STAFF REPORT

Special Use Permit #PLN2007-00220, Rite Aid – Hoadly Road
(Coles Magisterial District)

Planning Commission Public Hearing Date: July 18, 2007
Staff Recommendation: Approval

I. **Background** is as follows:

A. **Request** - This is a request for a special use permit (SUP) to allow a drive-through facility associated with a pharmacy.

B. **Location** - The SUP site (“the site”) is located in the northwest quadrant of the intersection of Hoadly Road and Dave Boulevard/Purcell Road (see maps in Attachment A). The SUP site is identified on County maps as GPIN 7993-70-7305.

C. **Comprehensive Plan** - The site is designated RPC, Residential Planned Community.

D. **Zoning/Acreage** – The +/- 2.5 acre SUP site is zoned RPC, Residential Planned Community. The subject property was rezoned as part of Rezoning REZ #1990-0006, which includes proffers. This proposal does not conflict with these proffers. The Dale City Master Land Use Plan designated this site for Commercial. This site is also in the Hoadly Road Highway Corridor Overlay District (HCOD) which was established after February 20, 1996.

E. **Surrounding Land Uses** - The subject site is surrounded by A-1, Agricultural zoned properties to the north and west; RPC, Residential Planned Community, across Hoadly Road to the south; and B-2, Commercial, across Purcell Road to the east. A church and single family detached residential uses are located to the north and west; retail and vacant land are located to the south across Hoadly Road; and retail is located to the east across Purcell Road.

An Equal Opportunity Employer
II. **Current Situation** is as follows:

A. **Office of Planning Recommendation** – The Office of Planning recommends approval of SUP#2007-00220, Rite Aid – Hoadly Road.


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 Residential Planned Community (RPC) designation?

2. **Level of Service (LOS)** - How does the proposal address the Policy Guide for Monetary Contributions in effect as of 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 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 #PLN2007-00220, Rite Aid at Hoadly Road, subject to the conditions dated July 11, 2007, found in Attachment C.

1. **Comprehensive Plan Consistency Analysis**:

   a) **Long-Range Land Use** - The proposed use is consistent with the Residential Planned Community designation of the site which designates this area for commercial. The property is zoned RPC, Residential Planned Community, and the drive-through use is allowed subject to the conditions of an approved SUP.

   b) **LOS** - The proposed use will generate additional fire and rescue service and water quality monitoring and/or stream restoration demands. The conditions of the SUP will partially mitigate these impacts as follows:
Fire and Rescue $0.61/sq. ft.  Approximate area of building and canopy - 15,056 sq. ft.  Contribution amount $9,184.16

<table>
<thead>
<tr>
<th></th>
<th>$75/acre</th>
<th>2.5 acres</th>
<th>$187.50</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Quality Monitoring and/or Stream Restoration Projects</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>$9,371.66</td>
</tr>
</tbody>
</table>

The monetary contributions are consistent with the Prince William County Policy Guidelines for Monetary Contributions in effect as of July 1, 2006.

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 the community.

3. **Legal Uses of the Property** - In addition to the property’s by-right uses under the RPC zoning classification, the property could be used for a drive-through pharmacy, subject to the conditions of an approved special use permit. Legal issues resulting from the Planning Commissions’ action are appropriately addressed by the County Attorney’s office.

4. **Timing** - The Planning Commission has 90 days from July 18, 2007, the first public hearing date, to take action on this proposal. Action on the special use permit application prior to October 18, 2007 would meet the 90-day requirement.

B. **Recommend Denial** of SUP #PLN2007-00220, Rite Aid at Hoadly Road.

1. **Comprehensive Plan**
   
a) **Long-Range Land Use** - The land use classification of the site would remain RPC, Residential Planned Community, and the zoning classification would remain RPC, Residential Planned Community.
   
b) **LOS** - Denial would not have any impact on the existing LOS.

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 the community.
3. **Legal Uses of the Property** - The site could be developed with uses permitted in the RPC zoning district and the Dale City Master Plan. Legal issues resulting from the Planning Commissions’ action are appropriately addressed by the County Attorney’s Office.

4. **Timing** – The Planning Commission has 90 days from July 18, 2007, the first public hearing date, to take action on this proposal. Action on the special use permit application prior to October 18, 2007 would meet the 90-day requirement.

V. **Recommendation** is that the Planning Commission accept Alternative A and recommend approval of SUP#PLN2007-00220, Rite Aid – Hoadly Road, subject to conditions dated July 11, 2007.

Staff: Elaine Pugh, X6852

**Attachments**
- A. Area Maps
- B. Staff Analysis
- C. Proposed Conditions and SUP plan, Landscape Plan, Monument Sign Plan, and Elevations
- D. Environmental Constraints Analysis Plan
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 Land Use</td>
<td>Yes</td>
<td>The site is classified RPC, Residential Planned Community, on the Long-Range Land Use Map. The Dale City Master RPC Zoning Plan designates this site for retail and similar uses and the land use plan does not discourage the requested use, drive-through window service at a financial institution. The property is zoned RPC, Residential Planned Community, and the use is only allowed subject to the conditions of an approved SUP.</td>
</tr>
<tr>
<td>Community Design</td>
<td>Yes</td>
<td>The building design, landscaping, and preservation area were not adequately addressed, but these have been conditioned.</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td>Yes</td>
<td>The site does not appear to contain any archaeologically sensitive areas based on the County Records Check.</td>
</tr>
<tr>
<td>Environment</td>
<td>Yes</td>
<td>The site does not contain any resource protection area. The majority of the site is wooded, but will be cleared except as conditioned.</td>
</tr>
<tr>
<td>Fire and Rescue</td>
<td>Yes</td>
<td>The site is within the recommended 4-minute response time to the nearest station and that station is operating within capacity. A monetary contribution of $0.61 per square foot based on building floor and canopy area has been conditioned.</td>
</tr>
<tr>
<td>Police</td>
<td>Yes</td>
<td>No significant impact to police services is anticipated.</td>
</tr>
<tr>
<td>Public Water</td>
<td>Yes</td>
<td>As conditioned, the applicant will design and construct all on-site and off-site public water facilities.</td>
</tr>
<tr>
<td>Public Sewer</td>
<td>Yes</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 proposed development will be required to mitigate the impact of the TIA and other Transportation and VDOT concerns. The required design exception and waivers have not been obtained; however, the application is consistent subject to staff conditions.</td>
</tr>
</tbody>
</table>

SUP #PLN2007-00220, Rite Aid at Hoadly Road
Page B-1
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>Residential and a Church</td>
<td>SRR</td>
<td>A-1</td>
</tr>
<tr>
<td>South</td>
<td>Across Hoadly Road - Seven-Eleven</td>
<td>RPC</td>
<td>RPC</td>
</tr>
<tr>
<td>East</td>
<td>Across Purcell Road - Shopping Center</td>
<td>NC</td>
<td>B-2</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>NC</td>
<td>A-1</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 designated RPC, Residential Planned Community. The following table summarizes the uses and densities intended within the RPC designation:
### Long-Range Land Use Plan Classification

<table>
<thead>
<tr>
<th>Land Uses Intended</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RPC</strong></td>
</tr>
<tr>
<td><strong>Residential Planned Community (RPC)</strong> The planned development designation is a flexible category intended to promote efficient use of land, allow a compatible mix of land uses on a single parcel or group of parcels, obtain design flexibility not otherwise possible, insure efficient traffic circulation and the preservation of open space and sensitive environmental features, ensure compatibility of the development with surrounding properties and the public utilities and services necessary to the development.</td>
</tr>
</tbody>
</table>

The site is located in the northwest quadrant of the intersection of Hoadly Road and Dale Boulevard/Purcell Road. The subject SUP area is +/-2.5 acres. This property is zoned RPC, Residential Planned Community, in its entirety and is vacant. The subject property is also in the Hoadly Road Highway Corridor Overlay District.

This is a request to permit the construction of a two-lane service drive-through facility with a pharmacy (14,564 square feet excluding 24’ x 20.5’ canopy) to total 15,056 SF with the canopy.

#### Proposal’s Strengths

- **Land Use Plan Consistency** - The site is classified RPC, Residential Planned Community, on the Long-Range Land Use Map. The Dale City Master RPC Zoning Plan designates this site for retail and similar uses and the land use plan does not discourage the requested use, drive-through window service at a financial institution. The property is zoned RPC, Residential Planned Community, and the use is only allowed subject to the conditions of an approved SUP.

#### Proposal’s Weaknesses

- None identified.

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

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County’s goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features. 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 subject site, on which the drive-through facility is proposed, is in the Hoadly Road Highway Corridor Overlay District. As such, the proposal is subject to the applicable requirements. The requested SUP provides the following features:

Proposal’s Strengths

- **Building Orientation** – The architectural front of the proposed building is oriented toward Hoadly Road and Purcell Road. The brick colors and pattern and other building material colors will match the adjacent shopping center across Purcell Road and the Seven-Eleven across Hoadly Road.

- **HCOD Landscaping** - This section of Hoadly Road is part of an HCOD which requires a minimum 20-foot wide landscaped buffer. As conditioned, the landscaping buffer shall be located outside of any right-of-way or parallel easements and will be planted with at least 65 plant units per 100 linear feet of frontage for the full width of the HCOD buffer.

- **Monument Signage** – The design of the proposed freestanding sign was submitted by the applicant and is conditioned.

- **Refuse Storage Area** - The applicant has proposed an outdoor refuse area to the rear of the site. The proposed screening for the gated refuse area uses similar materials and design as the pharmacy building.

Proposal’s Weaknesses

- **Buffers and Landscaping** – The 26-foot wide tree preservation area is not labeled on the plan and landscaping along Purcell Road is inadequate.

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 are 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 facilities review applications.

Proposal’s Strengths

- Cultural Resources – The applicant had a Phase I Archaeological Study conducted on the site, and no cultural resources were identified.

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.
An environmental constraints analysis was submitted with this SUP application. This pharmacy site does not contain floodplains or resource protection areas (RPAs). A letter of certification stating that no streams or drainage ways are present on the site, in lieu of PFD study, was submitted. None of the subject site contains 15%-25% slopes or slopes in excess of 25%. The site primarily contains Gaila loam with smaller areas of Fairfax loam. The main soil type is unsuitable for building development. A geotechnical study will be necessary at the time of site plan review. The site is wooded. The stormwater management facility, which serves the SUP area, has been shown as an underground facility in the southern quadrant of the site that will have to be approved at final site plan.

The site is located in Subwatershed #805, which drains into the upper reaches of Neabsco Creek in the Neabsco Creek Watershed. Deed restrictions mandate that 26 feet of preserved vegetation shall be provided along the western property line.

**Proposal’s Strengths**

- **Water Quality Monitoring and/or Stream Restoration** - The applicant shall make a monetary contribution in the sum of $75.00 per acre of the SUP area to the Board of County Supervisors for the purpose of monitoring water quality and/or stream restoration.

**Proposal’s Weaknesses**

- **Tree Preservation** – The entire site will be graded and cleared with no preservation, except as restricted by deed along the western property line, of existing trees on the site.

**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.

The site is closest to the Dale City-Princedale Fire and Rescue Station #18. It is estimated that the response time would be within 4 minutes, which is within the recommended response time and this station is serving within capacity.

The development, as proposed, will generate a need for a capital expenditure of $0.61 per square foot of building area including the canopy. As a result of applying the established LOS standards for fire and rescue to the subject application, a development condition has been drafted to address this issue.
Proposal’s Strengths

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

- **Station Capacity** – The fire and rescue station serving this site currently has sufficient capacity.

- **Response Time** – The site is within the recommended 4-minute fire and rescue response time.

Proposal’s Weaknesses

- None identified.

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

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County’s public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This 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.

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.

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 service area.

**Proposal’s Strengths**

- **Water Connection** - The site will be developed using public water, with the applicant responsible for all associated costs.

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

The property is within the Dale Service Corporation area.

**Proposal’s Strengths**

- **Sewer Connection** - The site will be developed using public sewer, with the applicant responsible for all associated costs

**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.

The subject site has frontage on Hoadly Road, Purcell Road, and Token Forest Drive. A Transportation Impact Analysis (TIA) was submitted with this SUP which results in a LOS below LOS D. The applicant has not provided the mitigation measures or resolved other issues raised by Transportation and/or VDOT.

Proposal’s Strengths

- **Trail/Bike Lanes on Hoadly Road and Trail on Purcell Road** – The 5-foot wide trail and 5-foot wide bike lane will be provided by the applicant along Hoadly Road and the 10-foot wide trail will be provided along Purcell Road.

- **Mitigation** – The applicant will provide mitigation measures to address the LOS recommended in the TIA as conditioned.

Proposal’s Weaknesses

- **Access to Hoadly Road** – This use proposes direct access in from Hoadly Road with substandard intersection spacing, and substandard turn lane and taper. The required Design Exception and waivers have not been approved as of the date of this staff report.

- **Access from Hoadly Road** – The use also proposes direct access out onto Hoadly Road which is not supported by VDOT. The County waivers have not been approved as of the date of this staff report.

- **Drive-through Stacking Spaces** – The number of proposed stacking spaces shown on the SUP Plan does not meet the stacking spaces in the number and size required by the DCSM. This would likely involve the loss of a number of parking spaces under the current layout if a waiver is not granted.
• **Vehicular Conflict** – The SUP Plan shows three parking spaces in conflict with the proposed travel way entrance from Hoadly Road.

• **Frontage Improvements** – Frontage improvements on the SUP Plan are not shown as required.

**On balance**, this application is found to be consistent per staff conditions 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:

• **Safety and Security Measures** - The Police Department has recommended the safety and security measures that should be incorporated into the design of the site.

### 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 will be provided as per the conditions, the DCSM, or the SUP Plan, whichever is stricter.

• **Geotechnical Report** - A geotechnical report will be required prior to site plan approval.

• **Stormwater Management** - The capacity of stormwater management and BMP facilities will be required to be verified at the time of site plan review. The applicant has indicated an underground stormwater management facility will be provided in the southern quadrant of the site.

• **Traffic** – Entrances will need to meet commercial standards.
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:

Urban Designer
DPW- Environmental Services
Fire and Rescue
Service Authority
DPW, Transportation Planning
VDOT
Historical Commission
County Archaeologist
Zoning Administration
Police Department
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) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. **Site Development** – The property shall be developed in substantial conformance with the plan and the conditions herein:
   

2. **Use Parameters**

   a. **Use Limitations** - The use shall be limited to a pharmacy and retail store with a maximum of two (2) drive-through service lanes under a canopy as shown on the Special Use Permit Plan.

   b. **Hours of Operation** - Hours of operation for the drive-through facility shall be limited to 8 a.m. to 12 a.m. (midnight), seven days per week.

   c. **Loading / Unloading** - Deliveries by large tractor trailers and Trash and Recycling pick-up shall be prohibited between the hours of 10 p.m. and 6 a.m. so as not to disturb the adjacent residential use.

   d. **Outdoor Speaker System** - This system shall be limited to one speaker per lane to be used for ordering and pick-up, and shall not be audible beyond the property line.
3. Community Design

   a. Architecture – The design and materials, as well as the colors, of the architecture of the proposed brick building will be designed to appear to be an extension of the architecture for the shopping center across Purcell Road and the Seven-Eleven across Hoadly Road in substantial conformance with the elevations entitled “Rite Aid Corporation, Building and Sign Elevations, Store Number 7917, 6425 Token Forest Drive,” Sheet EL-1, dated October 3, 2006, as revised through June 26, 2007. The brick colors and pattern shall be consistent with the adjacent Seven-Eleven across Hoadly Road and the CVS/Bloom shopping center across Purcell Road. Vertical elements will be provided on the facades to break up the long horizontal. The applicant shall submit building construction drawings showing the elevations with the final site plan for review and approval of compatibility by the Planning Office.

   b. Refuse Storage Area - The refuse storage area shall be located to the rear of the site as shown on the SUP plan and will be screened with a solid brick 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 by the applicant as conditioned below and pursuant to the SUP Landscape Plan dated January 22, 2007 as revised through June 26, 2007, whichever is stricter, and shall meet minimum requirements of the DCSM and the following standards at the time of planting, whichever is greater. Specific plant material substitutes may be permitted as approved by the County Arborist.

      i) Hoadly Road Frontage – The minimum required HCOD buffer along Hoadly Road for the Suburban Arterial shall be a minimum of 65 plant units per 100 linear feet. The required minimum required buffer shall be a minimum of 20 feet wide and not be located in existing or proposed right-of-way or utility easements. The full width of the buffer shall be planted with landscaping, with additional landscaping added to extend to and tie in to the landscaping in the landscape strip along Purcell Road to help buffer the view of the parking area.
ii) **Purcell Road Frontage** – The six parking spaces shown along Purcell Road shall be removed and the landscaping along Purcell Road shall be a minimum 10-foot wide landscaping strip containing a minimum of 85 plant units per 100 linear feet of frontage, with additional landscaping added to extend to and tie in to the landscaping in the landscape buffer along Hoadly Road to help buffer the view of the parking area. The required minimum 10-foot wide planting strip shall not be encumbered with existing or proposed right-of-way, parking or vehicular travel areas, or utility easements.

iii) **Token Forest Drive Frontage** – The landscaping along Token Forest Drive shall be as shown on the SUP Plan, with additional landscaping added to the corner of Purcell and Token Forest Drive to screen the transformer in the amount and type to be determined at final site plan.

iv) **50-foot Buffer**. The full minimum required buffer along the western property line shall be a Type C buffer. In addition, pursuant to existing deed restrictions, 26 feet of existing vegetation within this buffer shall be preserved along the western property line. The 26-foot wide preservation area shall be supplemented with additional vegetation to replant the existing previously cleared areas. 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. 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. Any existing landscaping that is removed or damaged shall be replaced with twice the equivalent (both quantity and plant type) of landscaping.

v) **Drought-Resistant and Indigenous Plantings** – All plantings unless otherwise approved on the final site plan shall be drought-resistant and indigenous.

d. **Signs**

i) **Façade Signs** – Façade signage shall conform to the Zoning Ordinance and DCSM requirements.

ii) **Freestanding Monument Sign** – The site may have one monument style, brick freestanding sign generally in the location shown on the SUP. The sign design, building materials, and base landscaping shall be in substantial conformance with the sign detail entitled ““Rite Aid Corporation, Building and Sign Elevations, Store Number 7917, 6425 Token Forest Drive,” Sheet EL-1, dated October 3, 2006, as revised through June 26, 2007. The brick shall match the building. The double-faced sign structure shall be no taller than 10 feet and have a maximum sign face of 40 square feet and may be double-sided. The sign base shall be brick matching the pharmacy building and the area around the base shall be a continuous planted area on all four
sides of the sign. The sign may only be internally lit or down lit.

iii) **Traffic Signs** - Appropriate signs such as “Stop, One-Way, Do Not Enter, and Yield to Pedestrians” shall be provided for safe pedestrian crossing from the parking lot to the building.

iv) **Directional Signs** - On-site directional signs shall be required to alert customers to one-way traffic movements and to guide vehicles to the drive-through operation.

v) **Sign Permits** - Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.

e. **Light Fixtures** – Freestanding light fixtures located on the site shall not exceed a height of 24 feet from finished grade to top of the light fixture. Compliance with this condition will be evidenced with the final site plan approval. No neon or spot lighting shall be permitted.

f. **Pedestrian Access** – As shown on the SUP plan and as modified by these conditions, trails, walkways, and crosswalks shall be constructed by the applicant and shall be shown on the final site plan. The sidewalk at the intersection of Purcell Road and Token Forest Drive will be extended to the intersection.

4. **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. All landscaping shall be maintained by the owner and the landscaping replaced if it dies.

   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. The applicant shall prevent scaling of walls by keeping dumpsters away from walls, and covering or enclosing drainpipes, amongst other measures.

5. **Environment**

   a. **Water Quality Monitoring and/or Stream Restoration** - 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.
6. Fire and Rescue

   a. Monetary Contribution - The owner/applicant shall make a $0.61 per square foot of building and canopy area (+/-15,056 SF) monetary contribution for fire and rescue services to the Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval.

7. Transportation

   a. Access Points – The only access to the site shall be from Token Forest Drive and Hoadly Road, if allowed. Any access from Hoadly Road, if provided, shall be one-lane right-in, subject to the approval of waivers and modifications by the County and VDOT. A right-out shall be permitted only if the Link Analysis shows Level of Service D or better and the right-out receives VDOT and County approval at the time of final site plan. The final location of access points will be subject to review and approval by the County and VDOT at the time of final site plan. The VPD shall be shown on the site plan for all entrances.

   b. Hoadly Road – The applicant shall construct a 5-foot wide bike lane on Hoadly Road; a 10-foot wide trail along Hoadly Road; a right turn lane if access is provided from Hoadly Road; and, other frontage improvements as determined by the County and VDOT as a condition of final site plan approval.

   c. Token Forest Drive – The applicant shall provide the 5-foot wide sidewalk along Token Forest Drive with full frontage improvements along Token Forest Drive and other improvements as determined by the County and VDOT as a condition of final site plan approval.

   d. Purcell Road – In addition to all other frontage improvements, the applicant shall provide a 10-foot wide trail, one through lanes, a dedicated left turn lane, and a dedicated combination through and right turn lanes along with the other improvements as determined by the County and VDOT, for the half-section improvement of Purcell Road as a condition of final site plan approval. The limits of clearing and grading shown on the SUP Plan can extend into the right-of-way to include the Purcell Road improvements.

   e. Hoadly Road and Dale Blvd/Purcell Road Intersection Improvements – The applicant shall restripe the northbound approach to exclusive left, through and right turn lanes and southbound approach to an exclusive left and shared through-right lanes, and change the signal phasing from split to protected-permitted for the northbound approach and southbound approaches.

   f. Hoadly Rd/Spriggs/Chaddsford Terrace Intersection Improvements. The applicant shall restripe the northbound and southbound approaches to exclusive left and shared through-right turn lanes, and change the signal phasing from split to protected-permitted for the northbound and southbound approaches.
g. **Vehicular Conflict** – As a condition of site plan approval, the three parking spaces shown on the SUP Plan at the south end of the site that back into the proposed travel way entrance shall be removed or shifted into the parking lot if the applicant can demonstrate that the travelway can function if these spaces are retained.

h. **Drive-Through Stacking Spaces** – Unless waived by the County at the final site plan, the number and size of stacking spaces shall be in accordance with the DCSM.

i. **Obstruction of Travel ways** – 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.

j. **Employee Parking Spaces** – Employee parking spaces shall be designated on the final site plan.

8. **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 make such connection.

9. **Handicapped Parking and Signage** – Parking and signage for handicapped customers shall be provided in accordance with the Design and Construction Standards Manual and other current standards.

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 approval.

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 C
SUP Plan dated January 18, 2007, as revised through June 26, 2007
Attachment C
Landscape Plan, dated January 22, 2007, as revised through June 26, 2007