



Craig S. Gerhart  
County Executive

## COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT

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### BOARD OF COUNTY SUPERVISORS

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August 22, 2005

**TO:** Prince William Board of County Supervisors

**FROM:** Stephen K. Griffin, AICP  
Planning Director

**THRU:** Craig S. Gerhart  
County Executive

**RE:** Rezoning (REZ) #PLN2005-00092 and Special Use Permit  
(SUP) #PLN2005-00093, Lustine Toyota, **Woodbridge Magisterial District**

**I. Background** is as follows:

- A. Request – This is a two-part request to (1) rezone approximately 6.94 acres (96 GPINs) from R-6, Suburban Residential, to B-1, General Business, and (2) approve a special use permit for approximately 10.55 acres (97 GPINs), to allow the expansion of an existing motor vehicle sales (limited) operation.
- B. Location – The site is located on the eastern side of Jefferson Davis Highway, immediately north of its intersection with Village Drive (see maps in Attachment A), and is identified by the following GPINs: 8391-58-7898(part), -8291(part), -9191(part), -9298, -9691(part), -9897, -9889(part); 8391-59-5123, -6101(part), -6402(part), -6408, -6511, -6513, -6515, -6602(part), -6716, -6801(part), -6818, -6821, -6928, -7001(part), -7023, -7202(part), -7227, -7340, -7402, -7426, -7603(part), -7626, -7737, -7753, -7814, -7826, -7836, -7903, -8025, -8035, -8152, -8203(part), -8224, -8234, -8333, -8351, -8422, -8450, -8531, -8649, -8729, -8849, -9048, -9247, -9437, -9547, -9718, -9801, -9848, -9924(part); 8391-68-0089(part), -0198, -0289(part), -0299, -0489(part), -0688(part), -0788(part), -1088(part), -1094(part), -1388(part); 8391-69-0115, -0144, -0315, -0326, -0343, -0415, -0500, -0526, -0543, -0601, -0614, -0727, -0742, -0802, -0814, -0902, -0927, -0941, -1013, -1040, -1128, -1203, -1213, -1240, -1328, -1404, -1512, -1530, -1539, and -1731.

- C. Comprehensive Plan – Approximately 7.75 acres of the subject site are designated General Commercial (GC) and approximately 2.8 acres are designated Suburban Residential Low (SRL) in the Comprehensive Plan. GC provides for large scale retail and service uses designed to serve a regional customer base; SRL allows a density range of one to four dwelling units per acre. The site is located within the boundaries of the Potomac Communities Revitalization Plan (PCRP).
- D. Zoning/Acreage – Approximately 3.61 acres of the site (GPIN 8391-59-5123) are zoned B-1, the remaining 6.94 acres are zoned R-6. The existing Lustine Toyota sales operation is located within the Redevelopment Overlay District (ROD).
- E. Adjacent Land Uses – Property immediately north of the site is developed as a car dealership and zoned B-1. To the northeast and east is vacant land, zoned A-1. Farther east are single family detached homes, zoned R-4. Townhomes are located immediately south of the site, zoned R-6. Also to the south, across Village Drive, is a car rental agency, zoned B-1. To the west, across Jefferson Davis Highway, are retail and service uses, to include pool and spa sales, a veterinary hospital, a martial arts studio, a restaurant, and battery sales, all zoned B-1.

**II. Current Situation is as follows:**

- A. Planning Commission Recommendation – The Planning Commission held public hearings on these applications on July 20, 2005, and recommended approval of REZ #PLN2005-00092, Lustine Toyota, subject to proffers dated July 7, 2005. Since that hearing, the applicant has submitted revised proffers, dated August 18, 2005, to include a limitation on the use of the property, clarification as to the timing of off-site improvements, and a contribution of \$25,000 toward the installation of a traffic light at the intersection of Village Drive, Bel Air Road and US Route 1.

The Planning Commission also recommended approval of SUP #PLN2005-00093, Lustine Toyota, subject to conditions dated July 20, 2005, which include requirements for a pre-treatment facility in the service bays and additional pollutant removal in the Chesapeake Bay Intensely Developed Area. Given the revisions to the proffer statement noted above, staff proposes the deletion of Condition #20, which deals with the traffic signal. The revised condition statement is dated August 18, 2005.

Staff concurs with the applicant that these revisions are aligned with the intent of the Planning Commission actions of July 20, 2005, and recommends approval of these applications with these revisions.

- B. Public Hearing – A public hearing before the Board of County Supervisors (BOCS) is scheduled for September 6, 2005.

**III. Issues** in order of importance are:

A. Comprehensive Plan

1. Long-Range Land Use – Are the rezoning and special use permit consistent with those uses intended in the GC and SRL designations?
2. Level of Service (LOS) – How does the proposal address the Prince William County Policy Guide for Monetary Contributions in place June 1, 2004?

B. Community Input – Have any issues been raised by members of the community?

C. Legal Uses of Property – What uses are allowed on the property? How are legal issues resulting from the BOCS action addressed?

D. Timing – When must the BOCS take final action on these applications?

**IV. Alternatives** beginning with the staff recommendation are as follows:

A. Approve REZ #PLN2005-00092, Lustine Toyota, subject to the proffers dated August 18, 2005, found in Attachment C, and approve SUP #PLN2005-00093, Lustine Toyota, subject to the conditions dated August 18, 2005, found in Attachment D.

1. Comprehensive Plan

- a) Long-Range Land Use – Approximately one-third of the area proposed for rezoning to B-1 is planned SRL. General commercial uses are deemed to be incompatible with the SRL designation, but consistent with the GC portion of the site. The applicant has not proposed a comprehensive plan amendment with this application. Instead, the applicant addresses this concern by restricting the active use of the SRL area, reserving one third of that acreage as buffer, with the other two thirds as display parking. Approval of the rezoning removes the inconsistency between R-6 zoning and the GC designation.

b) LOS –

Environmental - \$75/acre for water quality monitoring for the 6.94 acres to be rezoned	\$ 520.50
Fire & Rescue - \$0.56/square foot of new building area (34,000 square feet)	\$19,040.00
<b>TOTAL</b>	<b>\$19,560.50</b>

Note: The applicant has also proffered \$4,000 for landscaping on US Route 1.

This amount is consistent with the Prince William County Policy Guide for Monetary Contributions, June 1, 2004.

2. Community Input – The applications have been transmitted to owners of adjacent properties and owners of properties within 200 feet of the site. As of the date of this report, no issues have been expressed to the Planning Office. At the Planning Commission public hearing, two citizens spoke in favor of the proposed expansion, stating their preference for the dealership over additional townhouse units.
3. Legal Uses of the Property – The entire ±10.55 acre property could be developed for limited motor vehicles sales. If the SUP were allowed to expire, the front portion of the property could be used for any B-1 use, however, a proffer amendment would be required to expand the uses on the rear portion of the property, unless the traffic signal at Bel Air Road, Village Drive and US Route 1 is in place. Legal issues resulting from the BOCS action are appropriately addressed by the County Attorney's office.
4. Timing – The BOCS has until October 13, 2005, one year from the date of acceptance, to act on this rezoning application. Action on September 6, 2005 would meet that requirement. There is no timing requirement with respect to special use permits, although staff endeavors to have these cases before the BOCS within one year of acceptance.

B. Deny REZ #PLN2005-00092, Lustine Toyota.

1. Comprehensive Plan

a) Long-Range Land Use – Approximately one-third of the area proposed for rezoning to B-1 is planned SRL. Denial of the rezoning eliminates inconsistency with the SRL portion of the site, but retains the existing inconsistency between R-6 and GC. Denial of the rezoning precludes approval of the SUP request.

b) LOS – Denial of these requests does not increase the anticipated LOS and, therefore, the Prince William County Policy Guide for Monetary Contributions, June 1, 2004, does not apply.

2. Community Input – The applications have been transmitted to owners of adjacent properties and owners of properties within 200 feet of the site. As of the date of this report, no issues have been expressed to the Planning Office. At the Planning Commission public hearing, two citizens spoke in favor of the proposed expansion, stating their preference for the dealership over additional townhouse units.

3. Legal Uses of the Property – The existing dealership would remain B-1 and operate under the existing SUP. Should that SUP expire, the property could be reused for any use allowed in the B-1 district. The ± 6.94 acres behind the dealership would remain zoned R-6, and could be developed residentially at a density of up to six units per acre. Legal issues resulting from the BOCS action are appropriately addressed by the County Attorney's office.

4. Timing – The BOCS has until October 13, 2005, one year from the date of acceptance, to act on this rezoning application. Action on September 6, 2005 would meet that requirement.

V. Recommendation is that the BOCS accept Alternative A and adopt the attached Ordinances.

**Staff:** Pat Thomas, x7058

**Attachments**

- A. Area Maps
- B. Staff Analysis
- C. Proposed Proffers
- D. Proposed Conditions
- E. Planning Commission Resolutions

**MOTION:**

**September 6, 2005**

**SECOND:**

**Regular Meeting**

**Ord. No. 05-**

**RE: REZONING (REZ) #PLN2005-00092, LUSTINE TOYOTA -  
WOODBRIIDGE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to rezone approximately 6.94 acres (96 GPINs) from R-6, Suburban Residential, to B-1, General Business, located immediately behind the existing Lustine Toyota dealership at the northeastern corner of Village Drive and Jefferson Davis Highway, and identified on County maps as GPINs 8391-58-7898(part), -8291(part), -9191(part), -9298, -9691(part), -9897, -9889(part); 8391-59-6101(part), -6402(part), -6408, -6511, -6513, -6515, -6602(part), -6716, -6801(part), -6818, -6821, -6928, -7001(part), -7023, -7202(part), -7227, -7340, -7402, -7426, -7603(part), -7626, -7737, -7753, -7814, -7826, -7836, -7903, -8025, -8035, -8152, -8203(part), -8224, -8234, -8333, -8351, -8422, -8450, -8531, -8649, -8729, -8849, -9048, -9247, -9437, -9547, -9718, -9801, -9848, -9924(part); 8391-68-0089(part), -0198, -0289(part), -0299, -0489(part), -0688(part), -0788(part), -1088(part), -1094(part), -1388(part); 8391-69-0115, -0144, -0315, -0326, -0343, -0415, -0500, -0526, -0543, -0601, -0614, -0727, -0742, -0802, -0814, -0902, -0927, -0941, -1013, -1040, -1128, -1203, -1213, -1240, -1328, -1404, -1512, -1530, -1539, and -1731; and

**WHEREAS**, the subject site is located within the Potomac Communities Revitalization Plan area and is designated General Commercial (GC) and Suburban Residential Low (SRL). GC recommends a wide range of commercial activities; SRL recommends a density of up to six units per net acre; and

**WHEREAS**, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

**WHEREAS**, the Planning Commission held a public hearing on this item on July 20, 2005, and recommends approval, as stated in Res. No. 05-078; and

**WHEREAS**, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on September 6, 2005, and interested citizens were heard; and

**WHEREAS**, general welfare and good zoning practice are served by the approval of the application;

**NOW, THEREFORE, BE IT ORDAINED** that the Prince William Board of County Supervisors does hereby approve REZ #PLN2005-00092, subject to the proffers dated August 18, 2005;

**BE IT FURTHER ORDAINED** that the Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For information:**

Planning Director

Pete Dolan, Esquire  
Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.  
4310 Prince William Parkway  
Prince William, Virginia 22192

**CERTIFIED:** \_\_\_\_\_  
**Clerk to the Board**

**MOTION:**

**September 6, 2005**

**SECOND:**

**Regular Meeting**

**Ord. No. 05-**

**RE: SPECIAL USE PERMIT (SUP) #PLN2005-00093, LUSTINE TOYOTA -  
WOODBIDGE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to develop approximately 10.55 acres (97 GPINs) as a motor vehicles sales (limited) operation on the northeastern corner of Village Drive and Jefferson Davis Highway, and identified on County maps as GPINs 8391-58-7898(part), -8291(part), -9191(part), -9298, -9691(part), -9897, -9889(part); 8391-59-5123, -6101(part), -6402(part), -6408, -6511, -6513, -6515, -6602(part), -6716, -6801(part), -6818, -6821, -6928, -7001 (part), -7023, -7202(part), -7227, -7340, -7402, -7426, -7603(part), -7626, -7737, -7753, -7814, -7826, -7836, -7903, -8025, -8035, -8152, -8203(part), -8224, -8234, -8333, -8351, -8422, -8450, -8531, -8649, -8729, -8849, -9048, -9247, -9437, -9547, -9718, -9801, -9848, -9924(part); 8391-68-0089(part), -0198, -0289(part), -0299, -0489(part), -0688(part), -0788(part), -1088(part), -1094(part), -1388(part); 8391-69-0115, -0144, -0315, -0326, -0343, -0415, -0500, -0526, -0543, -0601, -0614, -0727, -0742, -0802, -0814, -0902, -0927, -0941, -1013, -1040, -1128, -1203, -1213, -1240, -1328, -1404, -1512, -1530, -1539, and -1731; and

**WHEREAS**, the subject site is located within the Potomac Communities Revitalization Plan area and is designated General Commercial (GC) and Suburban Residential Low (SRL). GC recommends a wide range of commercial activities; SRL recommends a density of up to six units per net acre; and

**WHEREAS**, the site is also the subject of REZ #PLN2005-00092, which rezoned the property from R-6, Residential Suburban, to B-1, General Business; and

**WHEREAS**, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

**WHEREAS**, the Planning Commission held a public hearing on this item on July 20, 2005, and recommends approval, as stated in Res. No. 05-079; and

**WHEREAS**, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on September 6, 2005, and interested citizens were heard; and

**WHEREAS**, general welfare and good zoning practice are served by the approval of the application;

**NOW, THEREFORE, BE IT ORDAINED** that the Prince William Board of County Supervisors does hereby approve SUP #PLN2005-00093, subject to the conditions dated August 18, 2005;



**BE IT FURTHER ORDAINED** that the Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

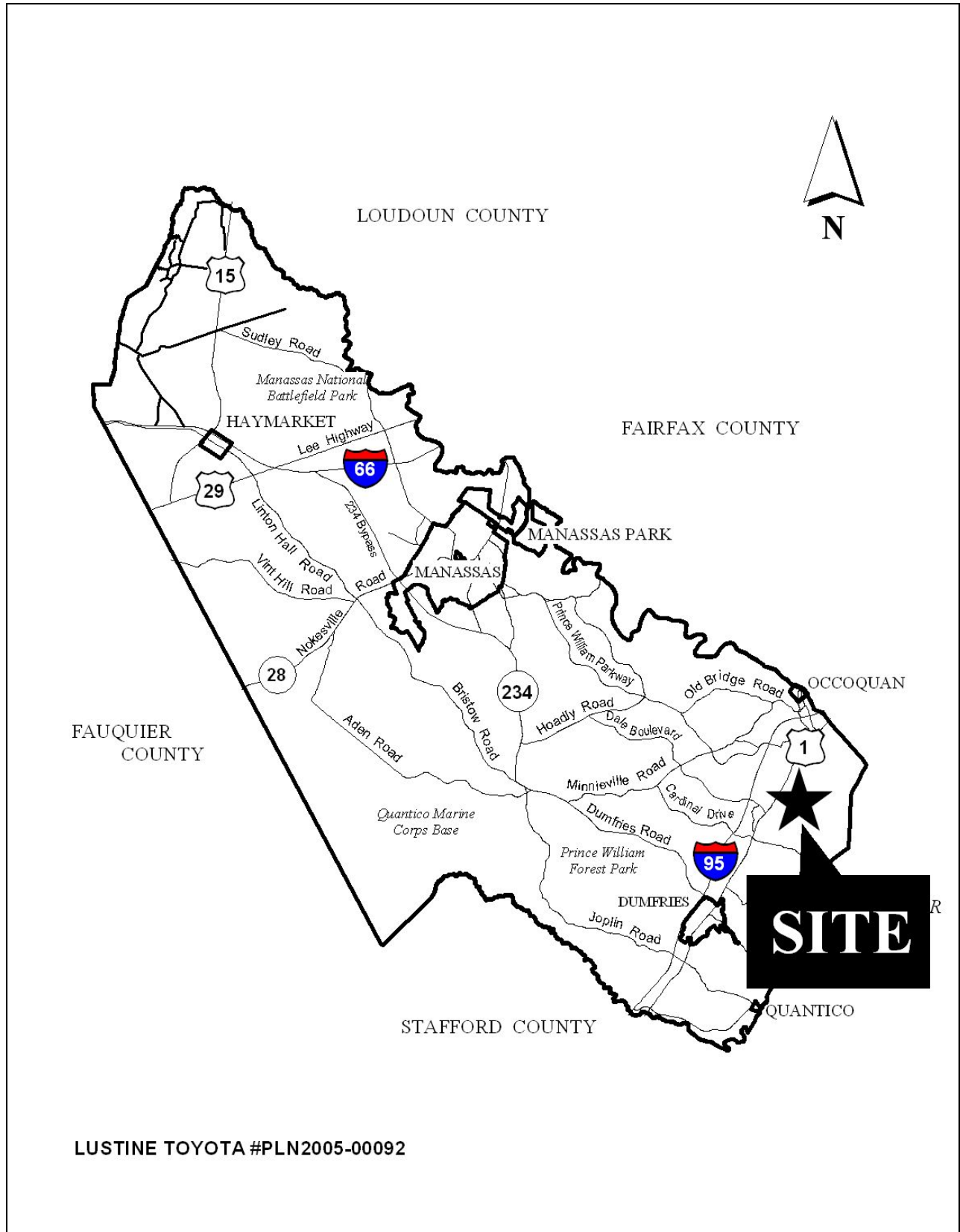
**For information:**

Planning Director

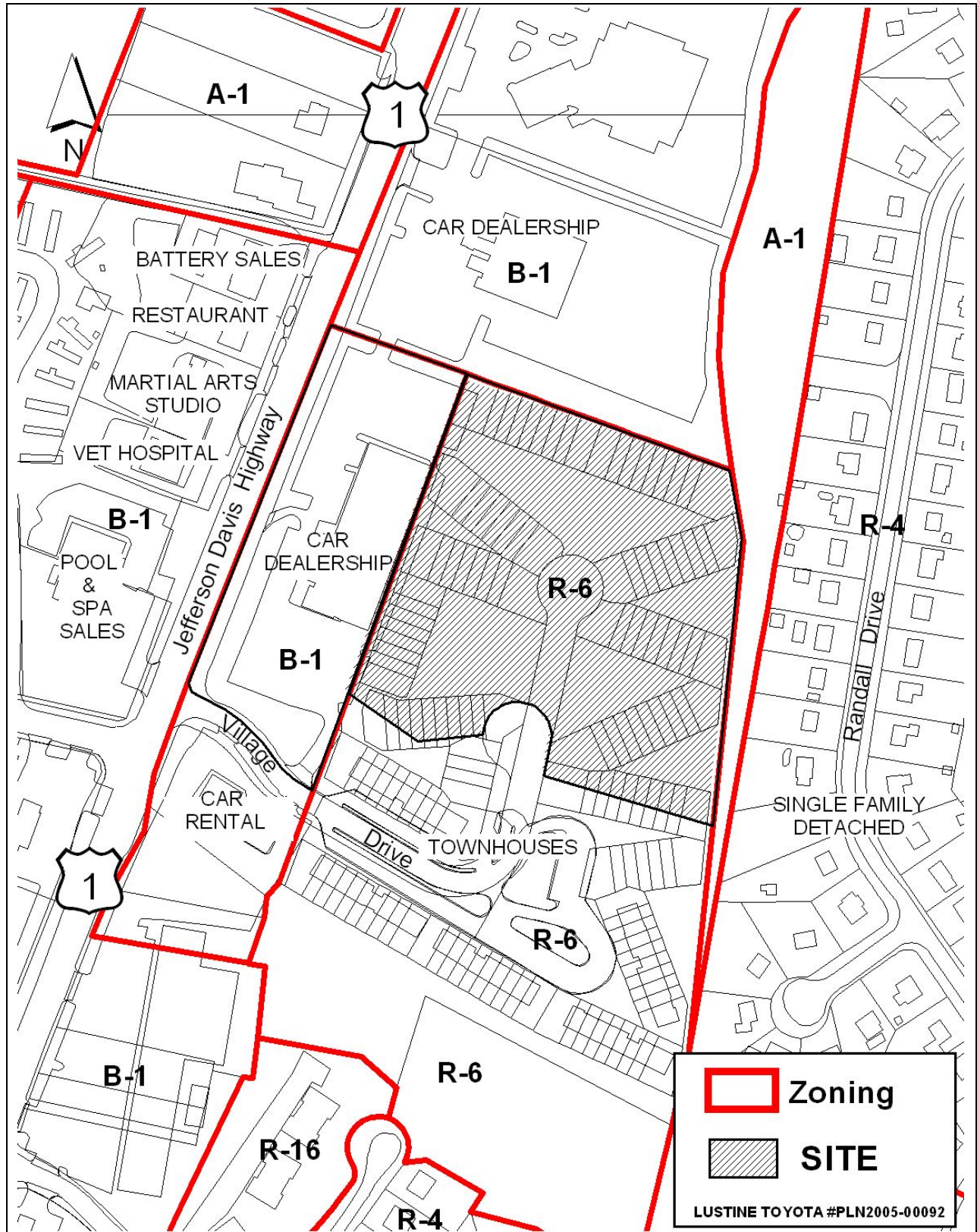
Pete Dolan, Esquire  
Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.  
4310 Prince William Parkway  
Prince William, Virginia 22192

**CERTIFIED:** \_\_\_\_\_  
**Clerk to the Board**

**Attachment A - Maps**  
**VICINITY MAP**

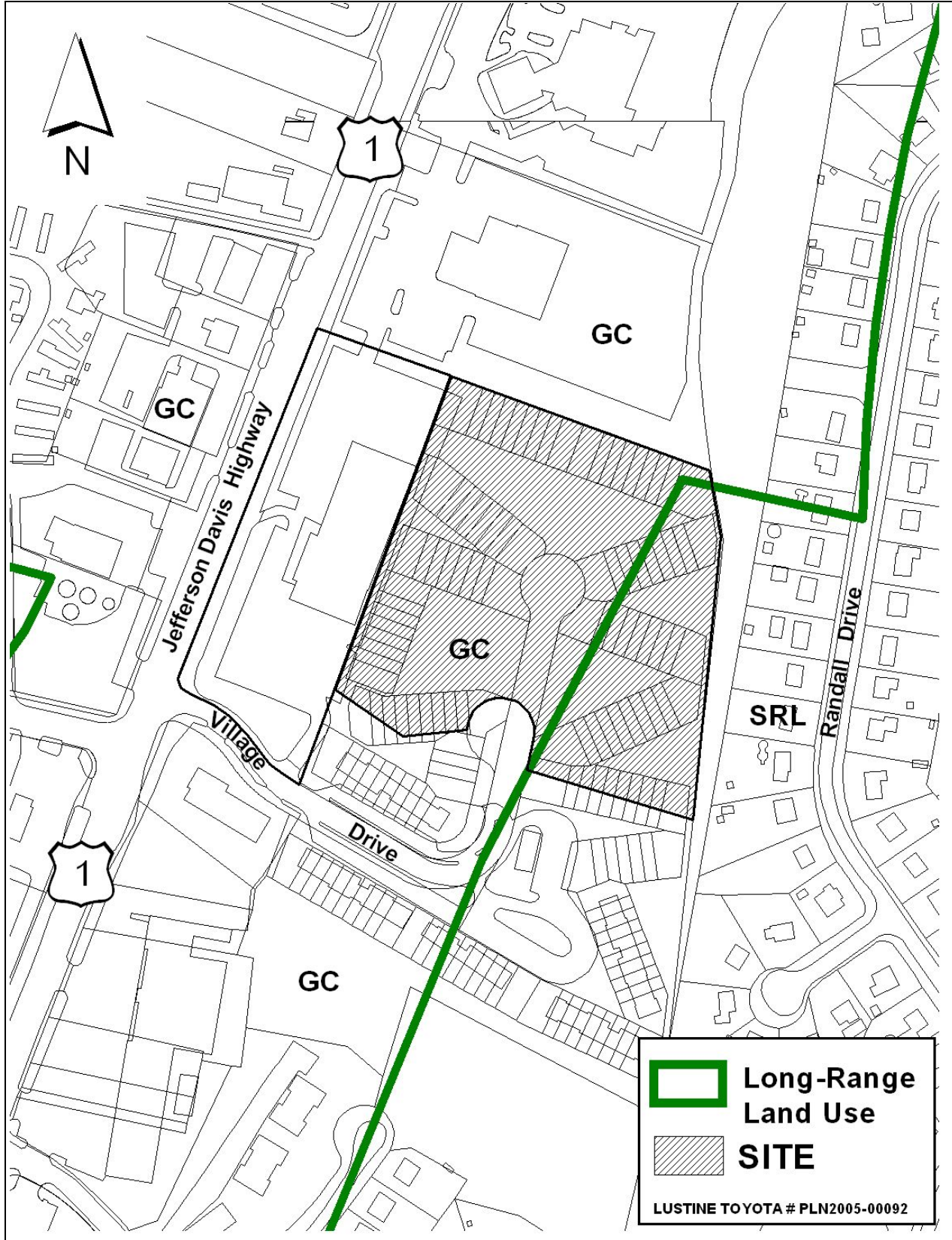


**Attachment A - Maps**  
**EXISTING LAND USE AND ZONING MAP - REZONING**

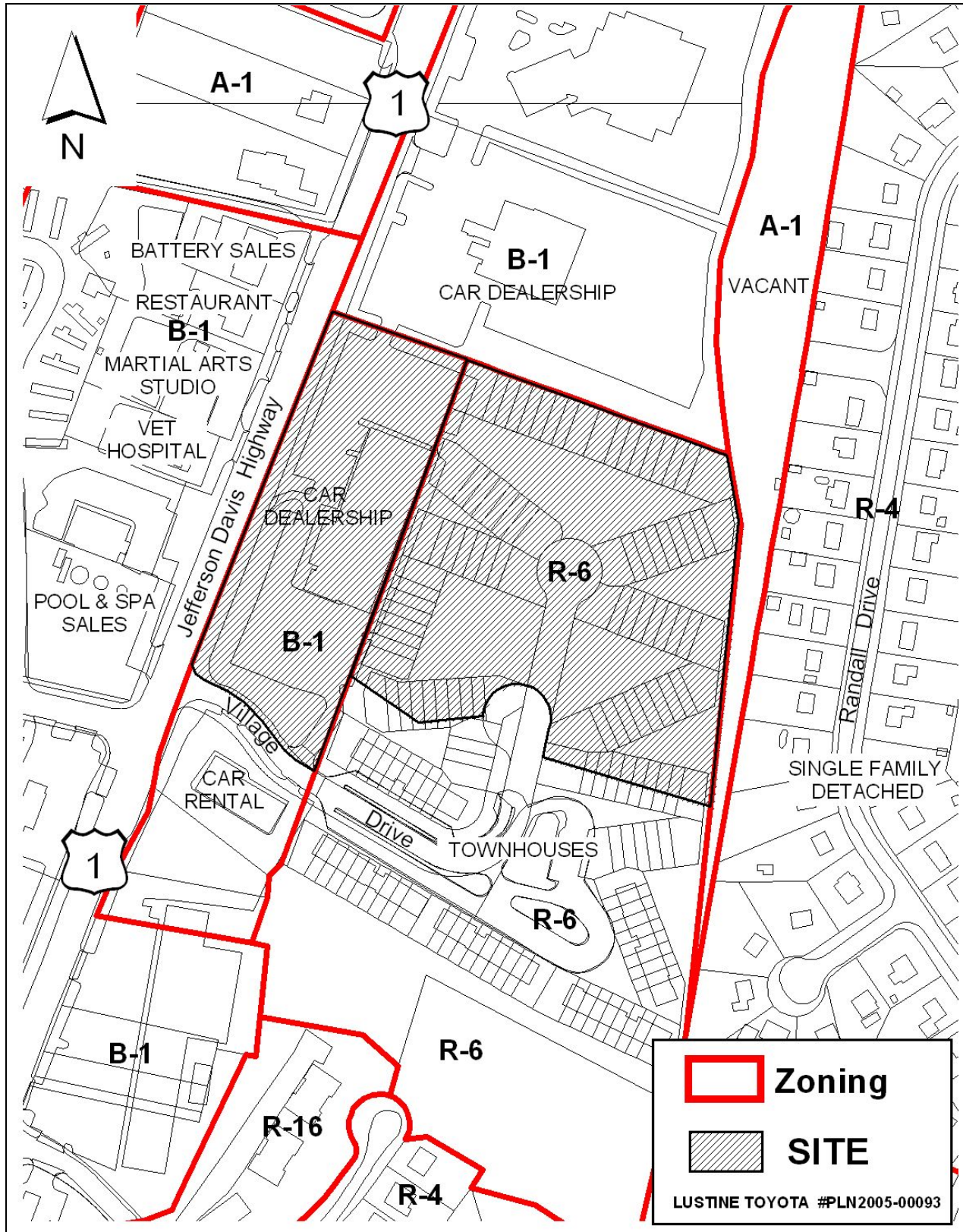




Attachment A - Maps  
LONG-RANGE LAND USE MAP - REZONING

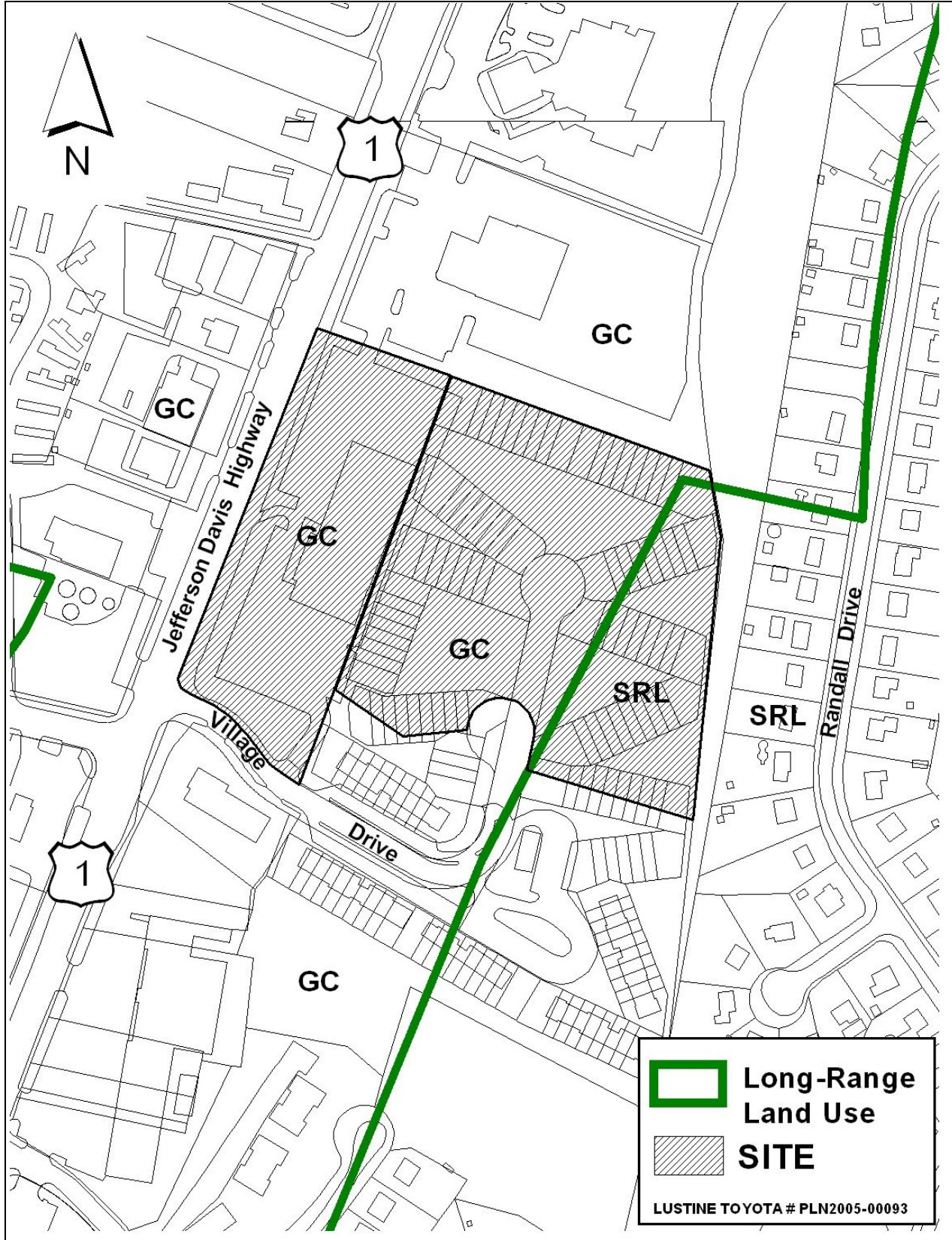


**Attachment A - Maps  
EXISTING LAND USE AND ZONING MAP - SUP**





Attachment A - Maps  
LONG RANGE LAND USE MAP - SUP



<b>Part I. Summary of Comprehensive Plan Consistency</b>
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**Staff Recommendation: Approval**

The following is a summary of staff’s analysis of the applicant’s request to rezone +6.94 acres from R-6 to B-1, and to expand, under an SUP, an existing motor vehicles sales (limited) facility from ±3.61 acres to a total of ±10.55 acres. This analysis is based on the relevant 2003 Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	No	B-1 zoning is inconsistent with the SRL designation.
Community Design	Yes	The proffers and conditions provide buffers and quality building design and materials that improve the aesthetics of the existing development and protect adjacent properties from negative impacts; \$4000 is proffered toward landscaping along US Route 1.
Cultural Resources	Yes	No impact to known resources; no additional work warranted.
Economic Development	Yes	The proposal allows an existing business to expand and remain in Prince William County, preserving 185 existing full-time jobs.
Environment	Yes	Proffer statement includes recommended contribution for water quality monitoring.
Fire and Rescue	Yes	Proffer statement includes recommended contribution for fire and rescue services.
Potable Water	Yes	Connection to public water, with all associated upgrades, is proffered.
Sewer	Yes	Connection to public sewer, with all associated upgrades, is proffered.
Transportation	Yes	Proposed conditions address site access, loading and deliveries. Proffers include a contribution toward traffic signal at the intersection of Village Drive, Bel Air Road and US Route 1.

<b>Part II. Comprehensive Plan Consistency Analysis</b>
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The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Land Use Map Designation	Zoning
North	Car dealership	GC	B-1
	Vacant land	GC	A-1
South	Townhomes	GC & SRL	R-6
	Car rental agency	GC	B-1
East	Vacant land	GC & SRL	A-1
	Single family detached homes	GC & SRL	R-4
West	Retail sales and services	GC	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 its residents and employers need. The Long Range Land Use Plan sets out policies and action strategies that further the County’s goal of providing a land use pattern that encourages fiscally sound development and achieves a high quality living environment. In addition to delineating land use designations on the Long Range Land Use Map, the plan includes recommendations relating to ensuring adequate land for economic development opportunities, providing for a diverse housing market, protecting against the encroachment of incompatible land uses, encouraging infill development within the Development Area, protecting environmentally sensitive lands, promoting mixed use development where appropriate, encouraging the provision of adequate public facilities for existing and planned development, preserving valuable open space and environmental resources, encouraging higher density development near existing and future transit facilities, and utilizing the sector planning process to provide more detailed recommendations where appropriate.

This site is located within the Development Area of the County and within the boundaries of the Potomac Communities Revitalization Plan (PCRP), and is classified General Commercial (GC) and Suburban Residential Low (SRL) on the Long Range Land Use Map. The following table summarizes the uses and densities intended within the GC and SRL designation:

<b>Long Range Land</b>	<b>Intended Uses and Densities</b>
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## Attachment B – Staff Analysis

Use Map Designation	
General Commercial (GC)	The purpose of the GC classification is to recognize areas of existing commercial activity along major County roadways – such as those along Route 1, Route 234, Route 28, and at the Minnieville-Smoketown Roads intersection – that serve a local rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where inter-parcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas – where appropriate – shall be encouraged. Primary uses in the GC area are retail, retail service and lodging uses. Office uses shall be considered a secondary use and shall represent no more than 25% of the total GC project area. Infill and redevelopment of areas identified as GC are encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Office development in GC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan. Office buildings in GC areas are preferred at a height of at least 2-3 stories.
Suburban Residential Low (SRL)	The purpose of the SRL classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single family detached, but up to 25% of the total land area may be single family attached. The density range in SRL projects is 1-4 dwellings per gross acre, less the environmental resource-designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in the Environment Plan.

The applicant in this instance has outgrown their existing site at 14227 Jefferson Davis Highway and is seeking to expand their car dealership to the rear to provide additional display and sales area. The expansion area is currently platted for townhouse development and backs up to Marumsc Acres, a single family neighborhood. The expansion includes up to 34,000 square feet of additional building and 469 new parking spaces, for a total of 60,300 square feet and 733 parking spaces.

The existing dealership operates on the front portion of the property under the conditions of SUP #PLN1993-0013, Lustine Toyota/Dodge. The conditions govern site development, parking, landscaping, signage and outside storage. Since 1993, the applicant has been cited 17 times for violations – primarily for illegal signage and parking in landscaped areas. At this time, there are no outstanding violations.

## Attachment B – Staff Analysis

The B-1 zoning district required for the car dealership is deemed incompatible with the SRL land use designation. The applicant was advised that a comprehensive plan amendment was warranted in this instance; they have chosen not to seek an amendment through either the annual process or the out-of-turn process in Potomac Communities.

### **PROPOSAL'S STRENGTHS**

- Off-site Amenities for Village Square – The proffers provide for parking and recreational improvements to the Village Square townhome development. The improvements include a tot lot and 40 additional parking spaces.
- Limitations on Use – The proffers associated with the rezoning portion of this application limit the use of the property to motor vehicle sales, unless and until the traffic light at the intersection of Village Drive, Bel Air Road and US Route 1 is installed.

### **PROPOSAL'S WEAKNESSES**

- Conformance with the Long Range Land Use Designation – Commercial uses permitted in the B-1 zoning district are deemed to be inconsistent with the SRL designation. The applicant has, however, reserved approximately one-third of the area designated SRL as a 75' buffer.
- Buffer Between Incompatible Uses – The Design and Construction Standards Manual (DCSM) calls for a 100' buffer between commercial uses and detached single family homes, with half of that buffer provided on each side of the common property line. In this instance, the single family homes predated this requirement, and their half of the buffer is not provided. The applicant has, however, increased their portion from 50' to 75'.
- Transition Between Uses – The platted townhouse development provides an appropriate transition between the Marumsco Acres single family neighborhood and commercial development along Jefferson Davis Highway. Expansion of the commercial development eliminates this transition, emphasizing the need for additional buffers along the easternmost property line.

**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.

The design issues related to the expansion of the dealership focus on integration of the building addition with the existing facility, the buffering of the greatly expanded display area from the adjacent residential development, parking, signage, lighting levels, and the treatment of the US Route 1 frontage.

#### **PROPOSAL'S STRENGTHS**

- **Proffered Buffers** – The proffer statement includes buffers in excess of those required by the Zoning Ordinance and the DCSM. The Lustine Toyota GDP/SUP Plan includes a 75' landscaped buffer along the eastern boundary, adjacent to Marumscos Acres, and a 50' landscaped buffer along the southern boundary, adjacent to Village Square townhomes. No vehicles may be parked on any green space or buffer within the site boundaries.
- **Building Elevations and Materials** – The proposed conditions require substantial compliance with the elevations dated April 6, 2005. The exterior of the existing building will be refaced so that it blends seamlessly with the addition.
- **Lighting** – Given the proximity of the expanded parking area to the residential development, the proposed conditions require decreased lighting levels within 125' of the rear property line.
- **Signage** – The proposal includes a conditioned consolidated sign package that provides 380 square feet of façade signs and 160 square feet of freestanding monument signage, and is coordinated with the building architecture.
- **Landscaping Contribution** – The proffers include a \$4,000 contribution toward landscaping along US Route 1.
- **Fencing** – The conditions require existing chain link fencing on site to be replaced because it is not vinyl coated. If chain link fencing is used anywhere on site, it must be black vinyl coated chain link.

**PROPOSAL’S WEAKNESSES**

- US Route 1 Frontage – The applicant is proposing to provide landscaping along the US Route 1 frontage within the area reserved for future widening. Once the road is widened, this landscaping will be replaced by landscaping provided within the public right-of-way – no additional landscaping on the private property will be provided. The impact of this proposal results in the loss of 28 existing display spaces along US Route 1. If the landscaping were to be required on the private property, an additional 46 spaces (or a total of 74 spaces) would be lost. This loss of landscape area is offset to some degree by the above-mentioned landscaping contribution.

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

**Cultural Resources Plan Analysis**

Residents of and visitors to Prince William County are aware of the important links of the County today with the rich heritage of the past because of the preservation and enhancement of our cultural resources. The Cultural Resources Plan sets out policies and action strategies that further the County’s goal of identifying and protecting our historical, archaeological, architectural and cultural resources, including those significant to our minority community, for the benefit of citizens and visitors. The plan includes recommendations relating to the identification of assets, preservation through the use of federal, state, local, and private initiatives, mitigation of negative impacts, and public education/awareness programs. Land use applications should include appropriate records review for prehistoric and historical resources, as well as Phase I, II, and III level archaeological studies as appropriate.

No known historical sites or gravesites were found on site, nor would any be expected to be found on site – no additional work is required.

**PROPOSAL’S STRENGTHS**

- No Impact – There is no reason to anticipate any impact to any cultural or historical resources.

**PROPOSAL’S WEAKNESSES**

- None identified.

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

## **Economic Development Plan Analysis**

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

### **PROPOSAL'S STRENGTHS**

- Expansion of Existing Business – The Lustine Toyota dealership has outgrown its current site and is in danger of losing its franchise if it cannot expand. The dealership currently has 185 full time employees who are paid an average salary of \$ 44,291.00 per year. Should this dealership close, the existing dealership could be redeveloped under the existing, unproffered, B-1 zoning. Redevelopment of the rear portion of the site would require a proffer amendment, unless and until the traffic light at the intersection of Village Drive, Bel Air Road and US Route 1 is installed.

### **PROPOSAL'S WEAKNESSES**

- None identified.

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

## Attachment B – Staff Analysis

The eastern portion of the site is located in Subwatershed # 915, which drains into Marumsco Creek. None of the site is mapped as environmental resource the Long Range Land Use Map, i.e., no flood plains, wetlands or RPA. This site is within an IDA. The applicant's environmental constraints analysis identifies approximately 0.61 acres of the site as environmentally sensitive. Approximately 0.38 acres of the site (5%) contain slopes of 15-25%; 0.23 acres (3%) contain slopes in exceeding 25%; and some of the soil is considered highly erodible.

The applicant's perennial flow determination has been approved by the Department of Public Works; there are no streams on site, only a drainage swale. Stormwater management/BMP facilities are located on the Lustine Toyota GD/SUP plan.

### **PROPOSAL'S STRENGTHS**

- Monetary Contribution – The proffer statement includes the recommended monetary contribution for water quality monitoring.
- Pre-treatment – The conditions require a pre-treatment facility in the service bays to prevent grit and oil from entering the sanitary sewer and any stormwater management facilities.
- Intensely Developed Area (IDA) Pollutant Removal – The conditions require compliance with the additional pollutant removal recommendations for developments within an IDA.

### **PROPOSAL'S WEAKNESSES**

- Limits of Clearing – The entire site will be cleared and graded, with replanting within the proposed buffers and landscaped areas.

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 providing timely response to fire, medical, hazardous material and natural disaster emergencies. The plan includes recommendations relating to equipment and facility needs to meet desired levels of service and encouraging the use of fire and safety features beyond the minimum required by the Virginia Uniform Statewide Building Code.

## Attachment B – Staff Analysis

The site is closest to the OWL – Spicer Fire and Rescue Station #12, located on Montgomery Avenue. It is estimated that the response time would be approximately 1.2 minutes, which meets the recommended four minute response time. It should be noted, however, that this station operates at a net deficit capacity, which can negatively impact response time.

### **PROPOSAL'S STRENGTHS**

- Monetary Contribution – The proffers provide the recommended LOS contribution for fire and rescue services for the additional building square footage.

### **PROPOSAL'S WEAKNESSES**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Fire and Rescue 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.

Public water is available, but requires construction of off-site facilities. The site is served by an extension of a single 8" water main with 6" and 4" branch extensions. The existing system is not capable of providing the necessary 2,500 gpm fire flow for commercial property. The proposed building addition will be on top of the existing 4" main that feeds the Village Square townhomes. This main will require relocation and upgrade for property fire flow requirements. A minimum 12" water main, extended from the existing 10" main in Route 1, will be required to bring the system into compliance. This 12" main shall be connected to the existing 8" main with a minimum 8" main. The 12" main shall be extended to provide service to the townhomes by reconnecting the existing 6" main, and also to provide service to the new building addition and car storage area. Additional water main construction may be required in order to provide required fire protection hydrant coverage and fire flows.

### **PROPOSAL'S STRENGTHS**

- Connection to Public Water – The proffer statement includes a commitment to connect to public water, with any and all upgrades at the applicant's expense.

**PROPOSAL’S WEAKNESSES**

- None identified.

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

**Sewer Plan Analysis**

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The 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 Suburban Residential Rural (SRR), as well as the Rural area.

Public sewer exists on site, but may require relocation.

**PROPOSAL’S STRENGTHS**

- Connection to Public Sewer – The proffer statement includes a commitment to connect to public sewer, with any and all upgrades at the applicant’s expense.

**PROPOSAL’S WEAKNESSES**

- None identified.

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



## **Transportation Plan Analysis**

By providing a multi-modal approach to traffic circulation, Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County’s goal of providing a complete, safe and efficient multi-modal circulation system that includes sufficient capacity to meet the demands placed upon it. The plan includes recommendations relating to improving existing service levels, increasing capacity of the existing system, minimizing negative impacts to environmental and cultural resources, supporting targeted industries and major activity centers, exploring innovative funding mechanisms, promoting regional approaches to transportation issues, and promoting transit opportunities. At a minimum, projects should include strategies that result in an LOS of “D” or better on all roadways, the dedication of planned rights-of-way, the provision of pedestrian pathways, and access to mass transit and other commuter facilities, as appropriate.

Transportation issues related to this proposal are focused on access to the site and the future widening of US Route 1.

### **PROPOSAL’S STRENGTHS**

- Access from US Route 1 – The proposed conditions limit access from US Route 1 to right in only. Cars will exit the site via the Village Drive access point or use the inter-parcel connector to the adjacent Lustine dealership.
- Traffic Signal – The proffers include a \$25,000 contribution toward a traffic signal at the intersection of Village Drive, Bel Air Road and US Route 1.
- Loading and Deliveries – The proposed conditions prohibit any loading, unloading and other deliveries within the public rights-of-way. All loading, unloading and deliveries must take place within the site boundaries.
- Village Drive – The proffers include the dedication of right-of-way to cul-de-sac Village Drive.

### **PROPOSAL’S WEAKNESSES**

- Right-of-Way Reservation – According to VDOT’s Route 1 Location Study, the proposed right-of-way in the area is approximately 160’, requiring 25’ of the applicant’s property. As much as 8’ of additional right-of-way may be required along Village Drive, to be determined prior to final site plan approval. Through the proposed conditions the applicant will reserve this right-of-way, but will not dedicate it to the County or VDOT at this time.

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

**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:

- There is some concern that the additional parking spaces for Village Square do not meet DCSM standards as currently depicted on the Lustine Toyota GD/SUP plan. This issue can be resolved at the time of site plan review.
- The applicant will need to ensure that there is adequate site distance at all entrance points. This issue can be resolved at the time of site plan review.
- An unobstructed 9’ area in front of the building is required for emergency access. This issue can be resolved at the time of site plan review.
- Field studies of soils to confirm conditions should be conducted prior to final site plan approval.

**Agency Comments**

The following agencies have reviewed the proposal and their comments have been summarized in relevant chapters of the 2003 Comprehensive Plan in this report. Individual comments are in the case file in the Office of Planning.

- Fire Marshall
- Historical Commission
- Occoquan Bay National Wildlife Refuge
- Planning – Urban Design
- Planning – Zoning Administrator
- Police Department
- Public Works – Environmental Services
- Public Works – Transportation Division
- Service Authority
- VDOT

**PROFFER STATEMENT**  
**(Lustine Toyota)**

REZ # PLN 2005-00092  
Applicant/Record Owner: JD HWY, LLC  
Property: Approximately 6.94 Acres 8391-68-1388(part), 8391-68-1088(part), 8391-68-0788(part), 8391-68-0688 (part), 8391-68-0489(part), 8391-68-0289(part), 8391-68-0089(part), 8391-58-9889(part), 8391-58-9691(part), 8391-58-9191(part), 8391-58-9298, 8391-58-9897, 8391-68-0198, 8391-68-0299, 8391-69-0500, 8391-69-0601, 8391-69-0802, 8391-69-0902, 8391-69-1203, 8391-69-1404, 8391-69-1512, 8391-69-1213, 8391-69-1013, 8391-69-0814, 8391-69-0614, 8391-69-0415, 8391-69-0315, 8391-69-0115, 8391-59-9718, 8391-59-9924, 8391-69-0326, 8391-69-0526, 8391-69-0727, 8391-69-0927, 8391-69-1128, 8391-69-1328, 8391-69-1530, 8391-69-1539, 8391-69-1240, 8391-0941, 8391-69-0742, 8391-69-0543, 8391-69-0144, 8391-59-9845, 8391-59-9048, 8391-59-8849, 8391-59-8649, 8391-59-8450, 8391-59-8351, 8391-59-8152, 8391-59-7753, 8391-59-7340, 8391-59-7737, 8391-59-7836, 8391-59-8035, 8391-59-8234, 8391-59-8333, 8391-59-8531, 8391-59-8729, 8391-59-8422, 8391-59-8224, 8391-59-8025, 8391-59-7826, 8391-59-7626, 8391-59-7426, 8391-59-6928, 8391-59-7023, 8391-6818, 8391-59-6716, 8391-59-6515, 8391-59-6511, 8391-59-6408, 8391-59-6101(part), 8391-59-6402(part), 8391-59-6602(part), 8391-59-6801 (part), 8391-59-7001(part), 8391-59-7202(part), 8391-59-7402(part), 8391-59-7603(part), 8391-59-7903(part), 8391-59-8203(part), 8391-58-7898(part), 8391-59-9810, 8391-59-9437, 8391-59-7814(part), 8391-68-1094(part), 8391-58-8291(part)

Rezoning Requested: R-6 to B-1, General Business  
Woodbridge Magisterial District, Prince William County, Virginia

Date: August 18, 2005

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event that the above-referenced rezoning is not granted as applied for by

## **Attachment C Proposed Proffers**

Applicant, these proffers shall be withdrawn and are null and void and all previously approved and applicable proffers shall remain in full force and effect.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the Property adjacent to the improvement, unless otherwise specified herein. The term "Applicant" shall include all future owners and successors in interest. The GDP shall mean sheet 2 of that plan entitled "General Development and Special Use Permit Plan" prepared by Design/Build Concepts, Ltd., dated June 24, 2004, last revised as of July 7, 2005. Landscaping Plan shall mean sheet 3 of that plan entitled "General Development and Special Use Permit Plan" prepared by Design/Build Concepts, Ltd., dated June 24, 2004, last revised as of July 7, 2005.

### **TRANSPORTATION**

1. Subject to obtaining all necessary County and VDOT approvals and the vacation/dedication of Village Drive right of way as shown on the GDP, the Applicant shall construct within existing and proposed Village Drive right of way, a new cul-de-sac as shown on the GDP. The final type, location, size and details of said improvements shall be determined by the Applicant at the time of final site plan review, subject to approval by the Department of Public Works.
2. The Applicant shall reserve and dedicate to Prince William County, upon the request of and at no cost to the County, land for the new Village Drive cul-de-sac as generally shown on the GDP. Said dedication shall be made at the time of the approval of the final site plan and plat for the Property.
3. The Applicant shall contribute to Prince William County, prior to and as a condition of final site plan approval, \$25,000 toward a warrant study and installation of a traffic signal (by others) at the intersection of Bel Air Road/Village Drive and Jefferson Davis Highway.
4. Use of the Property shall be limited to Motor Vehicle Sales (Limited). The forgoing restriction shall be null and void should a traffic signal be constructed at Bel Air Road/Village Drive and Jefferson Davis Highway.

### **WATER QUALITY MONITORING**

5. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre (6.94 x \$75 or a total of \$520.50) for water quality monitoring studies. Said contribution shall be made prior to and as a condition of final site plan approval.

**FIRE AND RESCUE**

6. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.56 per square foot for fire and rescue services in the area. Said contribution shall be required for the new addition to be constructed on the Property and shall be paid prior to and as a condition of the issuance of a building permit release letter for such building.

**LANDSCAPING**

7. The Applicant shall contribute a lump sum of four thousand dollars (\$4,000.00) to the County for the Route 1 Improvement Fund for trees and landscaping along Route 1. Said sum shall be paid at the time of final site plan approval.
8. The final site plan shall include the following buffers in the locations shown on the Landscaping Plan: (a) a 75' wide buffer along the eastern (rear) Property line, planted with a minimum of 300 plant units per 100 linear feet, and (b) a 100' wide buffer (50' on-site and 50' off-site, in accordance with proffer #7 below) along a portion of the southern Property line, planted with a minimum of 400 plant units per 100 linear feet.

**OFF-SITE VILLAGE SQUARE IMPROVEMENTS**

9. Subject to the final approval of the Village Square Homeowners Association (and in accordance with separate written agreements with the Association) and County site plan approval, the Applicant shall provide, at its cost and expense, various off-site improvements for the benefit and use of the Village Square Homeowners Association, including the landscaping, tot lot and townhome parking lot in substantial conformance with the GDP. The final site plan for these off-site improvements must be approved prior to or concurrent with any approval of a final site plan for improvements on the Property.

**WATER AND SEWER**

10. The site will be served with public water and sewer, with all on-site and off-site improvements necessary for the demand generated by the development of the Property provided at the Applicant's cost.

**MISCELLANEOUS**

11. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, noncompounded.

SPECIAL USE PERMIT CONDITIONS

July 20, 2005

Special Use Permit # PLN 2005-00093, Lustine Toyota

Applicant: JD HWY, LLC

Area: +10.55 acres

GPINS: 8391-58-7898(part), -8291(part), -9191(part), -9298, -9691(part), -9897, -9889(part); 8391-59-5123, -6101(part), -6402(part), -6408, -6511, -6513, -6515, -6602(part), -6716, -6801(part), -6818, -6821, -6928, -7001(part), -7023, -7202(part), -7227, -7340, -7402, -7426, -7603(part), -7626, -7737, -7753, -7814, -7826, -7836, -7903, -8025, -8035, -8152, -8203(part), -8224, -8234, -8333, -8351, -8422, -8450, -8531, -8649, -8729, -8849, -9048, -9247, -9437, -9547, -9718, -9801, -9848, -9924(part); 8391-68-0089(part), -0198, -0289(part), -0299, -0489(part), -0688(part), -0788(part), -1088(part), -1094(part), -1388(part); 8391-69-0115, -0144, -0315, -0326, -0343, -0415, -0500, -0526, -0543, -0601, -0614, -0727, -0742, -0802, -0814, -0902, -0927, -0941, -1013, -1040, -1128, -1203, -1213, -1240, -1328, -1404, -1512, -1530, -1539, and -1731.

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Prince William County Comprehensive Plan. In the event of conflict between the conditions of this special use permit and the special use permit plan and any provisions of the Zoning Ordinance and/or the Design and Construction Standards Manual (DCSM), the special use permit conditions shall apply. The use of the subject property shall be in strict conformance with the following conditions, and shall supersede the conditions associated with the existing SUP #PLN1993-0013. Upon commencement of the expanded use allowed by this special use permit, SUP #PLN1993-00113 shall become void.

After approval of a special use permit by the Board of County Supervisors, the applicant shall have one (1) year to submit site or subdivision plans for the approved use and shall occupy and site and commence the use within five (5) years of approval of the site plan. If the use has not begun as provided above, the special use permit shall be void, and the use may not be begun except upon approval of another special use permit.

If the approved special use ceases operation for a period of one (1) year, for any reason, the special use permit shall become void and thereafter may only be conducted upon approval of another special use permit.

1. Site Development: Subject to such changes as may be required and/or approved by the County in connection with final engineering and site plan review, the site shall be developed in substantial conformance with the special use permit plan, being sheet 2 of the plan entitled "General Development and Special Use Permit Plan" (GD/SUP Plan) prepared by Design/Build Concepts, Ltd, dated June 24, 2004, last revised as of July 7, 2005 ("Special Use Plan").
2. Proposed Building: The proposed addition to the dealership facility shall be limited to a maximum of 34,000 gross square feet.

## Attachment D – Proposed Conditions

3. Permitted Special Use: The use permitted under this special use permit shall be limited to motor vehicle sales, rental or lease (limited), in accordance with the Zoning Ordinance, including motor vehicle service. All vehicle service shall be conducted in the building. Motor vehicle impoundment, the storage of inoperable vehicles and the sale of motor vehicle fuel shall be prohibited. There shall be no inside or outside public address system used that is audible outside the property lines.
4. Vehicle Cleaning: Vehicle washing shall occur only behind the building and only with biodegradable cleaners approved by Watershed Management. The applicant may also spray wash and dry displayed vehicles in vehicle display areas on an as needed basis.
5. Architecture: The existing building facade improvements and proposed new building addition shall have an architectural style in substantial conformance to the exhibits entitled “Lustine Toyota Proposed Exterior Elevations” prepared by Lessard Commercial Inc., dated April 6, 2005. Modifications from these exhibits may be allowed in order to meet applicable regulations and standards necessary to gain final site plan approval for this development as approved by the Planning Director or his designee. Building elevations shall be submitted to the Planning Director or his designee for approval with respect to compliance with these conditions prior to issuance of the building permit release letter.
6. Refuse Container: Any refuse container stored on the site shall be kept within an enclosure with a gate that remains closed when not accessing the container. The enclosure shall prevent the refuse container from being viewed from adjoining properties and public rights-of-way and shall be constructed of a solid board on board fence or masonry materials.
7. Fire Sprinkler System: The applicant shall install a fire sprinkler system in the building in accordance with County standards.
8. Landscaping: Landscaping and buffers on the property shall be provided in substantial conformance to the landscaping plan, being sheet 3 of the plan entitled "Landscaping Plan” prepared by Design/Build Concepts, Ltd, dated June 24, 2004, last revised as of July 7, 2005. Compliance with this condition shall be demonstrated by showing the said landscaping and buffers on the final site plan.
9. Fencing: Any chain link fencing on the property shall have black, vinyl-coated chain link material. Compliance with this condition shall be demonstrated by showing said fencing on the final site plan.



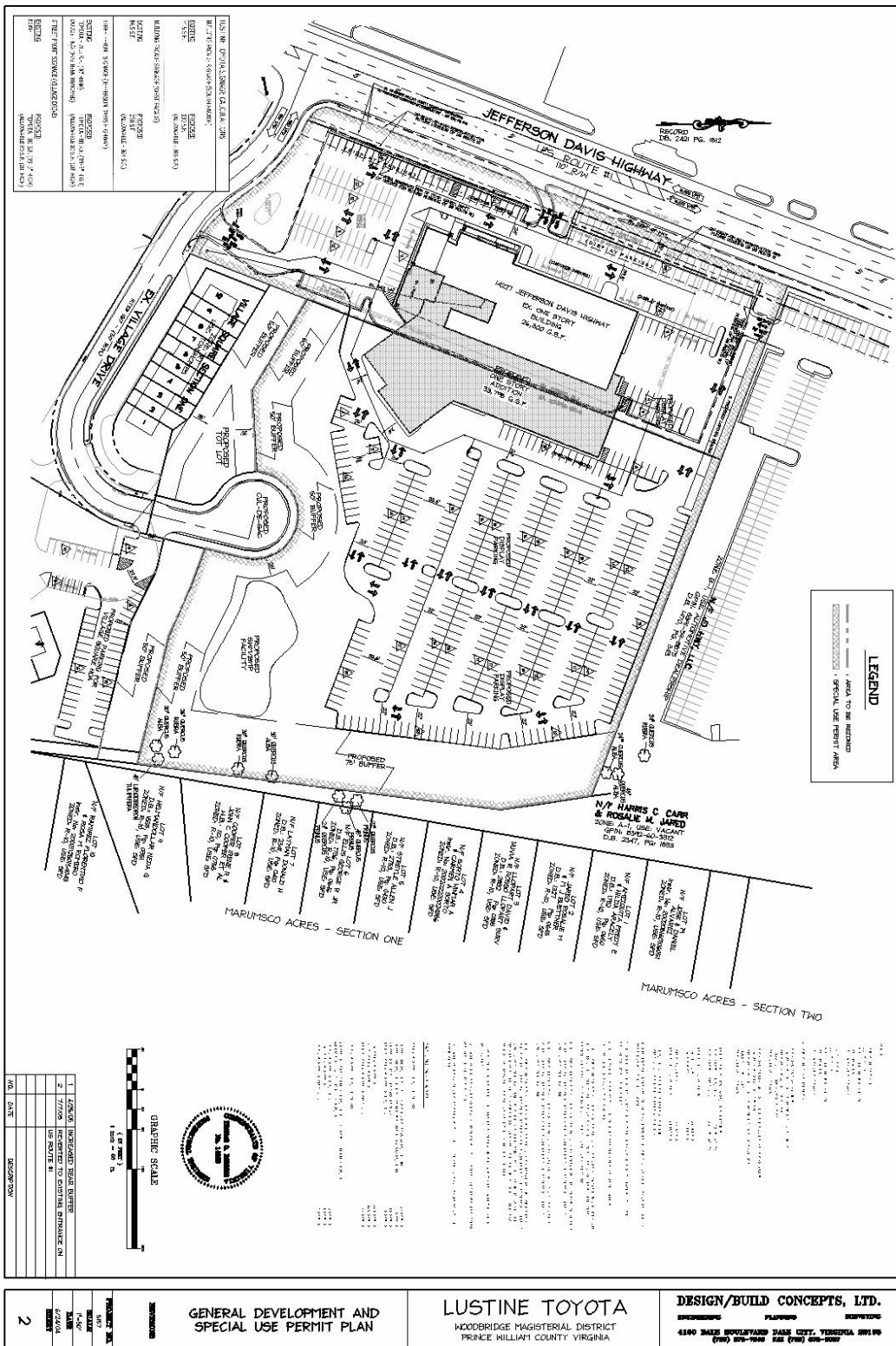
## Attachment D – Proposed Conditions

10. Signage: The proposed monument signs at the entrance off Jefferson Davis Highway and the entrance off Village Drive shall have a style in substantial conformance to the exhibit entitled "Lustine Toyota Illustrative Exhibit Showing Monument Sign" prepared by Pattison Sign Group, dated January 13, 2004. All other signage shall be limited to the façade signs shown on the "Lustine Toyota Proposed Exterior Elevations", dated April 6, 2005. Total sign area on the site shall not exceed 380 square feet of facade signage and 160 square feet of monument signage. The applicant shall obtain any required sign permit from Prince William County.
11. Attention Getting Devices: Any portable sign, signs in series, banners, balloons, streamers, garrison flags, figures, temporary window signs, windshield signs, or similar attention getting devices shall be prohibited. Likewise, the use of any type of neon signage or tubing shall be prohibited. Vehicle hoods shall not be raised as an attention getting device.
12. Parking: Employee, customer and vehicular display parking shall be limited to designated parking spaces as shown on the GD/SUP plan. Under no circumstances shall any such vehicles be parked in or infringe upon any travelway, sidewalk, buffer, landscape strip or the 25' wide area reserved for future right-of-way for Route 1 improvements as shown on the GD/SUP Plan. The use of display ramps and stands shall be prohibited and display vehicles shall have all wheels on paved surfaces within designated parking spaces. Handicapped parking spaces shall be provided as required in the DCSM. Compliance with this condition shall be demonstrated by showing said parking on the final site plan.
13. Hours of Operation: Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m., Monday through Saturday, and 10:00 a.m. to 6:00 p.m., on Sundays.
14. Deliveries: Trucks that deliver vehicles to the site shall not park on Jefferson Davis Highway or Village Drive. All such delivery vehicles shall pull onto the site to make vehicle deliveries.
15. Lighting: Free-standing parking lot lighting fixtures shall not exceed a maximum average maintained lighting level of 30 foot-candles, except in the rear 125 feet of the site, where the maximum average maintained lighting level shall not exceed 10 foot candles. Lighting levels shall not exceed 0.5 foot-candles at any property line adjacent to residential uses. Compliance with this condition shall be demonstrated with the provision of a certification from a lighting engineer prior to final site plan approval.
16. Safety and Security: The applicant shall remove keys from vehicles displayed for sale and lock such vehicles at the close of each business day.

## Attachment D – Proposed Conditions

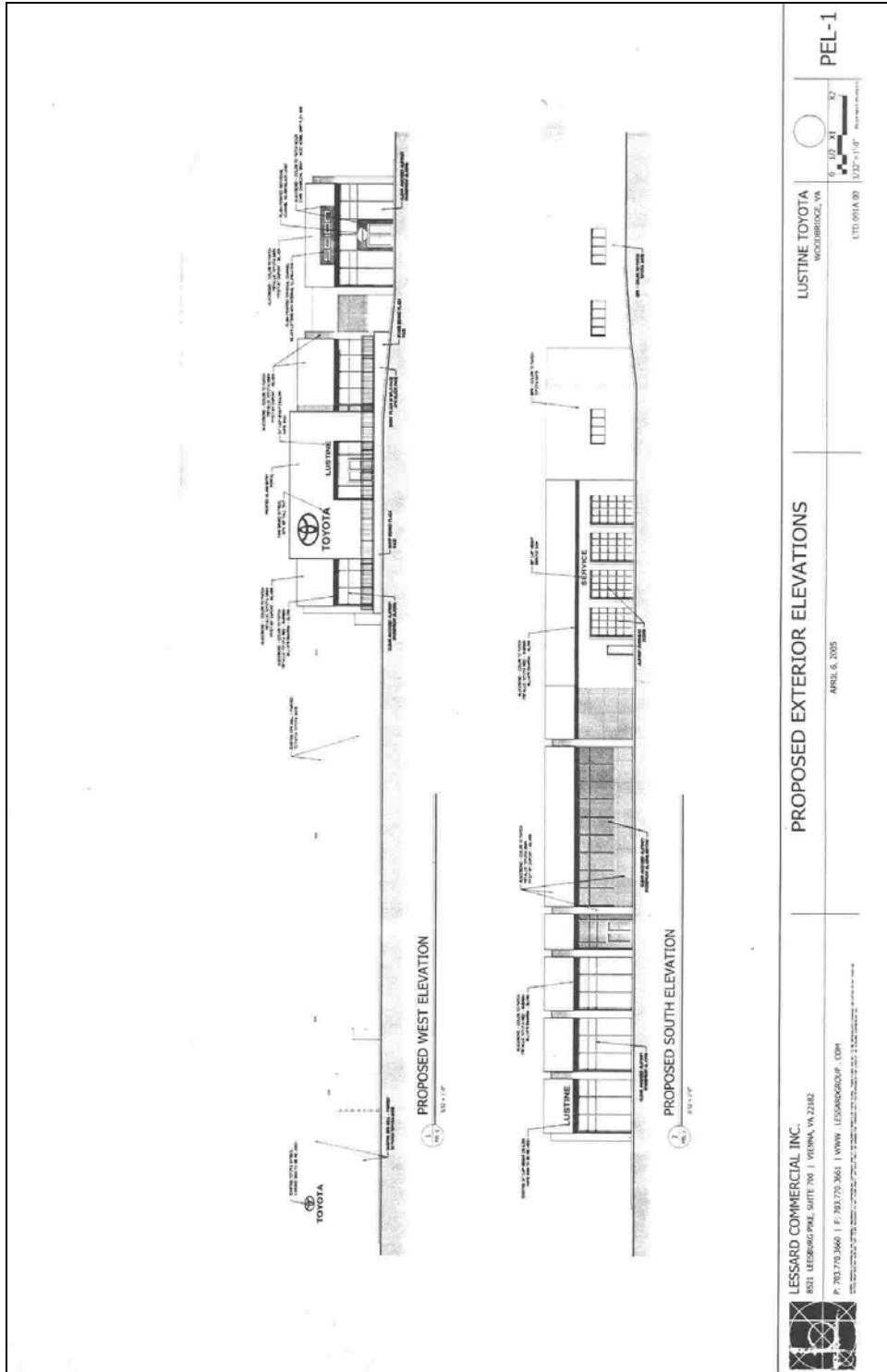
17. Parcel Consolidation: The parcels (and portions of parcels) comprising the special use permit area (other than those parcels to be dedicated to the County for right-of-way) shall be consolidated into one parcel in connection with the final site plan and plat for the property.
18. Reservation of ROW: The applicant shall reserve an area up to twenty five feet (25') in width along Jefferson Davis Highway (Route 1) as shown on the GD/SUP Plan for the future widening of Jefferson Davis Highway by others. Additional right of way along Village Drive, of up to eight feet (8') in width, shall be reserved if necessary as a condition of final site plan approval. The applicant shall install landscaping within the reservation area as generally shown on the landscaping plan. No landscape area or strip, or landscaping will be required to be placed, replaced, provided or relocated on the property, within or outside of the reservation area, after the reservation area has been acquired as right-of-way for the Jefferson Davis Highway widening project; provided, however, any signage shall be relocated at the applicant's expense. Compliance with this condition shall be demonstrated by showing said reservations on the final site plan.
19. Entrance for Route 1: The entrance to the property from Route 1 shall be limited to right in only, as shown on the GD/SUP Plan. Compliance with this condition shall be demonstrated by showing said entrance on the final site plan.
20. Pre-treatment: The applicant shall provide a pre-treatment facility within the service bays to prevent grease and oil from entering the sanitary sewer and any stormwater management facilities.
21. Intensely Developed Area (IDA): The applicant's stormwater management and BMP facilities plan shall demonstrate a twenty percent (20%) pollutant reduction for the area of the existing dealership (currently GPIN 8391-59-5123) and a fifty percent (50%) pollutant reduction for the expansion area, to comply with Chesapeake Bay preservation area standards for IDAs.

# Attachment D – Proposed Conditions General Development/Special Use Permit Plan dated July 7, 2005

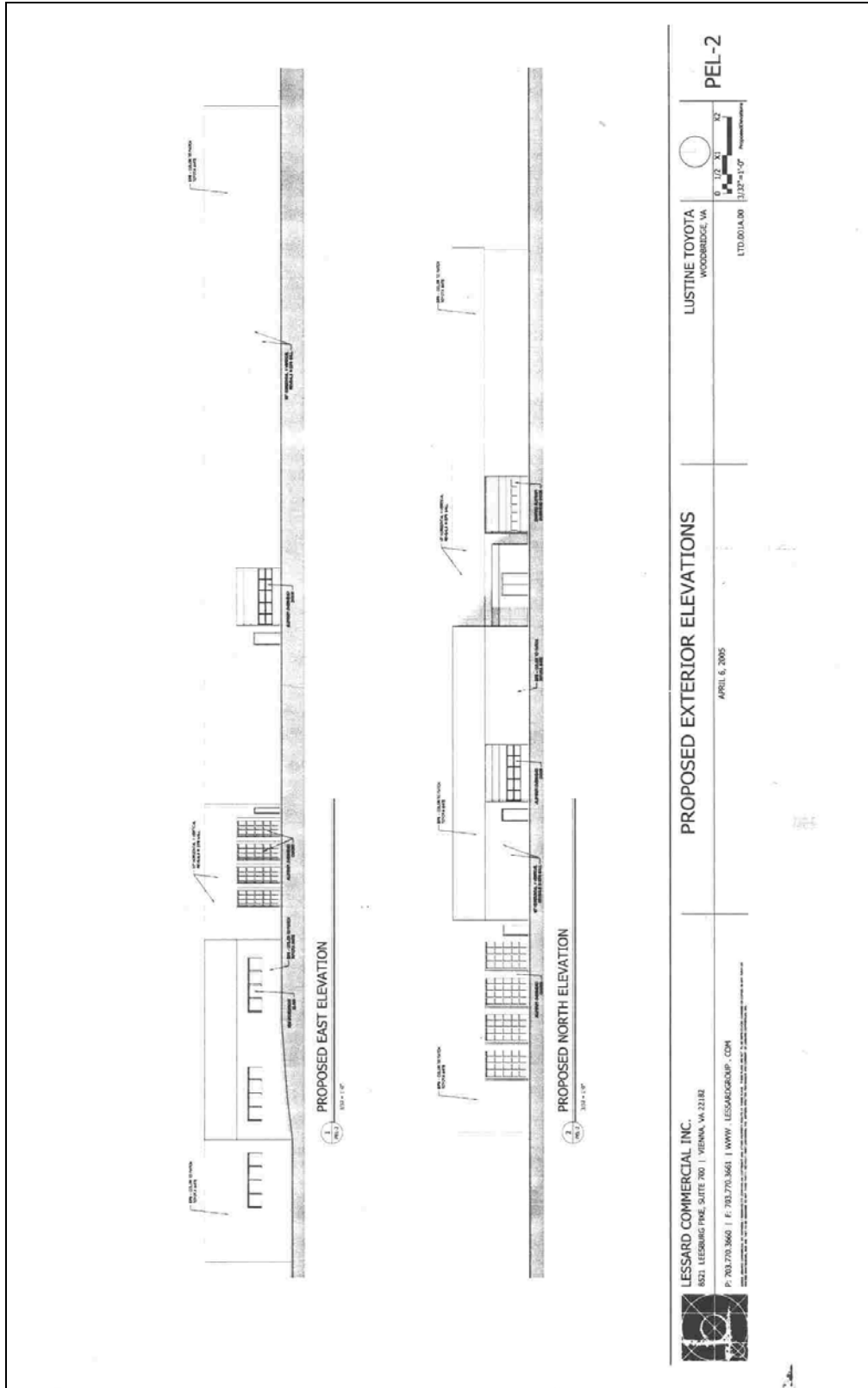




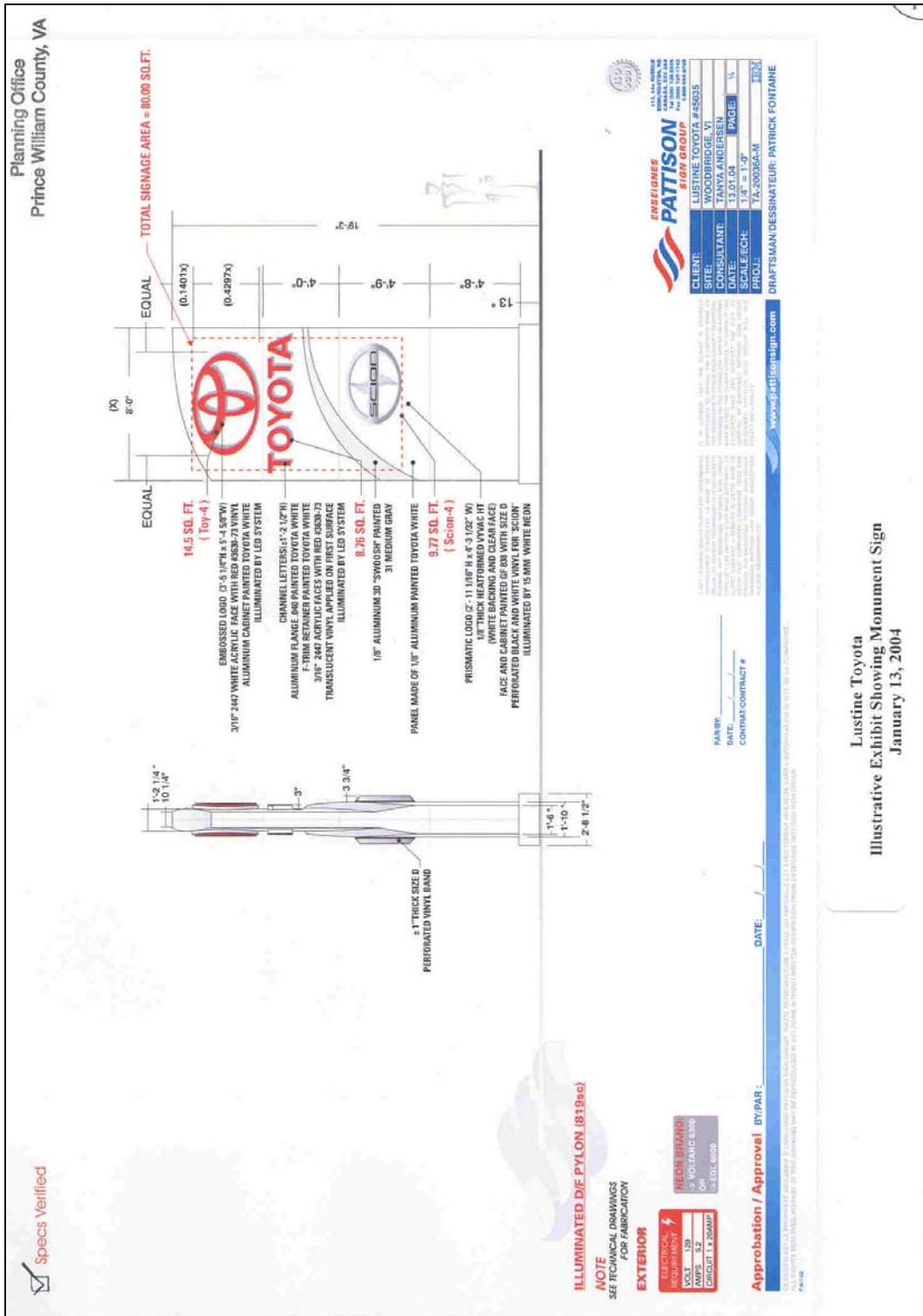
# Attachment D – Proposed Conditions Building Elevations, dated April 6, 2005



# Attachment D – Proposed Conditions Building Elevations, dated April 6, 2005



# Attachment D – Proposed Conditions Monument Sign



**Attachment E**  
**Planning Commission Resolutions**

PLANNING COMMISSION RESOLUTION

**MOTION:** BURGESS July 20, 2005  
**SECOND:** MAY Regular Meeting  
Res. No. 05-078  
**RE:** REZONING #PLN2005-00092, LUSTINE TOYOTA  
WOODBRIDGE MAGISTERIAL DISTRICT  
**ACTION:** RECOMMEND APPROVAL AS DATED JULY 7, 2005 – STAFF  
RECOMMENDATION

**WHEREAS**, this is a request to rezone +/-6.94 acres from R-6, Suburban Residential, to B-1, General Business to allow the expansion of an existing motor vehicle sales (limited) facility; and

**WHEREAS**, the site is located on the north side of Village Drive, east of its intersection with Jefferson Davis Highway; and

**WHEREAS**, the site is designated General Commercial and Suburban Residential Low in the Comprehensive Plan; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 20, 2005, at which time public testimony was received and the merits of the above-referenced rezoning were considered; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this rezoning request;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Planning Commission does hereby recommend approval of Rezoning #PLN2005-00092, Lustine Toyota, subject to proffers dated July 7, 2005.

**Votes:**

**Ayes:** Burgess, Gonzales, Hosen, May, Holley

**Nays:** Hendley

**Absent from Vote:** None

**Absent from Meeting:** Bryant, Fry

**MOTION CARRIED**

CERTIFIED COPY Y.M. E. Thompson  
Clerk to the Commission



**Attachment E**  
**Planning Commission Resolutions**

**PLANNING COMMISSION RESOLUTION**

**MOTION:** BURGESS July 20, 2005  
**SECOND:** MAY Regular Meeting  
Res. No. 05-079  
**RE:** SPECIAL USE PERMIT #PLN2005-00093, LUSTINE TOYOTA  
WOODBRIDGE MAGISTERIAL DISTRICT  
**ACTION:** RECOMMEND APPROVAL SUBJECT TO REVISED CONDITIONS

**WHEREAS**, this is a request to allow a motor vehicles sales (limited) facility;  
and

**WHEREAS**, the +/-10.55 acre site is located on the east side of Jefferson Davis Highway immediately north of its intersection with Village Drive; and

**WHEREAS**, the site is zoned B-1, General Business and R-6, Suburban Residential, and is designated General Commercial and Suburban Residential Low in the Comprehensive Plan; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 20, 2005, at which time public testimony was received and the merits of the above-referenced special use permit were considered; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this special use permit;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Planning Commission does hereby recommend approval of Special Use Permit #PLN2005-00093, Lustine Toyota, subject to conditions dated July 7, 2005 revised on July 20, 2005; to include a pretreatment facility in the service bay and redevelopment commitment of additional 20% pollution removal for stormwater.

**Votes:**

**Ayes:** Burgess, Hendley, Hosen, May, Holley

**Nays:** Gonzales

**Absent from Vote:** None

**Absent from Meeting:** Bryant, Fry

**MOTION CARRIED**

CERTIFIED COPY *M. C. Thompson*  
Clerk to the Commission