



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

November 4, 2016

TO: Planning Commission

FROM: Meika Daus, AICP
Planning Office

RE: Special Use Permit #SUP2016-00022, Taco Bell - Old Bridge Road
Occoquan Magisterial District

I. Background is as follows:

- A. Request – To allow a special use permit (SUP) for a restaurant with a drive-through facility and associated signage modifications.

SUP Proposal: Restaurant with a drive-through facility, and sign modifications	Required / Allowed	Provided / Proposed with SUP
SUP Area	N/A	±1.224 Acres
Maximum Impervious Area Lot Coverage	85%	Up to 85%
Max Floor Area Ratio (FAR)	0.4	0.04 proposed
Building Height	45 feet	Up to 45 feet
Access	N/A	Two onto Cape Cod Court
Landscaping	20-foot-wide Highway Corridor Overlay District (HCOD) buffer along Old Bridge Road	20-foot-wide Highway Corridor Overlay District (HCOD) buffer along Old Bridge Road

A companion application, Rezoning #REZ2016-00016, is proposed to be heard by the Planning Commission on November 16, 2016, prior to hearing the subject application. It requests to rezone the subject 1.224-acre property from A-1, Agricultural, to B-1, General Business.

- B. Site Location – The property is located at 3308 Old Bridge Road, west of the intersection of Old Bridge Road and Cape Cod Court. The site is identified on County maps as GPIN 8293-04-8749.

- C. Comprehensive Plan – The subject site is designated NC, Neighborhood Commercial, in the Comprehensive Plan.
- D. Zoning – The site is currently zoned A-1, Agricultural, without proffers. A companion rezoning application, #REZ2016-00016, has been submitted to rezone the subject 1.224-acre property from A-1, Agricultural, to B-1, General Business. The site is also located within the Old Bridge Road Highway Corridor Overlay District (HCOD).
- E. Surrounding Land Use – The subject site is directly surrounded by commercial development with residential uses located further to the north and south.

II. Current Situation is as follows:

- A. Planning Office Recommendation – The Planning Office recommends approval of the Special Use Permit #SUP2016-00022, Taco Bell – Old Bridge Road, subject to conditions dated November 4, 2016, found in Attachment C. Staff recommends approval for the following reasons:
 - The proposed use is consistent with existing commercial/retail service-oriented corridor along this portion of Old Bridge Road.
 - As conditioned through this SUP, specific use and operational parameters, building elevations, site layout, design details, landscaping, maintenance requirements, and drive-through lane configuration are being proposed to adequately mitigate the impacts.

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 November 16, 2016.

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 NC long range land use designation?
- B. Level of Service (LOS) – How does the proposal address the mitigation of impacts to existing levels of service?
- C. Community Input – Have members of the community raised any issues?
- D. Other Jurisdictional Comments – Have other jurisdictions raised any issues?
- E. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?

- F. 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 Special Use Permit #SUP2016-00022, Taco Bell – Old Bridge Road, subject to conditions dated November 4, 2016, found in Attachment C.

1. Comprehensive Plan Consistency Analysis:

- a) Long-Range Land Use – The site is designated NC, Neighborhood Commercial, in the Comprehensive Plan. The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. The proposal for a new fast food restaurant with drive-through facility is not inconsistent with the NC designation.
- b) Level of Service (LOS) – The level of service impacts related to the request would be mitigated by the conditioned monetary contributions as follows:

Water Quality	\$75 per acre	±1.224 acres	\$91.80
Fire & Rescue	\$0.61 per SF	±2,027 sq. ft.	\$1,236.47
Total			\$1,328.27

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.

In a letter dated September 30, 2016, the Planning Office received input from the Lake Ridge Occoquan Coles Civic Association's Planning, Environment, Land-Use and Transportation Committed (LOCCA/PELT). The content of the letter was favorable to the Applicant's requests.

3. Other Jurisdictional Comments – The project is outside the required notification area of nearby jurisdictions.
4. Legal Uses of the Property – Those uses allowed in the B-1, General Commercial, zoning district would be permitted, as conditioned. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
5. Timing – The Planning Commission has until February 14, 2017, 90 days from 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 #SUP2016-00022, Taco Bell – Old Bridge Road.

1. Comprehensive Plan

- a) Long-Range Land Use – If the application is denied, the land use designation of the site would remain NC, Neighborhood Commercial, and the zoning would remain A-1, Agricultural.
- b) Level of Service – Denial would not have any impact on the existing level of service.

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.

In a letter dated September 30, 2016, the Planning Office received input from the Lake Ridge Occoquan Coles Civic Association's Planning, Environment, Land-Use and Transportation Committed (LOCCA/PELT). The content of the letter was favorable to the Applicant's requests.

3. Other Jurisdictional Comments – The project is outside the required notification area of nearby jurisdictions.

4. Legal Uses of the Property – If the SUP application is denied, and the companion rezoning application is approved, the site could be developed with uses permitted in the B-1 zoning district. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.

5. Timing – The Planning Commission has until February 14, 2017, 90 days from the first public hearing date, to take action on this proposal. Denial of the special use permit would meet the 90-day requirement.

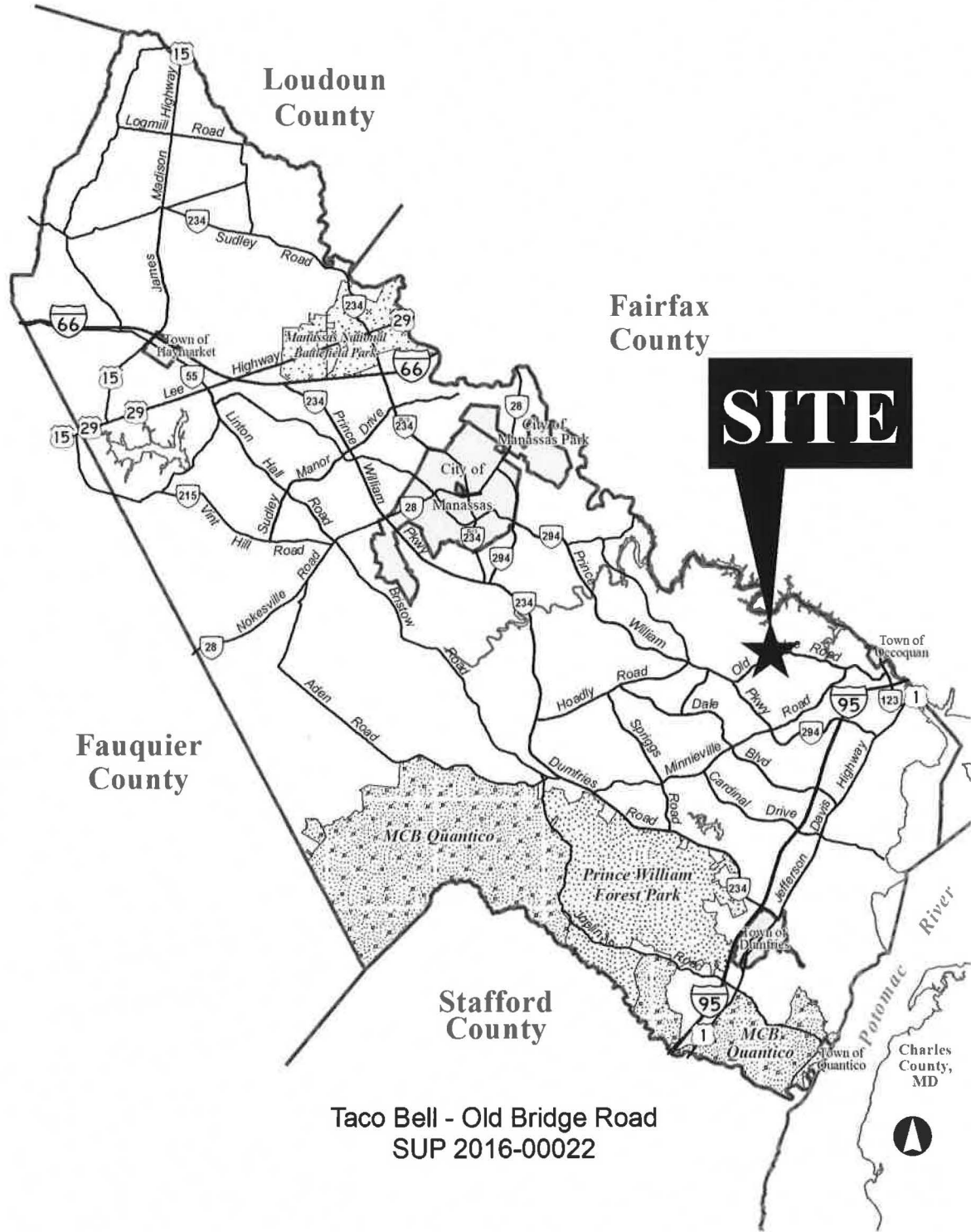
V. Recommendation is that the Planning Commission accept Alternative A and recommend approval of #SUP2016-00022, Taco Bell – Old Bridge Road, subject to conditions dated November 4, 2016.

Staff: Meika Daus, AICP x7901

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proposed SUP Conditions
- D. Special Use Permit
- E. Architectural Elevations
- F. Historical Commission Resolution

Attachment A – Maps
VICINITY MAP

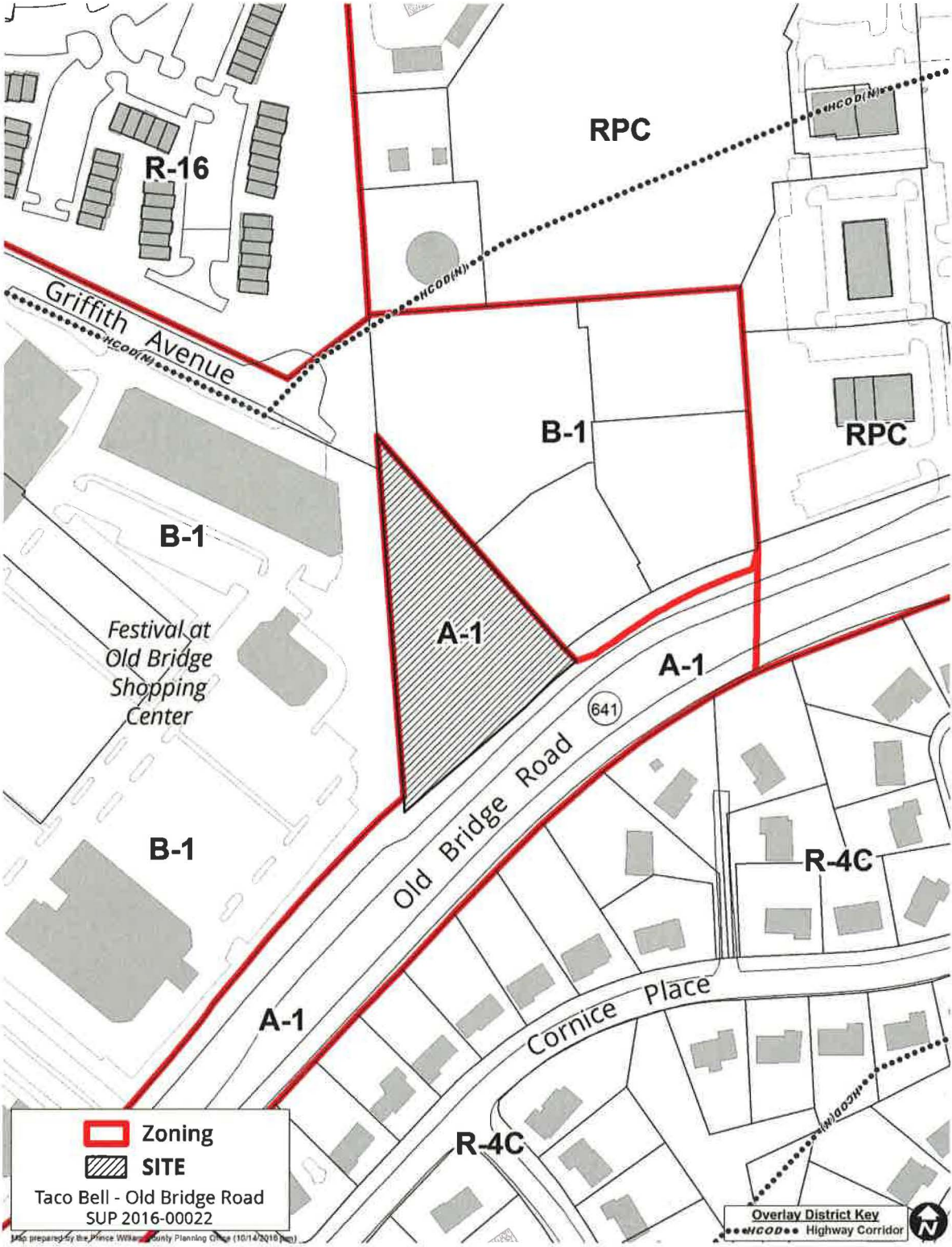


Taco Bell - Old Bridge Road
SUP 2016-00022

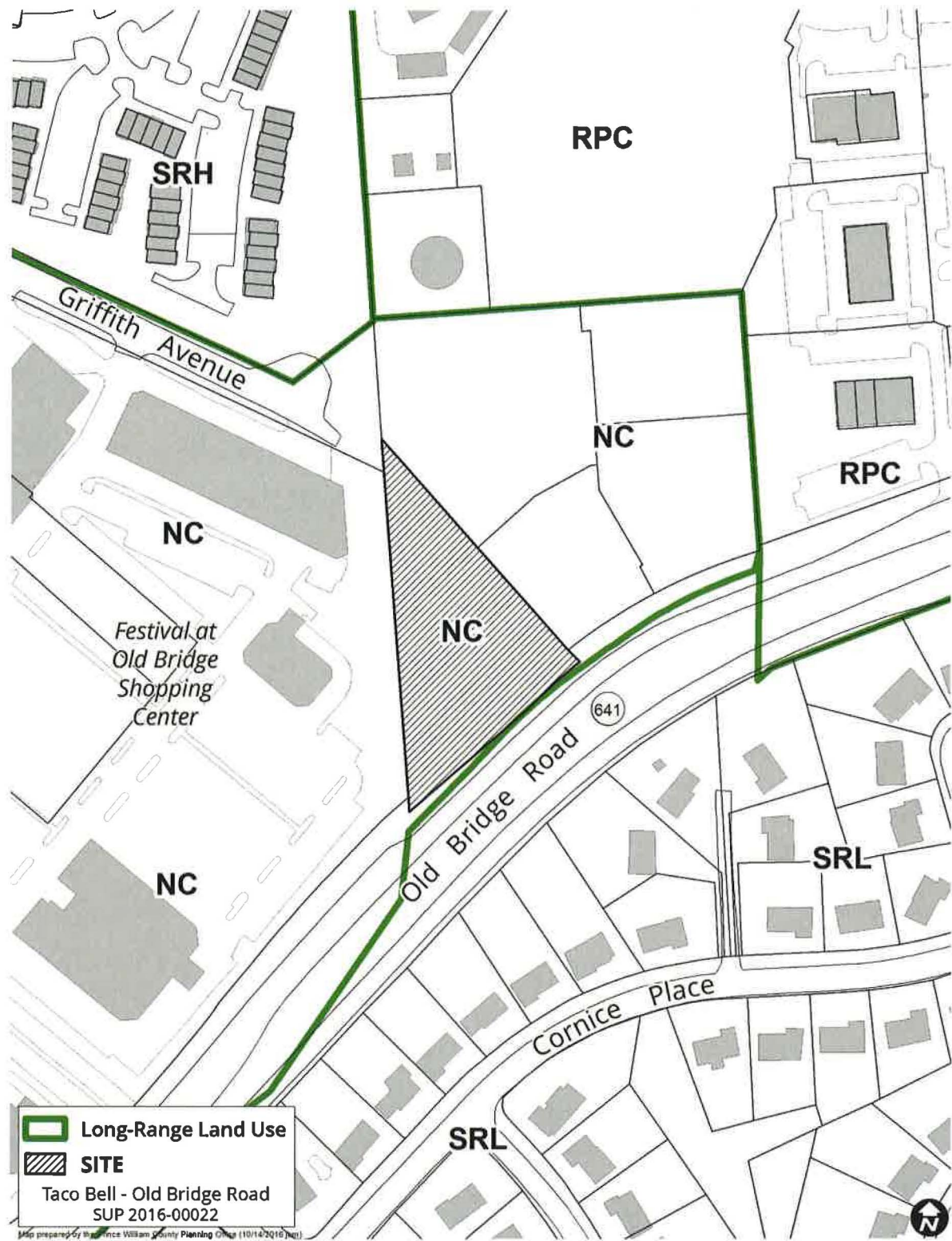
Attachment A – Maps
AERIAL MAP



Attachment A – Maps
ZONING MAP



Attachment A – Maps
LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

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.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Commercial, Lakewood Employment Area, and Residential (Sherbrooke Condos)	NC, RPC, & SRH	B-1, RPC, & R-16
South	Residential (Lakeridge Subdivision) beyond Old Bridge Road	SRL	R-4C
East	Commercial, Child Care Facility, and Residential	NC, RPC, & SRL	B-1, RPC, & R-4C
West	Commercial	NC	B-1

Long-Range Land Use Plan Analysis

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

This site is located within the Development Area of the County, and is classified NC, Neighborhood Commercial, on the Long Range Land Use Map. The following table summarizes the uses and densities intended within the RPC designation:

Long Range Land Use Map Designation	Intended Uses and Densities
Neighborhood Commercial (NC)	The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. NC designated areas shall be planned and developed in a comprehensive, coordinated manner. NC projects shall not be nearer than one mile from any other NC area or project, or any GC or Convenience Retail (CR) area or project. The site orientation of an NC project shall be toward surrounding neighborhoods, with project access from primary neighborhood-serving roadways, rather than from roadways serving pass-through/pass-by traffic. Pedestrian access to and from the surrounding neighborhood, where appropriate, shall be encouraged. Primary uses in the NC classification are the retail and retail service uses permitted in the B-2, Neighborhood Business zoning district, and/or mixed-use buildings that combine retail/retail service uses on the first floor only and residential uses on no more than two additional floors, with a special use permit. In order that the neighborhood-serving function of NC uses can be maintained, maximum NC project size shall be 15 acres and the maximum size of non-residential uses shall be 120,000 gross square feet, with no single use (other than a grocery store, general store, or drug store) to be larger than 12,000 gross square feet.

The property is located at 3308 Old Bridge Road, west of the intersection of Old Bridge Road and Cape Cod Court. The site is identified on County maps as GPIN 8293-04-8749. The subject site is designated NC, Neighborhood Commercial, in the Comprehensive Plan, and is zoned A-1, Agricultural, without proffers. The site is also located within the Old Bridge Road Highway Corridor Overlay District (HCOD).

This request has been submitted to allow a drive-through facility that will be connected to a proposed Taco Bell restaurant.

Proposal's Strengths

- Planned Land Use Compatibility – The subject site is located in the NC, Neighborhood Commercial, long-range land use designation, which is a commercial designation intended to serve surrounding residential neighborhoods. Primary uses in the NC classification are the retail and retail service uses permitted in B-2, Neighborhood Business. While the applicant requests B-1 zoning with a companion request, the proposed restaurant and drive through use is allowed in both the B-1 and B-2 zoning districts subject to SUP approval. Staff recommends that the proposal, as mitigated by the proposed conditions, is compatible with the NC designation.

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.

Sign Modification Request

Section 32-250.23 of the Zoning Ordinance allows the Board of County Supervisors to approve signage that is not consistent with the sign standards within the Zoning Ordinance as part of a rezoning or special use permit (SUP) request. The Applicant requests a sign modification for approval of 3 facade signs. No additional signage square footage or area is proposed. The signs are planned on the south, east, and west elevations. In commercial districts, two façade signs are generally permitted for single tenant buildings, and three façade signs are permitted for single-tenant buildings on corner lots. The Applicant has requested the sign modification in the event the site is not considered a corner lot for the purposes of determining how many signs will be permitted at time of sign permit. It is likely the site will not be considered a corner lot, because Cape Cod

Court is a private ingress/egress easement located on Lot 1 of Old Bridge Commons, and functions as a private driveway for the commercial development.

Pursuant to Section 32-250.23 of the Zoning Ordinance and in the context of this subject SUP proposal, the following criteria must be considered in order to grant modifications for signage. The Applicant provided the following justification to the criteria, which is summarized below:

a. *Nature of Proposed Use*

Factors such as whether the use is a destination or one that relies more on drive-by visibility should be considered.

This restaurant is a both destination use and use that will rely on drive-by visibility. The proposed signage is needed in order to clearly and readily identify the business and access.

The Applicant is proposing three signs instead of two, but is not exceeding the total size requirements in the Zoning Ordinance. The additional signage is needed due to the layout of the site and building.

b. *Character of the Existing Area*

The impact on the visual appearance of adjacent and nearby properties and rights-of-way should be considered.

The Property is located within an area that is primarily zoned B-1, General Commercial, and designated NC on the Long Range Land Use Map and is located along a high volume transportation corridor, which relies on identifiable signage.

c. *Unique Situation*

Whether a unique situation exists, causing a need that is not recurring in nature.

The proposed signage will be coordinated with the architecture of the building and represents Taco Bell's corporate identity.

d. *Comprehensive Plan Designation*

As stated above, the Property is designated NC on the County's Comprehensive Plan. Adjacent properties are primarily designated NC.

e. *Special Visual Obstruction*

Consider the existence of a special visual obstruction or difficulty in locating the use, making the application of the general provisions of this section too restrictive.

The proposed signage is representative of the signage plans for many Taco Bell restaurants and provides the appropriate sign elements to serve customers.

f. Highway Corridor Overlay District (HCOD)

The property is located within the Old Bridge Road Highway Corridor Overlay District.

Proposal's Strengths

- Architectural Elevations Provided with SUP – The Applicant has provided detailed building elevations. The building will be a newer Taco Bell model and includes a modern roof element, a tower feature, and brick facade. The Applicant has considered the compatibility of the design of the proposed restaurant with existing buildings within Old Bridge Commons and other adjacent commercial development. Most of the adjacent commercial buildings have a traditional appearance and incorporate red brick. While the style of the Taco Bell is more contemporary, two tones of neutral red brick are planned as primary finish materials to increase compatibility with adjacent development.
- Pedestrian Connections – The Comprehensive Plan encourages the provision of pedestrian links between and among commercial properties, community facilities, and nearby residential neighborhoods. Also due to the site's location adjacent to a larger residential area, some pedestrian activity is anticipated. The SUP includes one walkway connection to Old Bridge Road. Additional sidewalk connections may be appropriate along Cape Cod Court, and a new crosswalk should be provided across Cape Cod Court to replace the existing one once the access is widened. As conditioned, the final location of pedestrian connections will be indicated on the final site plan.
- HCOD Buffer – Old Bridge Road is a Suburban Arterial roadway. A minimum 20-foot-wide HCOD buffer is required, and is delineated on the SUP. This buffer will be comprised largely of existing trees, and will be supplemented with proposed plant material. The final design for the buffer will be demonstrated on the final site plan.

Proposal's Weaknesses

- None identified.

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

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources—including those significant to the County's minority communities—for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered

Historic Site (CRHS) is used in the Comprehensive Plan. The plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

Phase I archaeological studies are generally required at submission of rezoning and special use permit applications where significant prehistoric or historic sites and cemeteries are known or suspected. Phase II evaluations and treatment plans 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.

The subject site is a part of a larger area that was formerly the Woodbridge Airport. With the companion rezoning, the Applicant proffers to donate \$3000 for a historical marker on the property noting significant aspects of the area.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan. The site is located within a developed commercial area and contains no onsite historic resources.

Economic Development

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

- **Non-Residential Development** – Future development on the subject site provides space for employment uses in the County that enhance the nonresidential tax base.

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 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.

Proposal's Strengths

- **Water Quality** – The Applicant agrees with a condition that requires a monetary contribution in the sum of \$75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality, stream restoration projects, and/or drainage improvements.
- **Retention of Existing Woodland** – Preservation of existing woodland along major roadways is encouraged, as is preservation of mature hardwoods, and innovative design for stormwater. The Applicant has revised their limits of disturbance to preserve the much of the existing mature woodland along Old Bridge Road. This will help maintain the existing quality of this major roadway and the Old Bridge HCOD.

Proposal's Weaknesses

- None identified.

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

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of

the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

The site is served by the Lake Ridge Fire and Rescue Station #14. It is estimated that there are approximately 1,050 incidents per tactical unit at this station, which is within the recommended standard of 2,000 incidents per unit. It is also estimated that the response time for the site would be within the recommended 4.0-minute response time for fire suppression and basic life support, and within the recommended 8.0-minute response time for advanced life support.

Proposal's Strengths

- Station Workload – The average number of incidents per tactical unit from the closest station is within the recommended standard.
- 4.0 Minute Response Time – The site is within the recommended 4.0-minute response time for fire suppression and basic life support.
- 8.0 Minute Response Time – The site is within the recommended 8.0-minute response time for advanced life support.
- Monetary Contributions – The Applicant proffers to monetary contributions to fire and rescue that are consistent with the 2014 Policy Guidelines for monetary proffers.

Proposal's Weaknesses

- None identified.

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

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through

Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

Proposal's Strengths

Site Maintenance – The Applicant has been conditioned to take measures to prevent graffiti, and promptly report and remove graffiti from any structures/surfaces on the site

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 site is located within the development area. As such, the Applicant will be required to connect to public water, bearing all associated expenses. Public water is available from an existing 12-inch diameter water main located at the northwest corner of the subject parcel.

Proposal's Strengths

- Potable Water – 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 Suburban Residential Rural (SRR), as well as the rural area.

Public sewer is available to the subject site from an existing 8-inch gravity sewer located at the northwest corner of the site.

Proposal's Strengths

- Public Sewer – The site will be developed using public sewer systems, 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 creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

A Traffic Impact Analysis (TIA) was required for this application submission. The Taco Bell will generate approximately 78 AM peak hour trips, 56 PM peak hour trips and 856 average daily trips at buildout in 2017. As agreed upon at the VDOT scoping meeting, a pass-by rate of 15% was assumed.

The TIA confirms that the transportation system can adequately support the proposed rezoning and development of the site from A-1 to B-1 in fulfillment of Prince William County and Virginia Department of Transportation's (VDOT) requirements.

DAILY LEVEL OF SERVICE ANALYSIS

The daily level of service represents the relationship of the daily volume on a roadway to the capacity of that roadway. It also relates to the speed of traffic versus the expected speed of traffic over the course of a normal weekday. The daily level of service provides a planning tool to understand the relationship of travel patterns for various segments of the County population and to help understand the impacts of large land use changes and large scale roadway changes (eliminating roads, providing new roads or widening large sections of roads) within the County. The daily LOS from the County model (as referenced in Strategy R1.1 and Appendix A of the Comprehensive Plan) is different than a peak hour LOS analysis – which is generally derived from traffic impact analyses and focuses on the impacts of traffic signal timings, intersection lane geometries, turning movements, and peak hour volumes. The following table provides information concerning the most current average weekday daily volumes (vpd) and levels of services of the roadway important to this development:

Roadway Name	Number of Lanes	2014 VDOT Volume	Daily LOS
Old Bridge Road	4	35,000 vpd	B
Cape Cod Court	2	Private Road	

The capacities of the major intersections control the capacity of the roadway links in this area.

TRAFFIC SIGNAL WARRANT

A traffic signal warrant study was submitted by the Applicant. The study recommended a traffic signal at the intersection of Old Bridge Road and Cape Cod Court. The Applicant also provided an Access Management Exception Request for a reduction in the standards for minimum spacing between signalized intersections. The minimum spacing requirement for signalized intersections on Old Bridge Road is 1,050 feet. The distance between the intersections of Old Bridge Road and Cape Cod Court and Old Bridge Road and Hedges Run Drive is 760 feet. VDOT did not approve a signal at the intersection of Old Bridge Road and Cape Cod Court at this time for the following reasons:

1. The traffic impact study indicated that the proposed signal at Old Bridge Road and Cape Cod Court would result a queue length of 694 feet at the PM peak hour for the eastbound through movement on Old Bridge Road from Hedges Run Drive to Cape Cod Court. The available storage for this location is approximately 640 feet, and it would not accommodate the queue generated by the new proposed signal.
2. VDOT found that the traffic signal warrant study did not justify the need for a signal at the intersection of Cape Cod Court and Old Bridge Road.

While a traffic signal is not justified at this time, it is possible that conditions may change in the future, and establish a need for further consideration of a traffic signal at the intersection of Old Bridge Road/Cape Cod Court. With the companion rezoning, the Applicant proffers to take new traffic counts and prepare a traffic signal warrant study, if requested by the Prince William County Department of Transportation prior to occupancy permit. If a traffic signal is not warranted, or VDOT or Prince William County Department of Transportation do not approve such signal, the Applicant shall have no further obligation.

Proposal's Strengths

- Access on Cape Cod Court – As established with the companion rezoning, the SUP application does not propose direct access onto Old Bridge Road. Access to the proposed Taco Bell will be obtained through an existing private ingress/egress easement, Cape Cod Court, that is shared with an existing development identified as Old Bridge Commons.
- Improvements to Cape Cod Court – With the companion rezoning request, the Applicant proffers improvements to Cape Cod Court. Cape Cod Court will be widened to include dedicated turn lanes, which will provide for additional vehicle storage. The recommended improvements onto Cape Cod Court area also illustration on the SUP.
- Drive-Through Stacking Spaces – As shown on the SUP Plan, the standard requirement of 11 drive-through stacking spaces are provided, which demonstrates the ability of the proposed configuration to accommodate the proposed drive-through use.

Proposal's Weaknesses

- Current Roadway Level of Service (LOS) Operation – The TIA indicates that Old Bridge Road currently has a failing level of service (LOS F) at Cape Cod Court going eastbound in the PM peak.
- Interparcel Connections – The Comprehensive Plan promotes the connectivity of roadways throughout the transportation network. While interparcel connections are planned to adjacent properties within Old Bridge Commons, the Applicant has indicated there are no viable options for additional interparcel connections beyond its immediate surroundings.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan. All required transportation-related improvements are addressed with the companion rezoning application REZ2016-00022.

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 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.

- None identified.

Agency Comments

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

County Archaeologist
DPW- Environmental Services
Economic Development
Fire and Rescue
Planning Office, Case Manager and Zoning Administration
Police Department
PWC Historical Commission
PWC Service Authority
PWC Transportation
VDOT

**Attachment C – Proposed Conditions
dated November 4, 2016**

PROPOSED SPECIAL USE PERMIT CONDITIONS

**Owner: Gap Wedge Development LLC
Special Use Permit #SUP2016-00022, Taco Bell – Old Bridge Road
Prince William County GPIN: 8293-04-8749 (the “Property”)
Special Use Permit Area: ± 1.224 acres
Zoning: B-1, General Business
Planned Land Use: GC, General Commercial
Magisterial District: Occoquan
Date: November 4, 2016**

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan are in conflict with the Zoning Ordinance and/or the Design and Construction Standards Manual (the “DCSM”), 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.

In addition to the conditions contained herein, the site is subject to proffers associated with Rezoning #REZ2016-00016.

1. Site Development – The Property shall be developed in substantial conformance with the special use permit plan entitled, "Special Use Permit & Landscape Plan," prepared by Core States Group, sealed on October 14, 2016, (the “SUP Plan”) subject to minor modifications in connection with final site plan review or final engineering.
2. Use Parameters
 - a. Use Limitations – The use permitted with this special use permit (SUP) shall be limited to one restaurant drive-through lane and ordering system, as shown on the SUP Plan.
 - b. Hours of Operation – Hours of operation may be twenty-four (24) hours per day, seven (7) days a week.
 - c. Outdoor Speaker System – Any outdoor speaker system used for ordering shall not be audible beyond the limits of the SUP area.
3. Community Design
 - a. Architecture – The design of the building, including the architectural materials and colors, shall substantially conform to the elevations entitled, entitled "Exterior Elevations," prepared by Core States Group, dated September 2015, consisting of Sheet A4.0 and Sheet A4.1 (the "Elevations").

**Attachment C – Proposed Conditions
dated November 4, 2016**

The Elevations may be subject to minor modifications approved by the County in connection with site plan review. Additional changes to the design and materials may be made provided that any such changes are approved prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. At least two (2) weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it may ensure compatibility of the building with the Elevations.

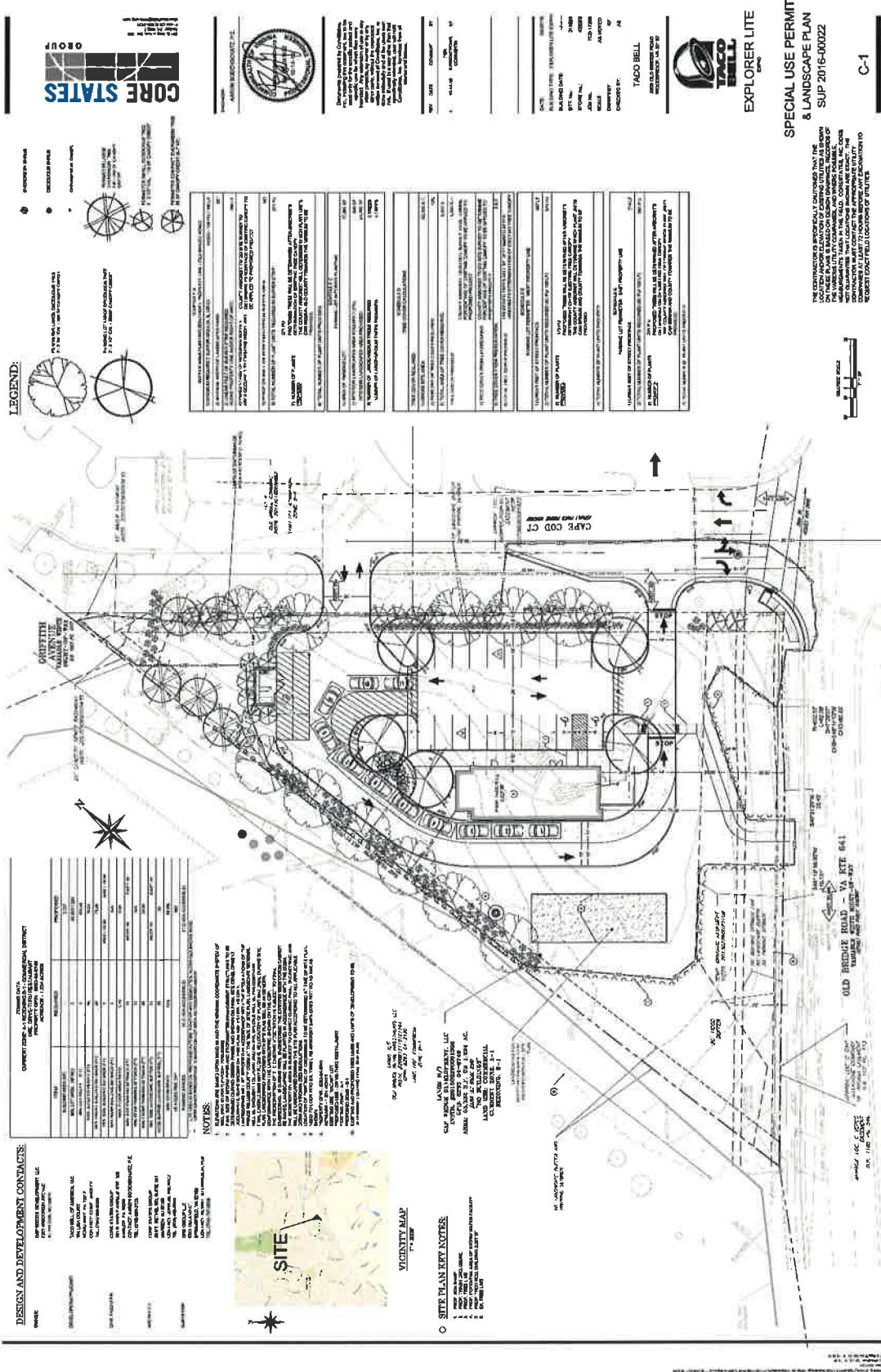
- b. Signage – As approved by the subject SUP, up to three facade signs are permitted. The area (square footage) of all of the façade signage shall not exceed the total area allowed by the Zoning Ordinance. Conformance with signage requirements contained in the Zoning Ordinance shall be demonstrated at the time of the sign permit approval process.
- c. Other Signage Parameters – In addition, the following shall apply to signage and related advertisements onsite:
 - i. Banners, pennants, streamers, balloons, figures, and other attention getting devices not permitted by the Zoning Ordinance shall be strictly prohibited. This restriction is not intended to prohibit flags as permitted by the Zoning Ordinance.
 - ii. Directional signage shall be provided as required and/or needed.
 - iii. Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
- d. Landscaping – Landscaping shall be provided in substantial conformance with the SUP Plan. All new plantings shall be drought-resistant and indigenous or other species approved with the final site plan.
- e. Highway Corridor Overlay District (HCOD) Buffer – A minimum 20-foot-wide HCOD buffer along Old Bridge Road shall be demonstrated on the final site plan. The HCOD buffer shall include the retention of existing trees, as determined feasible in consultation with County staff, and be supplemented by new plant material.
- f. Pedestrian Connections – At the time of final site plan the application shall demonstrate the provision of safe pedestrian links to the proposed restaurant. A minimum of one walkway connection shall be provided to Old Bridge Road, as generally depicted on the SUP. Additional sidewalk connections may be appropriate along Cape Cod Court, and a new crosswalk shall be provided across Cape Cod Court to replace the existing one once the access is widened.

**Attachment C – Proposed Conditions
dated November 4, 2016**

- g. Refuse Storage Area – The refuse storage/dumpster enclosure area shall be located in the area as shown on the SUP Plan and shall be screened with similar materials as the building.
- 4. Site Maintenance
 - a. Trash Removal – The Applicant/Owner shall maintain the site and shall pick up trash, litter, and debris on a daily basis, or as needed.
 - b. Graffiti Removal – The Applicant agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
- 5. Lighting – No neon or spot lighting shall be permitted. All lighting shall be directed downward and/or towards the restaurant and shall not be directed towards the property lines.
- 6. Environment
 - a. Limits of Clearing and Grading – Site development shall substantially conform to the limits of clearing and grading/ limits of disturbance shown on the SUP. Substantial conformance with this limit shall be demonstrated on the final site plan.
- 7. Transportation
 - a. Access – Vehicular access to the Property shall be provided from Cape Cod Court as shown on the SUP. There shall be no direct access from the site to Old Bridge Road. Compliance shall be demonstrated at time of final site plan.
 - b. Improvements to Cape Cod Court – The final site plan shall demonstrate the required improvements to Cape Cod Court as shown on the SUP, including road widening, the provision of dedicated turn lanes, and the inclusion of a crosswalk across Cape Cod Court for pedestrians. The final required improvements to Cape Cod Court are subject to modifications by the County Department of Transportation, in consultation with VDOT.
- 8. Connection to Water & Public 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. Monetary Escalator – In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the

**Attachment C – Proposed Conditions
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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 E – Architectural Elevations
dated September 2015



Attachment E – Architectural Elevations dated September 2015



Attachment F – Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: CUNARD

**August 9, 2016
Regular Meeting
Res. No. 16-038**

SECOND: BISH

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00023	Eco-Nize Office	No further work
REZ2016-00016	Taco Bell – Old Bridge Rd	No response received from applicant regarding historical marker. Request applicant donate \$3000 for a historical marker on the history of the Woodbridge Airport. Marker to be installed on-site.
SUP2016-00022	Taco Bell – Old Bridge Rd	No further work
REZ2016-00026	Marumscos Assemblage	No further work
REZ2016-00028	Utterback Rezoning	Request new iron fence and cemetery delineation on the Utterback Cemetery, 44PW2015. Request metal detector survey of 44PW2014 and its environs.

Attachment F – Historical Commission Resolution

August 9, 2016
Regular Meeting
Res. No. 16-038
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00028	Utterback Rezoning (continued)	Request Phase II evaluation of archaeology site 44PW2014 and Phase III data recovery study if warranted. Artifacts to be donated to and curated with the County.
REZ2017-00001	Webster's Landing Daycare	No further work
SUP2017-00001	Webster's Landing Daycare	No further work
SUP2017-00002	Chris Johnson – Gunsmithing Home Business	No further work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Anderson, Brace, Karnbach, Wright

MOTION CARRIED

CERTIFIED COPY


Secretary to the Commission