1,000 NET SF. OF OFFICE + 1 SPACE PER EMPLOYEE AND 2 SPACES FOR THE RESIDENT MANAGER
PARKING REQUIREMENT ASSUMPTIONS:	3 EMPLOYEES NO RESIDENT MANAGER
REQUIRED:	750 GSF --> 750 * 0.75 = 563 NSF OF OFFICE REQUIRED SPACES= 3.2 SP. * 563 NSF / 1000 = 2 SPACES + 1 SP. * 3 EMPLOYEES = 5 SPACES
PARKING SPACES PROVIDED:	8 SPACES (INCLUDING 1 ADA VAN SPACE)
LOADING SPACES REQUIRED:	NONE

**GENERAL NOTES**

- THE SUBJECT APPLICATION INCLUDE TWO PROPERTIES IDENTIFIED IN PRINCE WILLIAM COUNTY AS GPIN 7794-79-0003 AND 7794-78-0392.
- THE TWO PROPERTIES LISTED ABOVE ARE ANTICIPATED TO BE CONSOLIDATED AT THE TIME OF SITE PLAN.
- THE EXISTING ZONING OF THE SUBJECT PROPERTIES ARE A-1 & B-1. THIS APPLICATION PROPOSES TO REZONE THE A-1 PORTION TO B-1.
- THE TOTAL APPLICATION AREA IS 116,056 SQUARE FEET OR 2.66 ACRES.
- THERE IS AN EXISTING HOUSE ON THE PROPERTY WHICH WILL BE REMOVED.
- THE SPECIAL USE PERMITS BEING REQUESTED INCLUDE A SELF-STORAGE CENTER WITH AN INCREASE IN FAR.
- BOUNDARY AND EXISTING SITE CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY J2 ENGINEERS, INC. ON DECEMBER 28, 2017.
- THE SUBJECT SITE IS NOT SUBJECT TO 100-YEAR FLOODING AND NO RPA EXISTS ON SITE.
- THE PROPERTY SHOWN IS LOCATED ON FEMA MAP COMMUNITY PANEL NUMBER 51153C0176D AND 51153C0177D, EFFECTIVE ON 01/05/1995. THE SITE IS LOCATED IN ZONE X.
- THE PROPERTY IS LOCATED IN THE OCCOQUAN RIVER WATERSHED OF PRINCE WILLIAM COUNTY, VIRGINIA.
- THIS PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF PRINCE WILLIAM COUNTY, UNLESS NOTED HEREON.
- THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
- THERE ARE NO WATERS AND/OR WETLANDS REGULATED UNDER SECTION 404 OF THE CLEAN WATER ACT IDENTIFIED ON THE SUBJECT SITE.
- THE PROPOSED CONDITION OF THE SITE RESULTS IN A NET INCREASE IN IMPERVIOUS AREA. AS SUCH, STORMWATER DETENTION MEASURES ARE ANTICIPATED TO BE REQUIRED AS RUNOFF FROM THE SITE WILL BE GREATER THAN PREDEVELOPMENT LEVELS. WATER QUALITY TREATMENT, PER THE VRRM SPREADSHEET, WILL BE REQUIRED. THE WATER QUALITY REQUIREMENT IS TO BE MET THROUGH THE PROPOSED "SWM/BMP" AREA SHOWN ON THE PLAN.
- THE FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT FINAL ENGINEERING.

**J2 Engineers, Inc.**  
4080 Lafayette Center Drive  
Suite 330  
Chantilly, Va. 20151  
703.361.1550 (office)  
703.956.6845 (fax)  
www.j2engineers.com

PLAN# 12345  
DATE: APRIL, 2021  
CONTOUR INT. = N/A  
SCALE: 1"=30'

PLAN DATE  
06-28-2021  
10-08-2021  
01-05-2022  
02-01-2022  
02-09-2022

**GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAN  
USA SELF-STORAGE  
AT OLD DOMINION DRIVE**  
COLES DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION

J2 Engineers - X:\DRAWINGS\ACTIVE\Old Dominion PWCS\UPWIRE\901 - GEO.dwg (GDP-SUP) February 10, 2022 - 12:51pm wgreene

NO.	DATE	DESCRIPTION

SCHEDULE D TREE COVER CALCULATIONS		
1) Gross site area:	116,056 S.F. (2.66 AC)	
2) Percent of tree cover required:	10%	
3) Total area of tree cover required:	11,606 S.F.	
4) Tree cover from landscaping:	5,525 S.F.	
5) Buffer tree cover from landscaping and/or preservation (Note 7)	6,300 S.F.	
6) Total tree cover provided:	11,825 S.F.	10.19%

BUFFER YARD REQUIREMENTS						
Buffer Segment	Location	Proposed Use		Adjacent Use		Buffer Type
		Land Use	Group	Land Use	Group	
B-C	South	Commercial	11	Office	10	Type A
C-D	East	Commercial	11	Residential		Type C
A-D	North	Commercial	11	Commercial	11	N/A

BUFFER AREAS ALONG HOOD HIGHWAY DUMFRIES ROAD (A-B)		
1) Type of street adjacent to property:		Arterial Urban
2) Minimum width of required buffer:		20'
3) Linear feet abutting rear or side yards:		170
4) Total number of plant units required:		221
5) Percentage of required buffer strip occupied by existing woodland:		0%
6) Number of plants provided:		
0 large deciduous	x 10 p.u. =	0
0 large evergreen	x 10 p.u. =	0
6 deciduous understorey	x 5 p.u. =	30
0 evergreen understorey	x 5 p.u. =	0
73 shrubs	x 2 p.u. =	146
45 ornamental grass	x 1 p.u. =	45
7) Total number of plant units provided:		221

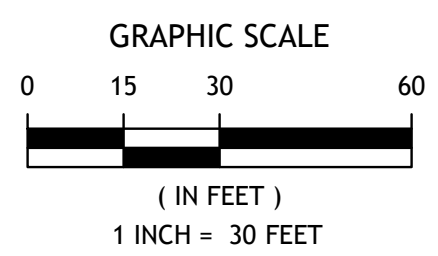
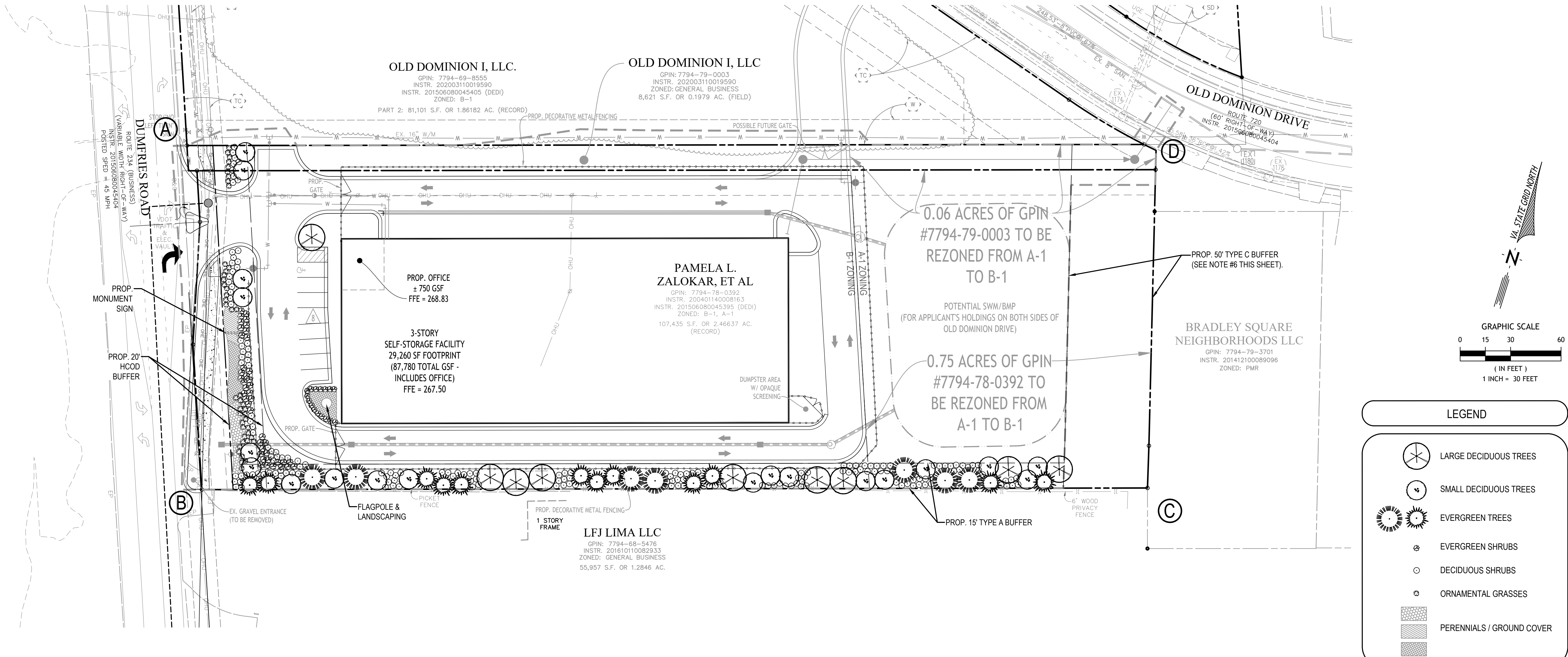
SCHEDULE A BUFFER AREA PLANTING : B - C		
1) Minimum required buffer area (A, B or C)		A
2) Minimum width of landscape yard:		15'
3) Linear feet of buffer strip required along property line and/or right-of-way:		480
4) Percentage of required buffer area occupied by existing woodland:		0%
5) Fence or wall or berm employed in buffer strip:		NO
6) Total number of plant units required in buffer strip:		528
7) Number of plants provided:		
8 large deciduous	x 10 p.u. =	80
7 large evergreen	x 10 p.u. =	70
13 deciduous understorey	x 5 p.u. =	65
12 evergreen understorey	x 5 p.u. =	60
127 shrubs	x 2 p.u. =	254
8) Total number of plant units provided in buffer strip:		529

SCHEDULE A BUFFER AREA PLANTING : C - D		
1) Minimum required buffer area (A, B or C)		C
2) Minimum width of landscape yard:		50'
3) Linear feet of buffer strip required along property line and/or right-of-way:		200
4) Percentage of required buffer area occupied by existing woodland:		0-100%
5) Fence or wall or berm employed in buffer strip:		NO
6) Total number of plant units required in buffer strip:		640
7) Number of plants provided:		
(See Note 6) large deciduous	x 10 p.u. =	TBD
large evergreen	x 10 p.u. =	TBD
deciduous understorey	x 5 p.u. =	TBD
evergreen understorey	x 5 p.u. =	TBD
shrubs	x 2 p.u. =	TBD
8) Total number of plant units provided in buffer strip:		TBD

SCHEDULE H PLANT SCHEDULE					
Qty.	Size	Type	10 Yr. Canopy		
9	Large Deciduous Trees	2" Cal. B & B	200	1,800	
19	Small Deciduous Trees	1" Cal. B & B	75	1,425	
7	Large Evergreen Trees	7-8" Ht. B & B	200	1,400	
12	Small Evergreen Trees	6-7" Ht. B & B	75	900	
TOTAL CANOPY COVERAGE PROVIDED =			5,525		

**LANDSCAPE NOTES:**

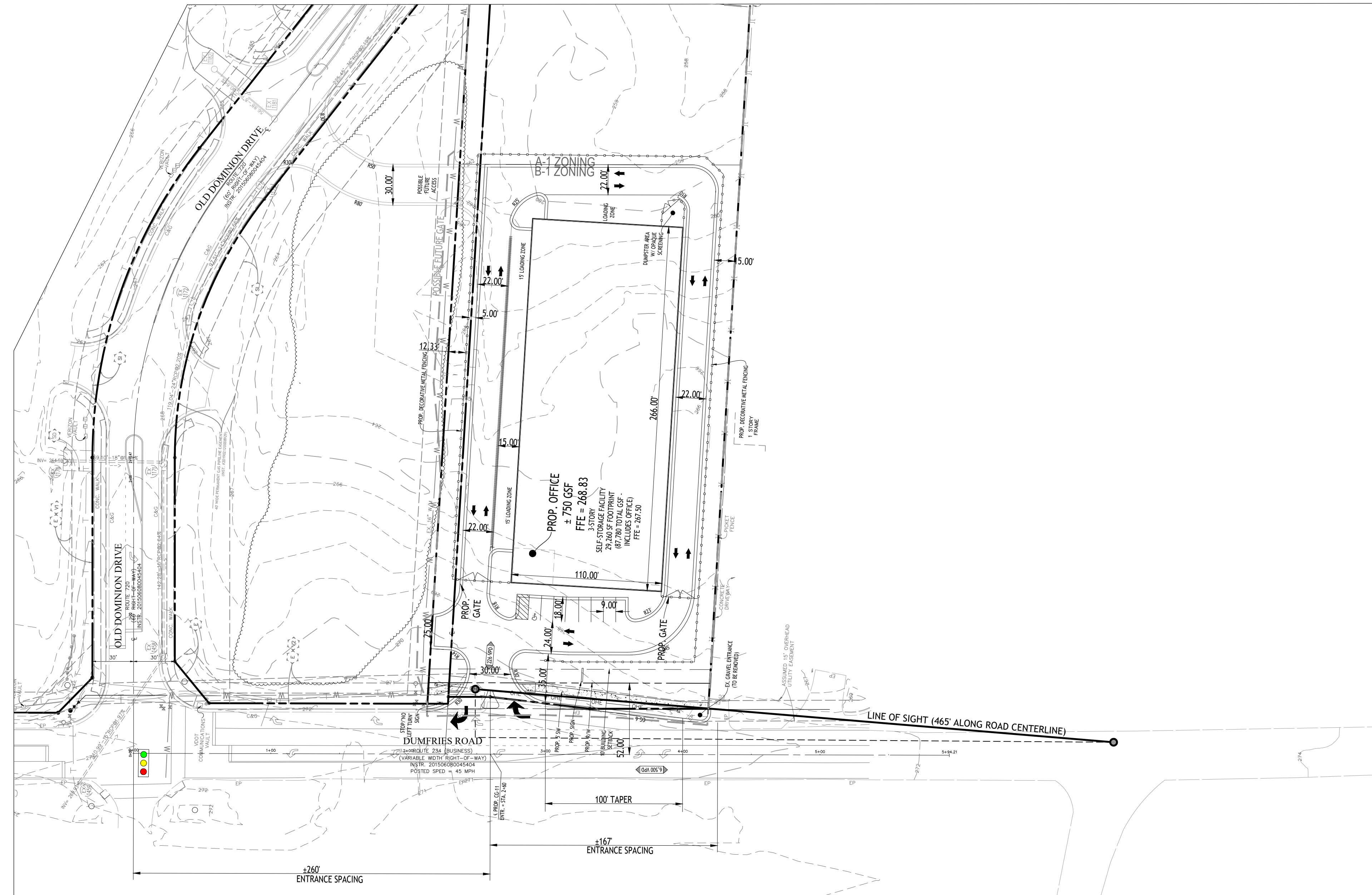
- THESE PLANS (INCLUDING TABULATIONS) ARE SCHEMATIC AND REFLECT THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL ENGINEERING AND AT THE TIME OF FINAL SITE PLAN. DRAWINGS ARE NOT FOR CONSTRUCTION.
- TO SATISFY THE MINIMUM TREE COVER CALCULATIONS, TREE CATEGORY DESIGNATION, TREE LOCATIONS, AND TREE QUANTITY ARE SUBJECT TO CHANGE BASED ON MODIFICATIONS AND VARIATIONS THAT WILL OCCUR WITH FINAL SITE PLAN.
- THERE ARE NO PARKING LOTS OF TWENTY (20) OR MORE SPACES. INTERIOR PARKING LOT LANDSCAPING (DCSM 802.44) AND PERIMETER PARKING LOT LANDSCAPING (DCSM 802.43) IS NOT REQUIRED.
- PURSUANT TO DCSM 1003.01(E), THE WIDTH OF THE REQUIRED HOOD BUFFER VARIES BY 15% IN ORDER TO AVOID CONFLICTS WITH OVERHEAD UTILITY EASEMENT.
- THE 50' BUFFER AREA WILL BE PRIMARILY UNDISTURBED WITH THE INTENTION OF USING EXISTING VEGETATION FOR ALL OR PART OF THE BUFFER PLANTINGS. SHOULD THE EXISTING VEGETATION NEED TO BE SUPPLEMENTED TO PROVIDE THE REQUIRED SITE BUFFER, THE SUPPLEMENTAL PLANTINGS SHALL BE INSTALLED WITHOUT MASS CLEARING / GRADING THIS 50' AREA.
- THE BUFFER AREA WILL CONSIST OF EXISTING TREES TO REMAIN AND/OR PROPOSED PLANTINGS. OVERALL CANOPY COVERAGE FOR THE SITE WILL BE MET.



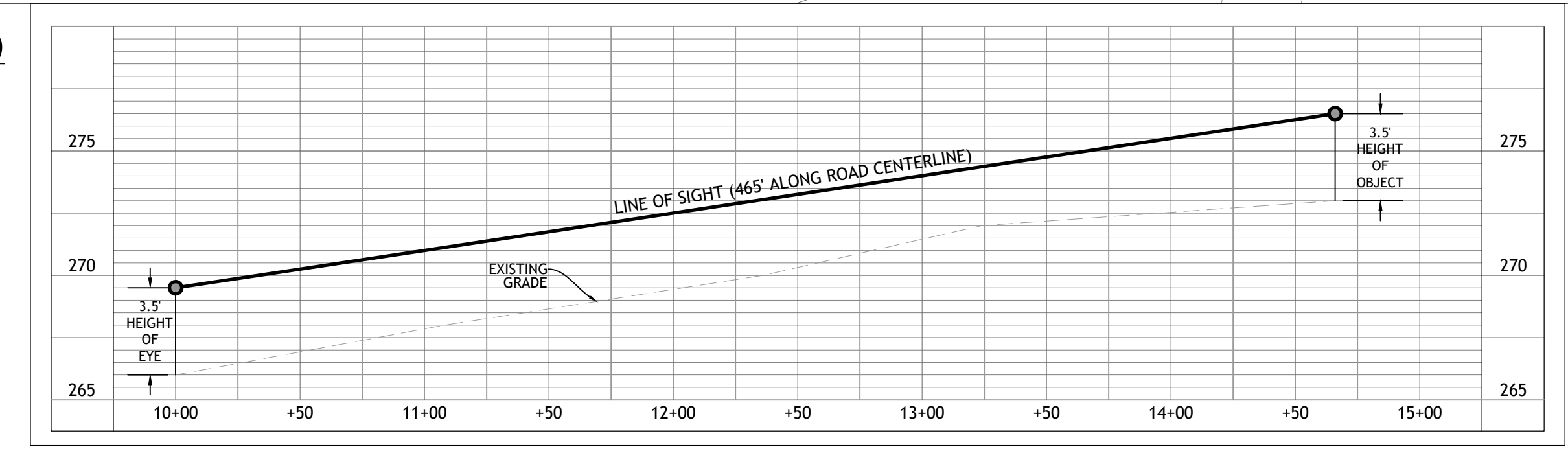
**LEGEND**

- LARGE DECIDUOUS TREES
- SMALL DECIDUOUS TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS / GROUND COVER

J2 Engineers - X:\DRAWINGS\ACTIVE\Old Dominion PWCS\UPWIRE\901 - SIGHT DISTANCE.dwg [04 DUMFRIES ROAD SIGHT DISTANCE EXHIBIT] February 10, 2022 - 12:52pm vgreene



**DUMFRIES ROAD SIGHT DISTANCE (SCALE : 1" = 50')**  
 CLASSIFICATION: MINOR ARTERIAL  
 POSTED SPEED: 45 MPH



DUMFRIES ROAD - SIGHT DISTANCE PROFILE  
 SCALE: H: 1" = 50', V: 1" = 5'

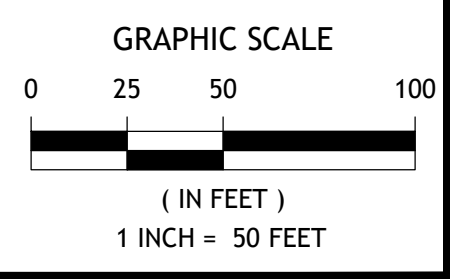
**VDOT ACCESS MANAGEMENT (APPENDIX F)**

REQUIRED SIGHT DISTANCE LEFT = 465 FT
SIGHT DISTANCE RIGHT (NOT REQUIRED)

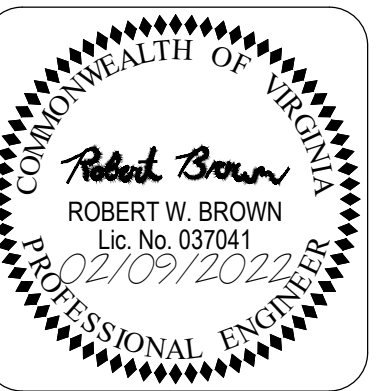
**ENTRANCE SPACING ANALYSIS**

DISTANCE FROM PROPOSED ENTRANCE TO OLD DOMINION DRIVE	260	PARTIAL (R <sub>v</sub> /R <sub>0</sub> )
DISTANCE FROM PROPOSED ENTRANCE TO ADJACENT COMMERCIAL ENTRANCE	167	PARTIAL (R <sub>v</sub> /R <sub>0</sub> )

REQUIRED	PROVIDED	TYPE
250	260	PARTIAL (R <sub>v</sub> /R <sub>0</sub> )
250	167	PARTIAL (R <sub>v</sub> /R <sub>0</sub> )



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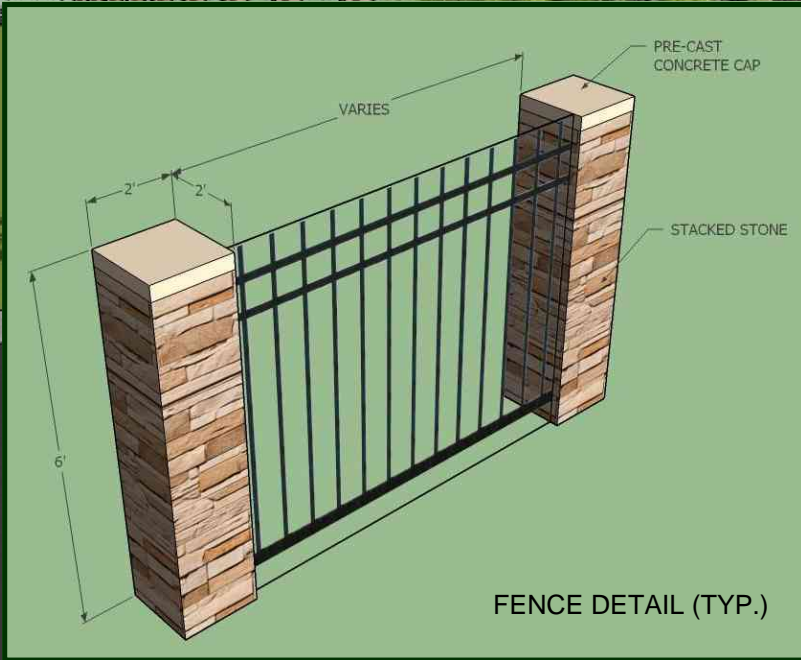
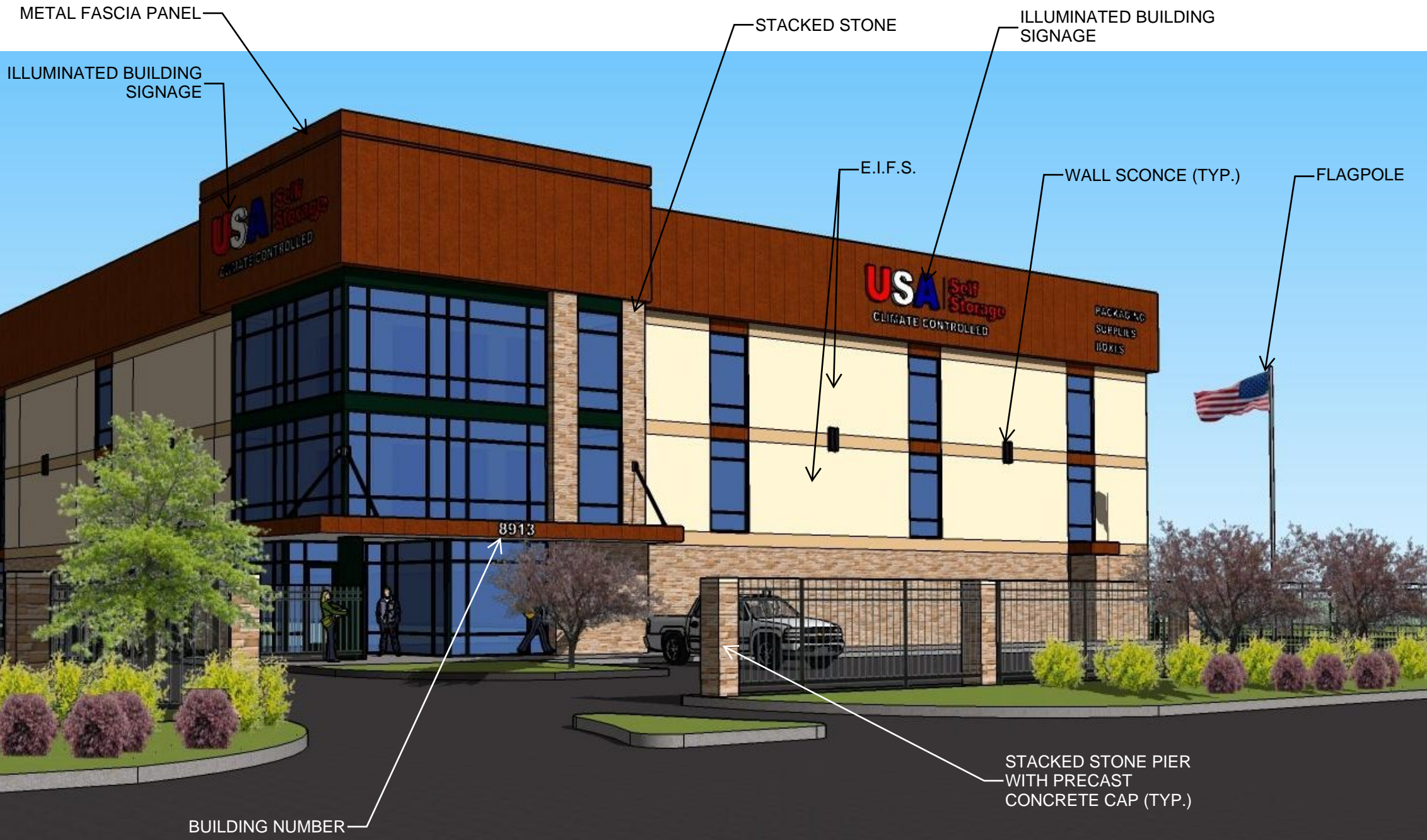
06-28-2021	
10-08-2021	
01-05-2022	
02-01-2022	
02-09-2022	

**DUMFRIES ROAD SIGHT DISTANCE EXHIBIT**  
**USA SELF-STORAGE**  
**AT OLD DOMINION DRIVE**  
 COLES DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

OCTOBER 8, 2021

No.	DATE	DESCRIPTION	REVISIONS





**USA Self Storage**  
Manassas, VA

**ILLUSTRATIVE ELEVATION - 1**  
North & West (Facing Dumfries Road)

**DunningGroup**  
architects  
*a professional limited liability company*

December 27, 2021



ILLUMINATED SIGNAGE

FLAGPOLE

ILLUMINATED SIGNAGE

STACKED STONE

METAL FASCIA PANEL

METAL CANOPY

STACKED STONE PIER  
WITH PRE-CAST  
CONCRETE CAP (TYP.)

8'x10' MONUMENT SIGN

**USA Self Storage**  
Manassas, VA

**ILLUSTRATIVE ELEVATION - 2**  
South & West (Facing Dumfries Road)

December 27, 2021

**DunningGroup**  
architects  
a professional limited liability company



**USA Self Storage**  
Manassas, VA

ILLUSTRATIVE ELEVATION - 3  
South & East

**DunningGroup**  
architects  
*a professional limited liability company*

December 27, 2021





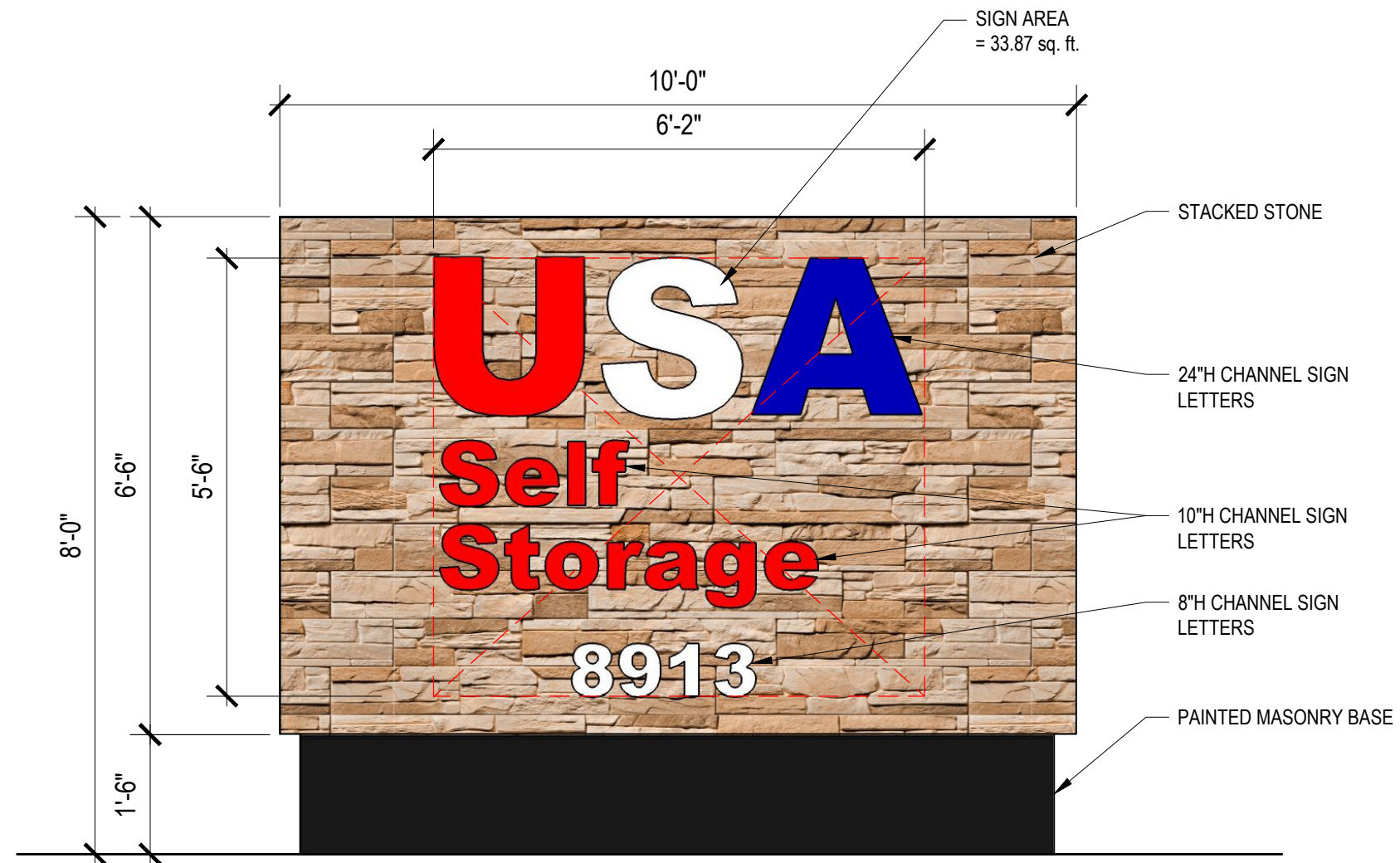
**USA Self Storage**  
Manassas, VA

ILLUSTRATIVE ELEVATION - 4  
North & East

December 27, 2021

**DunningGroup**  
architects  
*a professional limited liability company*





3 FREESTANDING SIGN E  
 A1.1 SCALE: 1/2"=1'-0"

DECEMBER 22, 2021

