STAFF REPORT

Special Use Permit #PLN2007-00197, Iglesia de Dios Pentecostal Puerta del Cielo Church
(Coles Magisterial District)

Planning Commission Public Hearing Date: May 2, 2007
Staff Recommendation: Approval

I. Background is as follows:

A. Request - This is a request for a special use permit to allow a religious institution.

B. Site Location - The site is located in the northeast quadrant of the intersection of Minnieville Road and General Washington Drive (see maps in Attachment A). The SUP site is identified on County maps as GPIN 8091-76-8924.

C. Comprehensive Plan - The site is designated SRL, Suburban Residential Low.

D. Zoning - The subject property is zoned A-1, Agricultural and is a ±3.39 acre site. The site is also in the Minnieville Road Highway Corridor Overlay District (HCOD), which was approved before February 20, 1996.

E. Surrounding Land Uses - The site is surrounded by single family detached residential dwellings.

II. Current Situation is as follows:

A. Office of Planning Recommendation - The Office of Planning recommends approval of SUP #PLN2007-00197, Iglesia de Dios Pentecostal Puerta del Cielo Church, subject to the conditions dated April 20, 2007. See Attachment B for the staff analysis and Attachment C for the proposed conditions.

B. Planning Commission Public Hearing - A public hearing before the Planning Commission has been advertised for May 2, 2007.
III. Issues in order of importance are as follows:

A. Comprehensive Plan

1. Long-Range Land Use - Is the proposed use consistent with those uses intended by the SRL designation?

2. Level of Service (LOS) - How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2006?

B. Community Input - Have members of the community raised any issues?

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

D. Timing – When must the Planning Commission take action on this application?

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

A. Recommend approval of SUP #PLN2007-00197, Iglesia de Dios Pentecostal Puerta del Cielo Church, subject to the conditions dated April 20, 2007, found in Attachment C.

1. Comprehensive Plan Consistency Analysis:
   a) Long-Range Land Use - Religious institutions are considered to be compatible with residential uses when subject to the conditions of an approved SUP. This use is allowed in the A-1 zoning district with a SUP.

   b) Level of Service (LOS) - The proposed special use permit will generate additional fire and rescue service and water quality demands. Conditions of the special use permit will partially mitigate this impact as follows:

<table>
<thead>
<tr>
<th>Fire and Rescue</th>
<th>$0.61/sq. ft.</th>
<th>Approximate area of building - 15,000 sq. ft</th>
<th>Contribution amount $9,150.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Quality</td>
<td>$75 per acre</td>
<td>±3.3978 acres</td>
<td>$254.84</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$9,404.84</strong></td>
</tr>
</tbody>
</table>

2. Community Input - Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.

3. Legal Uses of the Property – In addition to by-right A-1 uses, this site could be used for a religious institution pursuant to the conditions of an approved
SUP. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s office.

4. **Timing** - The Planning Commission has 90 days from May 2, 2007, the first public hearing date, to take action on this proposal. Approval of the special use permit would meet the 90-day requirement.

B. **Recommend denial** of SUP #PLN2007-00197, Iglesia de Dios Pentecostal Puerta del Cielo Church.

1. **Comprehensive Plan**
   a) **Long-Range Land Use** - If the application is denied, the land use designation of the site would remain SRL, Suburban Residential Low, and the zoning classification would remain A-1, Agricultural.
   b) **Level of Service** - Denial would not have any impact on the existing level of service.

2. **Community Input** - The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.

3. **Legal Uses of the Property** – The site could be developed with uses permitted in the A-1 zoning district. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s office.

4. **Timing** - The Planning Commission has 90 days from May 2, 2007, the first public hearing date, to take action on this proposal. Denial of the special use permit would meet the 90-day requirement.

V. **Recommendation** is that the Planning Commission accept Alternative A and recommend approval of SUP #PLN2007-00197, Iglesia de Dios Pentecostal Puerta del Cielo Church, subject to the proposed conditions dated April 20, 2007.

**Staff:** Matthew D. Arcieri, X4279

**Attachments**
A. Area Maps
B. Staff Analysis
C. Proposed Conditions and SUP Plan
D. Building Elevations
E. ECA Plan
Attachment A – Maps
VICINITY MAP

SUP #PLN2007-00197, Iglesia de Dios Pentecostal Puerta del Cielo Church
Page A-1
Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

The following is a summary of staff’s analysis of this special use permit request. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<table>
<thead>
<tr>
<th>Plan</th>
<th>Consistency</th>
<th>Reasons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long-Range</td>
<td>Yes</td>
<td>The site is classified SRL, Suburban Residential Low, on the Long-Range Land Use Map. Religious institutions are considered to be compatible with residential uses when subject to the conditions of an approved SUP. This use is allowed in the A-1 zoning district with a SUP. The existing A-1 zoning district is not consistent with the SRL designation.</td>
</tr>
<tr>
<td>Community</td>
<td>Yes</td>
<td>The SUP plan shows landscaping, internal circulation and overall site design. The proposed building elevations depict a single-story brick structure. A thirty-foot wide landscaping strip along Minnieville Road has been provided.</td>
</tr>
<tr>
<td>Design</td>
<td></td>
<td>A Phase I study has been completed for this site. That study recommended no further archaeological work.</td>
</tr>
<tr>
<td>Cultural</td>
<td>Yes</td>
<td>An ECA narrative was submitted with the application and no environmental features are present. Existing vegetation will be preserved during the development of this site. A water quality contribution has been conditioned.</td>
</tr>
<tr>
<td>Resources</td>
<td></td>
<td>A monetary contribution of $ 0.61 per square foot based on building area has been conditioned. The site is within the recommended response time, but the station is not within capacity.</td>
</tr>
<tr>
<td>Environment</td>
<td>Yes</td>
<td>No significant impact to police services is anticipated.</td>
</tr>
<tr>
<td>Fire and Rescue</td>
<td>Yes</td>
<td>As conditioned, the applicant shall design and construct all on-site and off-site public water facilities.</td>
</tr>
<tr>
<td>Police</td>
<td></td>
<td>As conditioned, the applicant will design and construct all on-site and off-site public sewer facilities.</td>
</tr>
<tr>
<td>Transportation</td>
<td>Yes</td>
<td>The SUP site proposes access from General Washington Drive. No direct access to Minnieville Road is proposed.</td>
</tr>
</tbody>
</table>
Part II. Comprehensive Plan Consistency Analysis

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

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Long Range Future Land Use Map Designation</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single family detached residential</td>
<td>SRL</td>
<td>R-4</td>
</tr>
<tr>
<td>South</td>
<td>Across Minnieville Road - single family detached residential</td>
<td>SRL</td>
<td>A-1</td>
</tr>
<tr>
<td>East</td>
<td>Single family detached residential</td>
<td>SRL</td>
<td>A-1</td>
</tr>
<tr>
<td>West</td>
<td>Single family detached residential</td>
<td>SRL</td>
<td>R-4</td>
</tr>
</tbody>
</table>

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 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 is classified SRL, Suburban Residential Low. The following table summarizes the uses and densities intended within the SRL designation:

<table>
<thead>
<tr>
<th>Long-Range Land Use Plan Classification</th>
<th>Land Uses Intended</th>
</tr>
</thead>
<tbody>
<tr>
<td>SRL</td>
<td>Suburban Residential Low (SRL). The purpose of the Suburban Residential Low 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 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER-, 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 EN-Policy 1 and EN-Policy 4 of the Environment Plan.</td>
</tr>
</tbody>
</table>

The site is located in the northeast quadrant of the intersection of Minnieville Road and General Washington Drive. The subject property is ±3.39 acres (the “site”) and is zoned A-1, Agricultural, in its entirety.

This is a request for a special use permit to allow a religious institution.

**Proposal’s Strengths**

- **Long Range Land Use Classification** – While the use is not residential development as intended in the SRL designation, religious institutions are considered to be compatible with residential uses when subject to the conditions of an approved SUP. This use is allowed in the A-1 zoning district with a SUP.

- **Consistent with Zoning Ordinance** – The proposal is consistent with Sec. 32-300.07 of the Zoning Ordinance and the development standards, which apply to a religious institution seeking a special use permit.

**Proposal’s Weaknesses**

- **Zoning** - The existing A-1 zoning district is not consistent with the SRL designation; however, this use is allowed in the A-1 zoning district with a SUP.

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

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County’s goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features. The plan also includes Illustrative Gateway/Corridor Design Guidelines that recommend streetscaping elements (architecture, landscaping, signage, lighting, street furnishings, and pedestrian connections) to be incorporated into projects within the five gateways and corridors.

The proposed building elevations depict a single-story brick structure. The subject site is in the Minnieville Road HCOD, which was approved before February 20, 1996. As such, the proposal is subject to the applicable requirements.

Proposal’s Strengths

- **Site Layout** - As conditioned, the site will be developed in substantial conformance with the SUP plan.
- **Architecture** - Architectural elevations have been provided and are conditioned as part of the SUP.
- **Minnieville Road** – A thirty-foot wide landscape strip has been shown on the SUP plan and conditioned along Minnieville Road.
- **Pedestrian Connections** – Internal sidewalks and striped pedestrian crossings, as well as a connection to the main pedestrian path being constructed along Minnieville Road as part of the road bond project, have been provided as shown on the SUP plan.
- **Signage** – Banners, pennants, streamers, balloons figures and other attention getting devices are prohibited.
- **Lighting** - As conditioned, there shall be no external neon and/or free-standing spot lighting fixtures.

Proposal’s Weaknesses

- **Freestanding Sign** - The applicant has not provided freestanding sign details; however, the general size of the sign has been conditioned.

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

The term “cultural resources” refers to the important architectural and/or archaeological features that may be on a site, either from the period of recorded history (historic period) or prior to that time (prehistoric period). The Cultural Resources Plan recommends that professional architectural historians and/or professional archaeologists study properties containing cultural resources or highly suspected of containing such resources. These professionals conduct Phase I, Phase II, and Phase III levels of research/investigation, depending on the significance of the architectural or archaeological features, and provide recommendations on how important resources should be managed.

Phase I studies are generally required at submission of rezoning and special use permit applications for significant prehistoric/historic sites and cemeteries and for sites within historic resource management overlays. Phase II and III studies may also be required. Records research is required of all applicants for rezoning, special use permit, comprehensive plan amendment, and public facility review applications.

Proposal’s Strengths

- **Archaeological Study** - A Phase I study has been completed for this site. That study recommended no further archaeological work.

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.

No resource protection area (RPA) or 100-year floodplain is mapped on this site. An ECA plan is attached. No sloped areas with slopes greater than 15% are present on the site. A PFD revealed no streams on the site.
The site is located in Subwatershed #815 that drains into a tributary of Neabsco Creek in the Neabsco Creek watershed. Stormwater management (SWM/BMP) for this site is proposed in the northeastern portion of this site.

**Proposal’s Strengths**

- **Existing Vegetation** – Existing vegetation is conditioned to be preserved during the development of this site as shown on the SUP plan along the northern property line. An existing 36” maple tree and 30” hickory tree along Minnieville Road will also be preserved.

- **Water Quality** – The applicant is conditioned to make a monetary contribution in the sum of $75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality and/or stream restoration projects.

**Proposal’s Weaknesses**

- None identified.

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

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**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.

The site is closest to the Montclair Fire and Rescue Station #17. It is estimated that the response time would be within the recommended 4.0-minute response time. However, the nearest station is over capacity.

**Proposal’s Strengths**

- **Monetary Contribution** - The conditions require a monetary contribution of $0.61 per square foot of building area to mitigate impacts on fire and rescue services.

- **Response Time** – The site is within the recommended 4.0-minute fire and rescue response time.

**Proposal’s Weaknesses**

- **Station Capacity** – The closest station exceeds capacity, which could adversely affect response time.
Attachment B - Staff Analysis

**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 chapter 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 chapter 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 chapter also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

The methodology for determining equitable monetary contributions for new development is currently under development and will be incorporated into staff analysis upon approval by the Board of County Supervisors.

**Proposal’s Strengths**

- **Safety and Security Measures** - The Police Department has recommended the safety and security measures that should be incorporated into the design of the site. No significant impact to police services is anticipated.

- **Graffiti** – As conditioned, the applicant shall notify the Police Department if their property is marked with graffiti and remove it promptly thereafter.

**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 property is within the Virginia American Water Company service area. Public water is available.

**Proposal’s Strengths**

- **Water Connection** - The applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. The special use permit conditions require the applicant to design and construct all on-site and off-site water utility improvements necessary to develop the subject use.

**Proposal’s Weaknesses**

- None identified.

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

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**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 Semi-Rural Residential (SRR), as well as the rural area.

The property is within the Dale Service Corporation area. Public sewer is available.

**Proposal’s Strengths**

- **Sewer Connection** - The applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. The special use permit conditions require the applicant to design and construct all on-site and off-site sewer utility improvements necessary to develop the subject use.
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 a level of service (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.

This site proposes to have access from General Washington Drive. A traffic impact analysis (TIA) was not required for this application; however, a TIA will be required at site plan review.

Proposal’s Strengths

- **Right-of-Way Dedication** – As conditioned, the applicant shall dedicate right-of-way along the property’s Minnieville Road frontage as shown on the SUP plan.

- **Minnieville Road Access** – As conditioned, direct access onto Minnieville Road is prohibited.

- **Interparcel Connections** – An interparcel connection to the adjacent parcel to the north has been depicted on the SUP plan and is conditioned.

- **Pedestrian Connections** – Internal sidewalks and striped pedestrian crossings, as well as a connection to the main pedestrian path being constructed along Minnieville Road as part of the road bond project have been provided as shown on the SUP plan.

Proposal’s Weaknesses

- None identified.

**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:

- None identified.

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

- **Landscaping** - Landscaping/buffering/screening/tree canopy coverage shall meet minimum requirements of the DCSM in addition to the proposed SUP plan and conditions.

- **Road Bond Project** - The applicant will need to coordinate with the County’s Bond Branch regarding the improvements/widening of Minnieville Road and how this will impact their application.

- **Traffic Impact Analysis** - The applicant will need to provide a traffic impact analysis at site plan review.

- **Access** – Entrance design will need to designed at final site plan.

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 Office of Planning:

Planning Office, Case Manager
County Archaeologist
DPW- Environmental
Fire and Rescue
PWC Service Authority
PWC Transportation
PWC Historical Commission
Police Department
VDOT
The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan (the “Plan”) are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

The applicant shall file a site plan within one (1) years of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. **Site Development** - The property shall be developed in substantial conformance with the following plans and the conditions herein:
   a. **Special Use Permit Plan**, consisting of two sheets, prepared by Land Design Consultants dated February 2006 and revised through April 18, 2007.

2. **Use Parameters**
   a. **Use Limitations** - The use shall be limited to a religious institution and related facilities including the following: a sanctuary and administrative offices.
   b. **Sanctuary** - The maximum seating capacity for the sanctuary shall be 299 seats.
   c. **Noise** – No outdoor loudspeakers shall be permitted.
Attachment C – Proposed Conditions

3. **Community Design**

a. **Architecture** - The design of the building shall substantially conform to the elevations that appear on the Exterior Elevations Plans entitled “West Elevation IDDPPDC; North & South Elevations IDDPPDC; and, East Elevation IDDPPDC”, all dated August 1, 2005. The applicant shall submit the architectural construction plan drawings, two weeks prior to the request for the building permit release letter, for review and approval of compatibility with the SUP Plan and the elevations plans by the Planning Office.

b. **Refuse Storage Area** - The refuse storage area shall be located as shown on the SUP Plan and will be screened with a solid masonry enclosure, which is compatible with the building, and gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition will be evidenced with the final site plan approval.

c. **Landscaping** - Landscaping, as evidenced on the final site plan, shall be provided as shown on the SUP Plan, and shall meet minimum requirements of the DCSM and the following standards at the time of planting:

i. Existing mature vegetation shall be maintained and preserved in substantial conformity with the limits of clearing and grading shown on the SUP Plan. Said existing vegetation shall be preserved, subject only to disturbance for the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees or dead or dying shrubbery. In the event of disturbance, the preserved area shall be replanted and/or supplemented with vegetation as may be permitted by applicable utility easements to achieve minimum DCSM standards. The foregoing language shall not be interpreted to preclude the applicant from constructing and maintaining perpendicular road, sidewalk and utility crossings, a freestanding sign and landscaping as shown on the SUP Plan.

ii. The existing 30” hickory and 36” maple, as shown on the SUP plan shall be retained and incorporated into the landscaping plan. Existing landscaping shall be protected during construction in accordance with the provisions of the DCSM and compliance with this condition shall be demonstrated on the final site plan.
iii. The minimum width of the landscaping strip along Minnieville Road, as shown on the SUP Plan, shall be 30 feet wide and, unless provided according to the DCSM, outside of any existing or proposed right-of-way or utility easements. There shall be a minimum of 100 plant units per 100 linear feet of frontage. The applicant shall plant the 30-foot landscaping strip as soon after completion of site development as possible, season and weather permitting and determined at final site plan review.

iv. All plantings shall be drought-resistant and indigenous or other species approved with the final site plan.

d. Signs - All signage shall comply with the standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM). In addition, the following shall apply to signage and advertising on the site:

i. One freestanding monument-style sign shall be allowed on the property along its Minnieville Road frontage. The maximum size per face shall not exceed 40 square feet and the maximum height of this sign shall not exceed 10 feet. The applicant shall provide landscaping, consisting of ground cover, and dwarf shrubs, at the base of the sign. The proposed landscaping shall be made part of the sign permit approval process and shall be installed as a condition of a sign permit issuance. The sign may be internally lit or lit downward but shall not be lit upward. The use of any exposed neon tubing shall be strictly prohibited.

ii. Banners, pennants, streamers, balloons, figures and other attention getting devices not permitted by the zoning ordinance shall be strictly prohibited.

iii. Appropriate traffic signs such as "Stop, One-Way, Do Not Enter and Yield to Pedestrians" and on-site directional signs required to alert customers to one-way traffic movements, pedestrian crossings shall be provided as determined necessary at the time of final site plan review.

iv. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.

v. Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
Attachment C – Proposed Conditions

e. **Lighting**

i. Building mounted security lighting, which is full cut-off directed toward the building and in compliance with the Zoning Ordinance, shall be permitted. No ground mounted lighting of the building shall be permitted. Compliance with this condition shall be demonstrated on the approved final site plan.

ii. The height of freestanding lighting fixtures shall not exceed sixteen (16) feet, compliance with which shall be demonstrated on the final site plan.

iii. No neon or spot lighting shall be permitted.

4. **Pedestrian Access** - As shown on the SUP plan, sidewalks and striped crosswalks within the limits of the SUP area shall be installed and shall be shown on the final site plans.

5. **Maintenance of Property**

a. **Site Maintenance** - The owner/applicant shall maintain the site and shall pick up trash, litter and debris on a daily basis.

b. **Graffiti Removal** - The applicant agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.20 et. seq. of the zoning ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.

6. **Environment**

a. **Water Quality** - The applicant shall contribute $75 per acre at the time of final site plan review for the County to conduct water quality monitoring and/or stream restoration projects.

b. **Removal of Existing Buildings and Structures** - Demolition and disposal of existing buildings and structures and removal of assorted junk and debris shall be accomplished prior to the start of land disturbance activities and shall be in accordance with all federal, state and county regulations.

7. **Fire and Rescue**

a. **Monetary Contribution** - The owner/applicant shall make a $0.61 per square foot of building area (±15,000 SF) monetary contribution for fire and rescue services to the Board of County Supervisors prior to, and as a condition of issuance of final site plan approval.
8. Transportation

a. **Right-of-Way Dedication** – The applicant shall dedicate along the property’s Minnieville Road frontage as shown on the SUP plan. Such dedication shall be made prior to and as a condition of final site plan approval.

b. **Access Points** - The number of access points to the site is limited to one as shown on the SUP plan. Direct access onto Minnieville Road shall be prohibited. However, the final location and design of the access point will be subject to review and approval by the PWC Transportation Department at the time of final site plan.

c. **Interparcel Connections** – As a condition of final site plan approval the applicant shall also reserve an area for possible future interparcel access to GPIN 8091-86-0820 in the location shown on the SUP Plan.

d. **Emergency Access** – Subject to a waiver from the County to allow an alternative surface, the emergency access road, as shown on the SUP plan shall be provided using a pervious surface capable of supporting required vehicle weight. Compliance with this condition shall be demonstrated on the approved final site plan.

e. **Obstruction of Travelways** - The applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network or encroach upon buffer and landscaped areas as shown on the SUP plan.

f. **Off-Site Parking** - No vehicles associated with the use shall be parked off-site on either General Washington Drive or Minnieville Road.

9. **Connection to Public Water & Sewer** - The site shall be connected to public water and sewer with the applicant bearing all costs associated with providing all on and off site facilities, to meet the demand generated by it uses, to make such connection.

10. **LOCCA/PELT** - The applicant shall meet with representatives of LOCCA/PELT prior to final site plan approval. Said meeting shall be for courtesy review purposes to present architecture, materials, signage, landscaping and lighting. Evidence of each said meeting, including recommendations, with LOCCA/PELT shall be provided to the County prior to final site plan approvals.
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-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.
Attachment D
Building Elevations