

**MOTION:**

**October 20, 2020**

**SECOND:**

**Regular Meeting**

**Ord. No. 20-**

**RE:**

**REZONING #REZ2020-00010, 11951 SUDLEY MANOR DRIVE – BRENTSVILLE  
MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to rezone approximately 53.99± acres from A-1, Agricultural, to PBD, Planned Business District, to allow for O(F), Office Flex, and M-2, Light Industrial uses; and

**WHEREAS**, the subject site is located at 11951 Sudley Manor Drive, approximately 585 feet northeast of the intersection of Sudley Manor Drive and University Boulevard and approximately 654 feet southwest of the intersection of Sudley Manor Drive and Wellington Road. The property is identified on County maps as GPIN 7596-52-6573(pt.); and

**WHEREAS**, the site is zoned A-1, Agricultural and is located within the Data Center Opportunity Overlay, Airport Safety Overlay, and Chesapeake Bay Preservation Area; and

**WHEREAS**, the site is currently designated Regional Employment Center (REC), and small portion of the site is designated Environmental Resource (ER), and Suburban Residential Medium (SRM), in the Comprehensive Plan; and

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

**WHEREAS**, the Planning Commission, at its public hearing on September 16, 2020, recommended approval; and

**WHEREAS**, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on October 20, 2020, and interested citizens were heard; and

**WHEREAS**, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request;

**NOW, THEREFORE, BE IT ORDAINED** that the Prince William Board of County Supervisors hereby approves Rezoning #REZ2020-00010, 11951 Sudley Manor Drive, subject to the proffers dated September 28, 2020;

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

ATTACHMENT: Proffer Statement, dated September 28, 2020

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Planning Director

Walsh, Colucci, Lubeley & Walsh, P.C.  
Jonelle Cameron, Esquire  
4310 Prince William Parkway  
Suite 300  
Prince William, VA 22192

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

## PROFFER STATEMENT

RE: #REZ2020-00010, 11951 Sudley Manor Drive Rezoning  
Applicant/Owner: Wellington Road Associates LLC  
Property: 7596-52-6573 (part) (the "Property")  
Coles Magisterial District  
Approximately 53.9884 acres  
A-1, Agricultural to PBD, Planned Business District

Date: September 28, 2020

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

For purposes of reference in this Proffer Statement, the "MZIP" shall be that plan prepared by Ross-France entitled, "Master Zoning Plan," dated November 22, 2019, last revised September 28, 2020, consisting of the following sheets:

- Land Use Plan;
- Transportation Plan;
- Open Space and Buffer Plan; and
- Utility Plan.

## USE AND DEVELOPMENT

1. Development: The subject Property shall be developed in substantial conformance with the MZIP, subject to changes approved by the County in connection with site plan review. The Property shall be developed in accordance with the PBD, Planned Business district zoning category and Landbays A and B shall be designated and may be used in accordance with the O(F), Office-Flex and M-2, Light Industrial zoning districts.
2. Use: The Applicant shall be permitted those uses in the PBD, O(F) and M-2 zoning districts. Notwithstanding above, the following uses shall be prohibited in Landbay B:

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- a. Hotel/Motel
- b. Motor Vehicle Fuel Sales
- c. Recycling collection points
- d. Recyclable materials separation facility
- e. Self-storage center

**COMMUNITY DESIGN**

3. Building Architecture: The façade of any building on the Property that is facing and visible from Sudley Manor Drive Road shall have as the primary exterior building material stone, wood, brick, architectural concrete masonry unit (e.g., regal stone, split face, precision ground face), precast concrete panels, EIFS (exterior installation and finish systems) or metal panels of architectural grade and quality. Changes to allow additional building materials shall be approved by the Planning Director or his designee prior to the issuance of the building permit. Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter. The façade of any building facing Sudley Manor Drive shall avoid use of undifferentiated surfaces by including at least two of the following design elements: (i) change in building height; (ii) building step-backs or recesses; (iii) fenestration; (iv) change in building material, pattern, texture, color; or (v) use of accent materials. Any bay doors shall not be visible from Sudley Manor Drive.
4. Fencing: If provided, fencing along public or private streets shall not be chain-link or barbed wire.
5. Landscaping:
  - a. Landbay A: Landscaping shall be provided in general conformance with the Buffer and Open Space Plan.
  - b. Landbay B: Landscaping shall be provided in general conformance with the Buffer and Open Space Plan.
    - i. Western Boundary: The Applicant shall provide a seventy-five foot (75') buffer along the western boundary as depicted on the Buffer and Open Space Plan. The planting units in this buffer area shall be 350 pu/100lf and the Applicant shall provide the maximum percentage of evergreen trees permitted in the DCSM. Existing vegetation may count towards this unit count. In the event



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that the limits of clearing and grading are adjusted during site plan review and the limits of clearing and grading are reduced, the Applicant shall look to preserve the existing vegetation within the seventy-five foot (75') buffer area and will not be required to provide additional plantings.

- c. Tree Preservation Plan: The Applicant shall prepare a tree preservation plan(s) for the specimen trees identified on the Environmental Constraints Analysis which are located within twenty feet (20') outside or ten feet (10') inside of the limits of clearing and grading. The tree preservation plan(s) shall be in accordance with the Prince William County Design and Construction Standards Manual ("DCSM") and shall be submitted for review with the first submission of each final site plan in the event the Property is developed in phases.
6. Signage: All signage on shall comply with the standards set forth in the Zoning Ordinance and DCSM. In addition the following shall apply:
- a. Façade Signs: All façade signage shall be channel letters.
  - b. Monument Signage: Freestanding building signage (excluding minor signs, as defined in the Zoning Ordinance and parking signage) shall be monument style with a maximum height of 12 feet. The Applicant shall provide low-growth landscaping around the base of said sign.

### CULTURAL RESOURCES

7. Evaluation: Based on the findings and recommendation set forth in the Phase I Cultural Resource Investigation entitled "11951 Sudley Manor Drive," prepared by Thunderbird Archaeology dated October 2019 ( the Phase I Study"), in the event site 44PW2049 located on Landbay B (and identified in the Phase I Study as potentially eligible for the National Register of Historic Places) is proposed to be disturbed with the development, the Applicant shall retain a qualified professional archaeologist to conduct a Phase II evaluation on any portion of such potentially eligible site that is disturbed. The qualified professional, the archaeological testing and the report shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines For Conducting Cultural Resource Survey in Virginia*. Three (3) copies of the report, bound, shall be submitted to the County archaeologist for approval prior to submission of the preliminary subdivision/site plan for the portion of the Property on which such site is located.

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8. Mitigation: In the event the Phase II evaluation finds site 44PW2049 to be eligible for the National Register of Historic Places and any portion of the site will be disturbed by construction, the Applicant will either initiate mitigation of the archaeology site through Section 106 of the *National Historic Preservation Act* (NHPA), with the County as a consulting party; or, if Section 106 review is not required, the Applicant shall prepare a mitigation plan in consultation with the Planning Director, or their designee. If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval for the portion of the Property on which the site is located. The mitigation plan shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines For Conducting Cultural Resource Survey In Virginia* and also the *Advisory Council on Historic Preservation's (ACHP) Recommended Approach for Consultation on Recovery of Significant Information from Archaeological Sites* (<http://www.achp.gov/archguide.html#supp>).
9. Curation: Within three (3) months of acceptance of the final report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, and other records recovered and produced as a result of the above excavations. All artifacts and records submitted for curation shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. A curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the issuance of any land disturbance permit for the area impacted by archaeology site 44PW2049.
10. Public Interpretation: The Applicant shall install one (1) interpretive sign on Landbay B which provides a description of the history of archaeology site 44PW2049. The interpretative sign shall follow the "National Park Service's Wayside Guide: A Guide to Developing Outdoor Interpretive Exhibits (2009)," and shall be low profile 36 inches wide by 24 inches tall. The Applicant shall also prepare a public history of the excavation and the results of the excavation. The content on the interpretive sign and public history shall be prepared in consultation with the Planning Office and/or the Historical Commission and the location of the interpretive signs shall be shown on the approved site plan. The interpretive sign shall be installed prior to issuance of the occupancy permit for the building on Landbay B, subject to obtaining a sign permit from the Zoning Office and shall not count towards the number of signs permitted by-right on the Property.

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**ENVIRONMENT**

11. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre ( $\pm$  53.9884 acres) for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.

**FIRE AND RESCUE**

12. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building floor area for any new building on the Property to be used for fire and rescue services. Said contribution shall be based on the size of any new building(s) shown on the applicable site plan(s) (excluding any structured parking) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

**TRANSPORTATION**

13. Access:
- a. Landbay A: Subject to Prince William County Department of Transportation ("PWCDOT") and Virginia Department of Transportation ("VDOT") approval, access to Landbay A shall be provided in general conformance with the Transportation Plan. Access shall be constructed as part of the development for Landbay A.
  - b. Landbay B: Subject to PWCDOT and VDOT approval, access to the Property shall be provided in general conformance with the Transportation Plan. Access shall be constructed as part of the development of Landbay B.
14. Bicycle Racks:
- a. Landbay A: The Applicant shall provide a minimum of one (1) bicycle rack on Landbay A. Said bicycle rack shall be provided prior to the issuance of an occupancy permit for the first building on Landbay A.
  - b. Landbay B: The Applicant shall provide a minimum of one (1) bicycle rack on Landbay B. Said bicycle rack shall be provided prior to the issuance of an occupancy permit for the first building on Landbay B.

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15. Patriot Hill Drive:

- a. Design: Modification of the alignment and typical road section (reduction of width, ditch section, curb and gutter, pedestrian connections, etc.) may be approved by PWCDOT and VDOT at the time of final site plan review.
- b. Phasing: Patriot Hill Drive may be constructed in phases. The first phase of construction may include the northern portion of Patriot Hill from Sudley Manor Drive to the site access as shown on the Transportation Plan, or as amended during final site plan. The Applicant shall dedicate the right-of-way needed for Patriot Hill Drive from the site access to the western Property line as part of the first phase of construction. In addition, the Applicant shall make a payment (letter of credit, bond, escrow, etc.) ("Escrow") for the cost of construction, as reviewed and approved by the County, of Patriot Hill Drive from the site access to the Property line. In the event, the portion of Patriot Hill Drive located on the right-of-way adjacent to the Property, bisected by GPIN 7596-41-9575 and GPIN 7596-51-8465, is not extended to the Property line to make the connection required by this proffer possible within 10 years from the date of payment, the Applicant shall be relieved of its obligation to complete construction of Patriot Hill Drive and the payment shall be returned to the Applicant.

16. Turn Lanes:

- a. Landbay A: Subject to PWCDOT and VDOT approval, the Applicant shall construct a 350 ft. right turn lane with a 100 ft. taper into Landbay A. Said turn lane shall be constructed prior to the issuance of the first occupancy permit for Landbay A.
- b. Landbay B: Subject to PWCDOT and VDOT approval, the Applicant shall construct a 350 ft. right turn lane with a 100 ft. taper into Landbay B. Said right turn lane shall be constructed by the first occupancy permit for Landbay B.
- c. Eastbound left turn lane on Sudley Manor Drive at Wellington Road: In the event the total vehicles per day ("VPD") on the Property exceeds 2,200 the Applicant shall, at the time of final site plan review for the use exceeding 2,200 VPD, submit an intersection capacity and queueing analysis to determine if the existing left turn lane needs to be extended to prevent starvation. In the event said turn lane needs to be extended based on the capacity and queueing analysis, the Applicant shall extend the left turn lane by the distance shown on the intersection capacity and queueing analysis, subject to PWCDOT and VDOT approval. Said left turn lane shall be extended prior to the occupancy permit for the building for said use exceeding 2,200 VPD on the Property.

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**WATER AND SEWER**

17. The Property shall be served with public water and sewer, and the Applicant shall bear all of the costs and responsibilities in order to make such connections. The Applicant shall plan, design and construct all on-site and off-site water and sanitary sewer utility improvements necessary to develop the Property in accordance with applicable Service Authority, Prince William County, and Virginia requirements, and regulations.

**MISCELLANEOUS**

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

**WAIVERS & MODIFICATIONS**

19. Pursuant to Sections 32-250.32.4 and 32-700.25 of the Zoning Ordinance approval of the subject rezoning shall constitute a waiver/modification of Section 32-404.05 of the Zoning Ordinance and Section 802.48 of the DCSM to modify the perimeter buffer to allow for a 30 ft. buffer along the Sudley Manor Drive frontage of Landbay B as depicted on the Open Space and Buffer Plan.

**SIGNATURE ON THE FOLLOWING PAGE**

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**SIGNATURE PAGE**

**WELLINGTON ROAD ASSOCIATES, LLC**

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_



## **STAFF REPORT**

### **The Board of County Supervisors**

Ann B. Wheeler, Chair  
Victor S. Angry, Vice Chair  
Andrea O. Bailey  
Kenny A. Boddye  
Pete Candland  
Margaret Angela Franklin  
Jeanine M. Lawson  
Yesli Vega

<b>BOCS Meeting Date:</b>	October 20, 2020
<b>Agenda Title:</b>	Rezoning #REZ2020-00010, 11951 Sudley Manor Drive
<b>District Impact:</b>	Brentsville Magisterial District
<b>Requested Action:</b>	Approve Rezoning #REZ2020-00010, 11951 Sudley Manor Drive, subject to the revised proffers dated September 28, 2020
<b>Department:</b>	Planning Office
<b>Staff Lead:</b>	Stephen Donohoe, AICP, Acting Planning Director

### **EXECUTIVE SUMMARY**

This is a request to rezone approximately 53.99 acres from A-1, Agricultural, to PBD, Planned Business District, to allow for O(F), Office Flex, and M-2, Light Industrial, uses. The property is located at 11951 Sudley Manor Drive, approximately 585 feet northeast of the intersection of Sudley Manor Drive and University Blvd., and approximately 654 feet southwest of the intersection of Sudley Manor Drive and Wellington Road.

It is the recommendation of staff and the Planning Commission that the Board of County Supervisors approve Rezoning #REZ2020-00010, 11951 Sudley Manor Drive, subject to the revised proffers dated September 28, 2020.

## BACKGROUND

- A. Request: This is a request to rezone approximately 53.99± acres from A-1, Agricultural, to PBD, Planned Business District, to allow for O(F), Office Flex, and M-2, Light Industrial uses.

Uses/Features	Existing or Required	Proposed
<b>Zoning</b>	A-1, Agricultural	PBD, Planned Business District – O(F), Office Flex, and M-2, Light Industrial
<b>Use(s)</b>	Undeveloped, A-1 uses permissible	Limited Office Flex and Limited Light Industrial Uses
<b>Acreage</b>	±53.99 acres	±53.99 acres
<b>Building Heights PBD – O(F) &amp; M-2</b>	PBD O(F) = 45 feet height max. PBD M-2 = 60 feet height max.	PBD O(F) = 45 feet height max. PBD M-2 = 60 feet height max.
<b>Open Space</b>	20% or ±10.80 acres	37% or ±20.11 acres

- B. Site Location: The subject site is located at 11951 Sudley Manor Drive, approximately 585 feet northeast of the intersection of Sudley Manor Drive and University Blvd., and approximately 654 feet southwest of the intersection of Sudley Manor Drive and Wellington Rd. The property is identified on County maps as GPIN 7596-52-6573(pt.).
- C. Comprehensive Plan: The site is currently designated REC, Regional Employment Center, and small portion of the site is designated ER, Environmental Resource, and SRM, Suburban Residential Medium, in the Comprehensive Plan.
- D. Zoning: The ±53.99-acre site is currently zoned A-1, Agricultural, and is located within the Data Center Opportunity Overlay, Airport Safety Overlay, and Chesapeake Bay Preservation Area.
- E. Surrounding Land Uses: To the north of the site, is undeveloped land zoned PMD, Planned Mixed Development, Residential and Non-residential, pursuant to rezoning #PLN2012-00105, Wellington Glen. Additionally, east of the site is undeveloped land planned for office mid-rise and office flex uses, pursuant to the aforementioned rezoning case #PLN2012-00105. South of the subject site are multifamily residential dwellings units and west of the site are single-family detached dwelling units a part of the Independence subdivision.
- F. Background and Context: The subject site is currently zoned A-1, Agricultural, and is not subject to proffers. The site is located in an area of transition from residential to office flex and light industrial uses. The Applicant is requesting to rezone the subject property to allow for the development of office and light industrial uses subject to proffered use restrictions to ensure a compatible transition from residential to non-residential.



- G. Planning Commission Recommendation: At the September 16, 2020 public hearing, the Planning Commission recommended approval of Rezoning #REZ2020-00010, 11951 Sudley Manor Drive, subject to the proffers dated August 21, 2020. The case was pulled from the expedited agenda due to feedback from one citizen at the hearing. The citizen expressed concerns related to the environmental impacts and a general displeasure with additional development occurring in this area.

Additionally, the Planning Commission inquired about the proffered extension of Patriot Hill Drive, and its impact to the RPA, Resource Protection Area onsite, the financial impacts to the Applicant, and whether the connection was necessitated by the development. As discussed during the hearing, the removal of the proposed Patriot Hill Drive connection would require a DCSM, Design and Construction Standards Manual waiver. The Applicant would have to justify the removal of this planned connection to County Transportation staff and VDOT, and a decision would be made to approve or deny the waiver request.

As part of the motion to recommend approval, staff and the Applicant were directed to examine if the requirement to extend Patriot Hill Drive could be waived. On September 25, 2020, staff and the Applicant held a meeting to discuss this in detail. County and VDOT staff concluded that connectivity is needed in this area, and the development of the subject site necessitated the need for the proposed connection. Staff further concluded that the removal of this connection would create cut-through traffic in the neighboring planned University Village development once it is fully completed.

However, Transportation staff recognizes that the connection may not be needed until future development occurs, and when the neighboring residential property located south of the site finishes paving their portion of Patriot Hill Drive. Transportation staff further acknowledged that reducing the road width, and modifying the road design, would further reduce the anticipated impacts to the RPA. Therefore, at site plan, the Applicant intends to submit a waiver to modify the road design, reducing the width and impervious surface. The final design shall be reviewed and approved at site plan review. Staff and the Applicant intend to prioritize reducing impacts to the RPA while reviewing the road design modification in order to provide the least environmental impactful connection to Sudley Manor Road.

Lastly, in addition to the road modification, the Applicant agreed to the recommendation that self-storage facilities shall be added to the list of prohibited uses.

## **STAFF RECOMMENDATION**

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As noted above, the Planning Commission's motion to recommend approval directed staff and the Applicant to examine if the requirement to extend Patriot Hill Drive could be waived. On September 25, 2020, staff and the Applicant held a meeting to discuss the options related to this connection. The revised proffers attached include language to allow for modification of the Patriot Hill Drive road extension. Staff is in support of this transportation modification as it provides the flexibility needed to reduce the impacts to the RPA through design modifications of the road. Lastly, as part of the Planning Commission's approval recommendation, it was requested that the self-storage facility use be added to the list of prohibited uses. The Applicant was agreeable to this change and it is reflected in the updated proffers.

Staff recommends approval of Rezoning #REZ2020-00010, 11951 Sudley Manor Drive, subject to the revised proffers dated September 28, 2020, for the following reasons:

- The Comprehensive Plans Land Use Policy 15 encourages development that infills undeveloped or underdeveloped portions of established areas in the Development Area. As proposed, the rezoning proposal is for infill development.
- The proposed proffers remove the most inconsistent land uses permitted within the PBD, O(F) and M-2 districts. As proffered, the most intense uses are either prohibited or limited to the Landbay A, which is furthest away from medium density residential. Additionally, community design standards are proffered to ensure a compatible transition from residential to non-residential.
- The subject site is currently zoned A-1, Agricultural, which is not consistent with the long-range land use designation of REC, Regional Employment Center. The proposed rezoning to PBD, Planned Business District, with proffers, is more compatible than the existing land use conditions.

### **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: The site is classified REC, Regional Employment Center. The existing zoning classification of A-1, does not implement the REC land use designation; however, the proposed rezoning from A-1, to PBD, is consistent with the long-range designation of REC. The REC land use designation encourages office uses in addition to a small percentage of higher density residential such as multifamily. While residential is not a component of this application, multifamily residential dwelling units are located south of this site. Additionally, as proffered, the most intense and inconsistent uses have been prohibited.

Community Design: The application incorporates Community Design guidance from the Illustrative Guidelines for Office Development in the Comprehensive Plan to further mitigate potential impacts.

Level of Service (LOS): The level of service impacts for this proposed rezoning are being mitigated by the proffered monetary contributions, as follows:

<b>Water Quality</b>	\$75 per acre	±53.99 acres	\$4,049.25
<b>Fire &amp; Rescue</b>	\$0.61 per SF of building area	±389,425 SF	±\$237,549.25
<b>TOTAL \$</b>			<b>±241,598.50</b>

### **Community Input**

Notice of the rezoning application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has received two emails related to this case. Both inquiries asserted concerns related to greenspace, and environmental impacts. One of the two emails further expressed opposition to locating a data center adjacent to their neighborhood.

As discussed at the public hearing, the Applicant has provided approximately 17% more open space than what is required. Additionally, the Applicant has proffered wider buffers adjacent to residential community, defined limits of clearing and grading, and limited disturbance near the RPA.

### **Other Jurisdiction Comments**

The subject site is located outside of the required notification area of any jurisdiction.

### **Legal Issues**

If the rezoning is approved, the site could be developed as proffered and in accordance with the PBD, Planned Business District, zoning district. Legal issues resulting from Board's action are appropriately addressed by the County Attorney's office.

### **Timing**

The Board of County Supervisors has one year from the date of acceptance to take action on a rezoning request. The one-year time frame will end on December 10, 2020.

### **STAFF CONTACT INFORMATION**

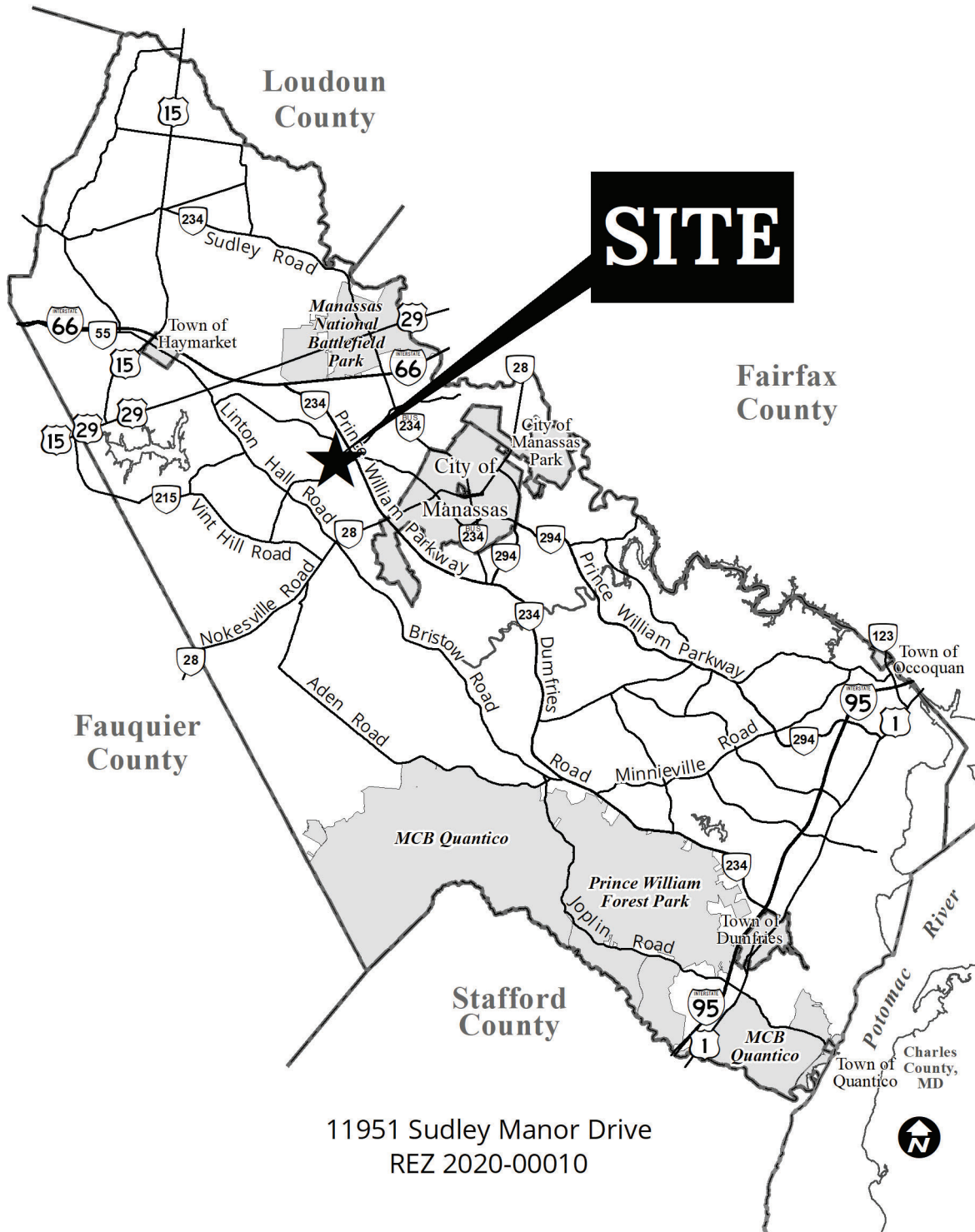
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Keasha Chappell Hall | (703) 792-6846  
khal@pwcgov.org

## **ATTACHMENTS**

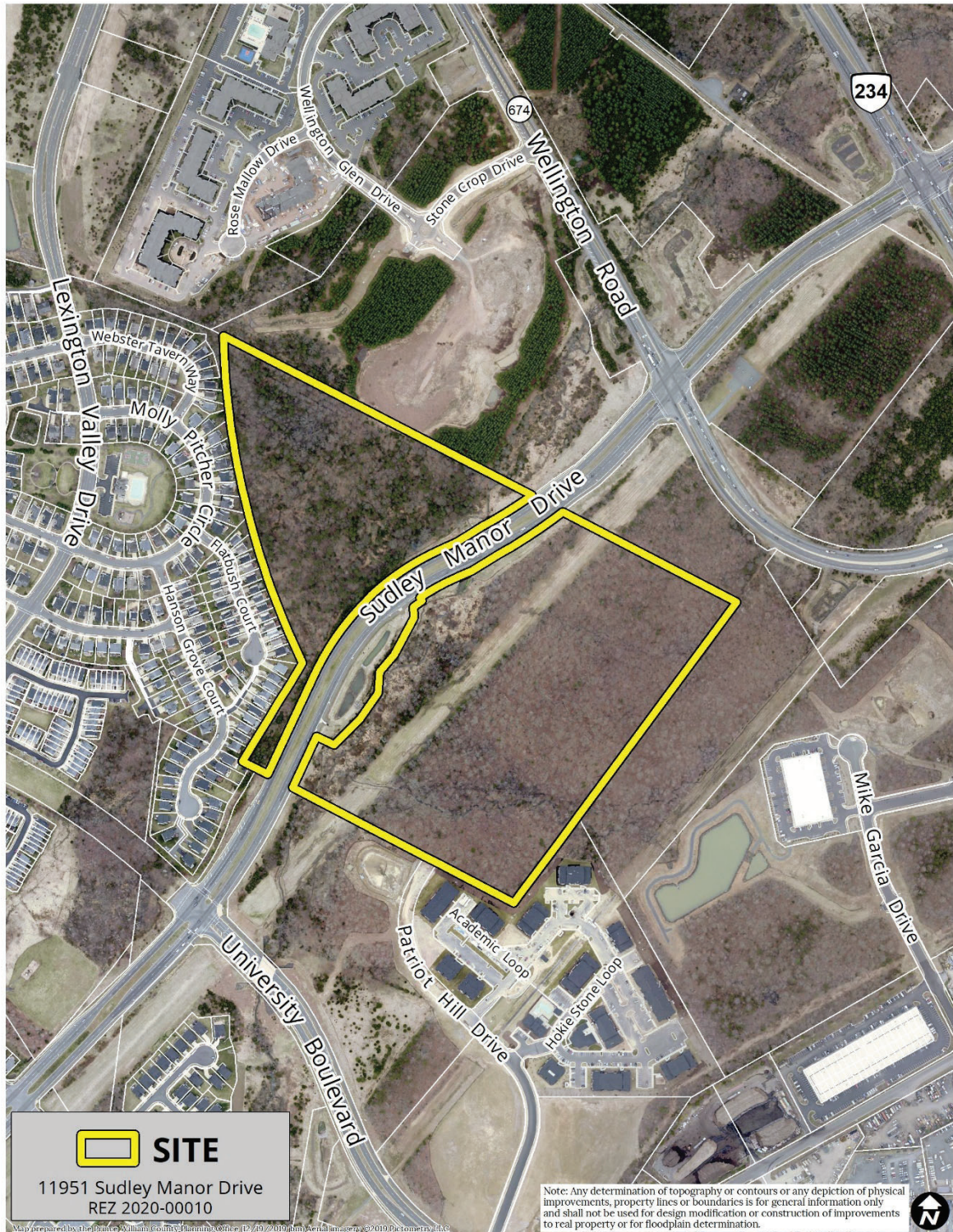
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Area Maps  
Staff Analysis  
Strike Through Version of Proffers dated August 21, 2020  
Master Zoning Plan  
Environmental Constraints Analysis  
Draft Planning Commission Resolution

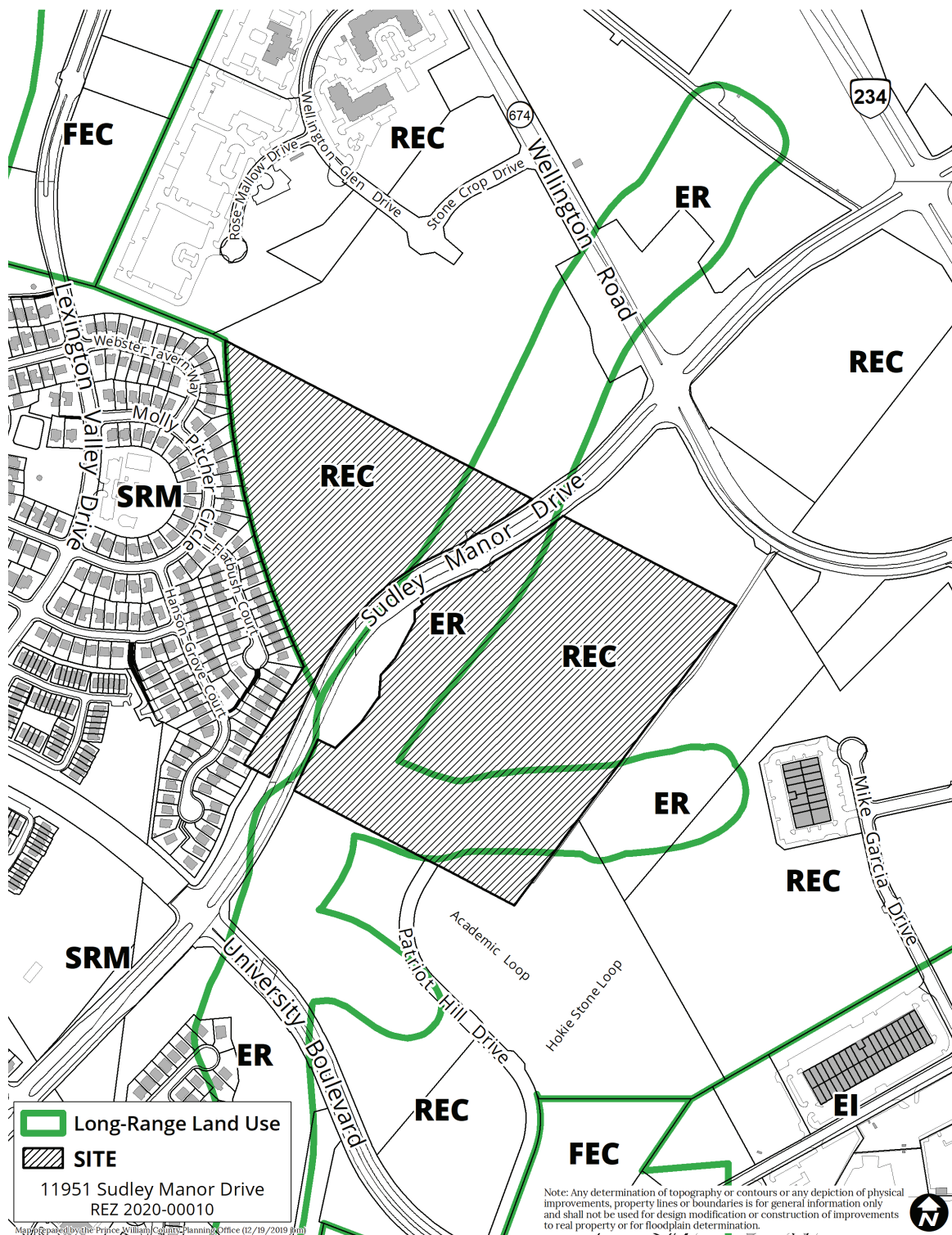


11951 Sudley Manor Drive  
REZ 2020-00010

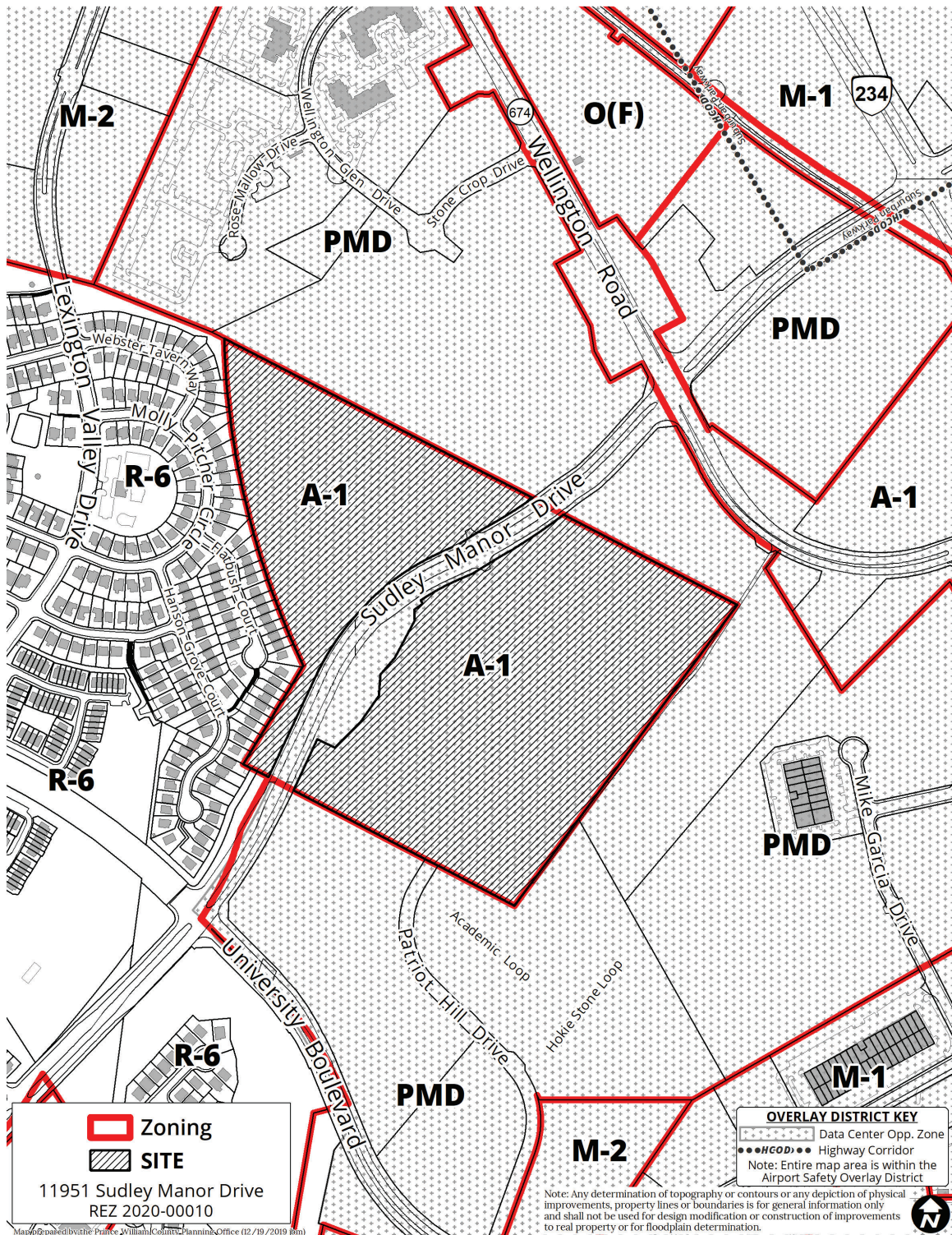














## Part I. Summary of Comprehensive Plan Consistency

### **Staff Recommendation: APPROVAL**

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

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

## Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	To the north of the site, is undeveloped land zoned PMD, Planned Mixed Development, Residential and Non-residential, pursuant to rezoning #PLN2012-00105, Wellington Glen.	REC, ER	PMD
South	South of the subject site are multi-family residential dwellings units.	REC, ER	PMD
East	East of the site is undeveloped land planned for office mid-rise and office flex uses, pursuant to rezoning case #PLN2012-00105.	REC, ER	PMD
West	West of the site are single family detached dwelling units a part of the Independence subdivision.	SRM	R-6

## Long-Range Land Use Plan Analysis

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

The Applicant is requesting a rezoning of the subject property from A-1, Agricultural, to PBD, Planned Business District – Office Flex and Light Industrial. This site is located within the Development Area of the County, and is primarily classified as REC, Regional Employment Center, on the Long-Range Land Use Map. A small portion of the site is designated as ER, Environmental Resource, and SRM, Suburban Residential Medium. The following table summarizes the uses and densities intended within the REC, ER, and SRM designations:

Long-Range Land Use Map Designation	Intended Uses and Densities
<b>Regional Employment Center (REC)</b>	<p>The purpose of the Regional Employment Center classification is to provide for areas located close to and/or with good access from an interstate highway where intensive regional employment uses are to be located. REC projects* should be planned and developed in a comprehensive, coordinated manner. Primary uses in the REC are mid-rise and/or high-rise office (including government offices particularly those for Prince William County agencies), research and development facilities, lodging, and mixed-use projects. Residential uses shall represent no greater than 25 percent of the total REC gross floor area of the project. Drive-in/drive-through uses are discouraged. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use REC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER designated portion of a property. Development in REC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, and lodging uses are always the primary uses within the area rezoned. Office development in REC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the</p>

## Staff Analysis

	Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 4-6 stories is preferred.
<b>Suburban Residential Medium (SRM)</b>	The purpose of the Suburban Residential Medium classification is to provide for a variety of housing opportunities at a moderate suburban density, greater than that of the SRL classification. The preferred housing type in this classification is single-family. The density range in SRM projects is 4-6 dwellings per gross acre, less the ER designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the County.
<b>Environmental Resource (ER)</b>	This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.

In addition to the REC land use designation, the subject site is also located within the Data Center Overlay District. Currently, the site is zoned A-1, Agricultural. The zoning classification of A-1, does not implement the REC land use designation. However, the proposed rezoning from A-1, to PBD, is consistent with the long-range designation of REC. The REC land use designation encourages office uses in addition to a small percentage of higher density residential such as multifamily. While residential is not a component of this application, multi-family residential dwelling units are located south of this site. Additionally, as proffered, the most intense and inconsistent uses have been prohibited. Lastly, staff and the Applicant collaborated to incorporate Community Design guidance from the Illustrative Guidelines for Office Development in the Comprehensive Plan to further mitigate potential impacts.

### **Proposal's Strengths**

- **Prohibited Uses:** Land Use Policy 14 in the Comprehensive Plan encourages the protection of existing and planned land uses from the encroachment of incompatible land uses. Although the proposed PBD, zoning classification is consistent with the REC land use designation, the Comprehensive Plan specifically specifies office uses as the most compatible. As proposed, the Applicant can develop the site with Office and Light Industrial uses. As proffered, the most intense

uses have been proffered as prohibited on Landbay B, which is adjacent to the Independence Subdivision.

- Surrounding Character: The subject site is located in an area of transition from medium to high density residential, to non-residential uses such as office flex and light industrial. The proposed rezoning is consistent with the existing transitional land use conditions. Buffering and use restrictions have been proffered to ensure a compatible transition from residential to non-residential.
- Infill Development: Land Use Policy 15 of the Comprehensive Plan encourages development that infills undeveloped portions of established stable neighborhoods in the Development Area, at a density, mass, height, and intensity that conforms with the surrounding area. As proffered, the application includes use restrictions for the landbay adjacent to the Independence Subdivision. Additionally, as proffered, the application includes detailed community design parameters with regard to building design.
- Use Flexibility: Land Use Policy 9 encourages flexibility in the mix of uses permitted in land designated REC, Regional Employment Center. Although, the application does prohibit the most intense uses, the Applicant may develop the site in accordance with most of the O(F), Office Flex, and M-2, Light Industrial, zoning classifications.

### **Proposal's Weaknesses**

- Long-Range Land Use Inconsistency: The subject application is a request to rezone the subject site from A-1, to PBD - Office Flex and Light Industrial. The REC land use designation encourages office development as the primary uses. The M-2, Light Industrial, zoning classification is not consistent with the REC land use designation. On balance however, intense uses such as motor vehicle fuel sales, and recycling related have been prohibited. If a light industrial use is developed, most of the proffered by-right uses would likely be housed in an office flex building which is commonly found in light industrial districts.

**On balance**, and with the proposed proffers to help mitigate the land use inconsistencies, 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.

As stated in the Comprehensive Plan, the intent of the REC, Regional Employment Center, land use plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for

each phase of the project. Office development in REC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development in the Community Design Plan chapter of the Comprehensive Plan. Additionally, a minimum office building height of 4-6 stories is preferred.

### **Proposal's Strengths**

- **Land Use Transition:** As discussed in the Land Use section of this report, Land Use Policy 14 encourages transitions in building scale, intensity of use, and adequate buffering between semi-compatible land uses. As proffered and depicted on the Open Space and Buffer Plan, the application includes a 75-foot wide buffer along the western property line where the subject site abuts single-family residential. Staff anticipates that the combination of use restrictions and buffering will adequately mitigate the land use transition impacts associated with this proposal.
- **Limits of Clearing and Grading:** As proffered and depicted on the Open Space and Buffer Plan, the Applicant has provided increased buffers and a proffered general conformance to the limits of clearing and grading as depicted on the plan. Staff finds the application consistent with Community Design Policy 12 of the Comprehensive Plan, which encourages new development fit into the natural landforms, particularly the existing woodland areas of the County.
- **Building Architecture:** As proffered, buildings visible from Sudley Manor Drive shall include façade treatments such as stone, wood, and or architectural concrete. Additionally, when a building is visible from an arterial roadway, the Applicant shall include community design enhancements that include undifferentiated surfaces to the façades such as step-backs, material changes, and building height variations. Lastly, as proffered, industrial elements such as bay doors shall not be visible from Sudley Manor Drive.

### **Proposal's Weaknesses**

- **Limited Development Details:** The Community Design chapter encourages the requirement of development plans and elevations. The Applicant provided a Master Zoning Plan, and development of the site shall be in substantial conformance with the Plan with regard to buffers, stormwater management, and the proposed entrance to the site. The application did not include detailed elevations and details such as building orientations and footprints. However, staff acknowledges the Applicant is actively marketing the site for sale, and the use and development details will be determined once a contract purchaser is confirmed.
- **Buffer Modification on Sudley Manor Road:** Although the Applicant has provided a substantial amount of buffering, the Applicant is requesting a waiver related to the required PBD, Planned Business District, perimeter buffering on Landbay B which fronts Sudley Manor Road. As stated by the Applicant, the adjacent properties are currently developed, and the existing conditions include a 30-foot buffer. The Applicant is requesting a waiver to continue a variable width buffer consistent with the 30-foot-wide buffer along Sudley Manor Road.

**On balance**, this application is found to be consistent with the relevant components of the Community Design Chapter in the Comprehensive 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. A Phase I study was provided as a part of the review of the subject application.

A Phase I cultural resources report titled "Phase I Cultural Resources Investigation, 11951 Sudley Manor Drive" (Smith et al 2019) was included with this application. The report identified one archaeology site, 44PW2049 within the rezoning area and recommended Phase II evaluation.

The report also identified a portion of the project area adjacent within the Second Battle of Manassas battlefield (Study Area). Metal detecting within this area did not identify any military artifacts. The report recommended no additional research for Civil War activity.

During the Historical Commission's regularly scheduled meeting on January 14, 2020, they reviewed this case, including the Phase I cultural resources report. The Historical Commission recommended Phase II evaluation of 44PW2049 and if warranted Phase III/Data Recovery and Curation of all artifacts with the County. The Historical Commission also recommended public interpretation of archaeology site 44PW2049 based on the Phase II evaluation, and or, Phase III/Data Recovery.

### **Proposal's Strengths**

- **Mitigation:** As proffered, in the event the Phase II evaluation finds site 44PW2049 to be eligible for the National Register of Historic Places and any portion of the site will be disturbed by construction, the Applicant will either initiate mitigation of the archaeology site through Section 106 of the *National Historic Preservation Act* (NHPA), with the County as a consulting party; or, if Section 106 review is not required, the Applicant shall prepare a mitigation plan in consultation with the Planning Director, or their designee.
- **Interpretive Signage:** As proffered, the Applicant shall install one interpretive sign on Landbay B which provides a description of the history of archaeology site 44PW2049.
- **Curation of Artifacts:** As proffered, the applicant shall curate with the County, all artifacts and records recovered as a result of the excavations on-site.

### **Proposal's Weaknesses**

- None identified.

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

### **Environment Plan Analysis**

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site is predominantly forest composed of five different forest cover types, primarily mature white oak and pin oak forests. There is extensive RPA, forested wetlands and emergent wetlands. Open shrub/scrub habitat exists along portions of the stream bottom running parallel to Sudley Manor Drive and within a major gas pipeline easement. Fourteen (14) specimen trees have been identified onsite. Soil types and the ECA indicate rare plant species and/or communities associated with diabase soils may be located onsite.

#### **SOILS:**

No.	Soils Name	Slope	Soil Category	Erodibility
4B	Arcola silt loam	2-7%	II	Severe
13B	Catlett- Sycoline comlex	2-7%	II	Moderate
13C	Catlett- Sycoline comlex	7-15%	II	Severe
31B	Dulles Silt Loam	0-4%	III	Moderate
30B	Jackland silt loam	2-7%	III	Moderate
32A	Kelly Silt Loam	0-2%	III	Slight
48A	Reaville Silt Loam	0-4%	III	Slight
53B	Sycoline-Kelly complex	2-7%	III	Moderate
56A	Waxpool silt loam	0-2%	III	Slight

### **Proposal's Strengths**

- Water Quality: A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.

- Defined Limits of Clearing: As indicated on the Master Zoning Plan, the approximate limits of clearing are delineated to control the extent of onsite disturbance, which results in preserving areas of intact vegetation onsite. Staff finds this proffer consistent with the Community Design Chapter Policy 12 which encourages new development to fit into the natural landforms and existing woodland areas of the County.
- Buffers: As proffered, the Applicant is providing an increased buffer width of 75-feet along the western property line of Landbay B. Staff considers this as a desirable feature of the site and is above the minimum standard.
- Preservation: As depicted on the Land Use Plan, the limits of clearing and grading provide for areas of forested and emergent wetland preservation. Staff acknowledges the Applicant's proposal promotes a design that recognizes existing woodlands as important features of the site and will minimize cut and fill operations. Staff finds the application consistent with the Comprehensive Plan's Environment Plan Chapter Policy 10, which encourages the preservation of natural vegetation.

### **Proposal's Weaknesses**

- Impacts to RPA: Although staff and the Applicant have committed to reducing the potential RPA impacts associated with the construction of Patriot Hill Drive, development of the site will still have some anticipated impacts to the RPA onsite due to the road construction and utility installation. It is standard practice to mitigate these impacts through water quality monitoring and as proffered the Applicant is making a monetary contribution to offset the environmental impacts associated with developing 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 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 nearest responding fire station is Braemar Fire & Rescue Station #25. The site is located within the 4.0-minute response area for fire suppression and basic life support and is within the 8.0-minute response time for advanced life support services. According to the most recent figures, the Braemar Station responded to 3,557 incidents in FY18. The workload capacity for Station #25 is 2,200 incidents.



### **FY2020-2025 Capital Improvement Program (CIP) – Planned Public Facilities:**

The County's CIP contains a planned project to construct a new Fire & Rescue Station. Station 22 is a Fire & Rescue station that will be located at 11600 Balls Ford Road in the west end of the County and is planned to be approximately 21,000 square feet. The station will house a pumper, rescue unit, collapse unit, and an Advanced Life Support (ALS) ambulance. Career staffing will be provided for a 24-hour pumper unit, 24-hour rescue unit, and a 24-hour medic unit. The building will include sleeping quarters, a kitchen and dayroom, physical fitness room, training room, storage for heavy tactical rescue equipment, and offices. The station will include three to four apparatus bays, an area for personal protective equipment, and an exterior training tower.

Occupancy is scheduled for January 2021 and systemwide response times are expected to improve and ease the burden on existing stations.

### **Proposal's Strengths**

- Response Times: The site is located within the recommended 4.0-minute response time for fire suppression and basic life support, and within the 8.0-minute response time for advanced life support services.
- Level of Service Mitigation: As conditioned, the Applicant shall provide \$0.61 per square foot of new structure area to mitigate impacts to fire and rescue services.
- Capital Improvement Program (CIP): Response time improvements are anticipated to positively impact the response area of the subject application once the new Fire & Rescue Station 22 is fully operational.

### **Proposal's Weaknesses**

- Station Workload: The most recent figures indicate that Fire & Rescue Station #25 is currently operating above capacity. Although the first-due station is operating above capacity, staff anticipates widespread improvements once the aforementioned CIP project is complete.

**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.

The Prince William County Police CPTED Manual, *Crime Prevention Through Environmental Design: A guide to safe environments in Prince William County, Virginia*, can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>. The Applicant should also consider the use of no-trespassing signage within the community. The developer/applicant is encouraged to pay particular attention to the CPTED manual and apply design principles during the final site plan/design phase.

At this time, the Police Department does not believe this application will create significant impact on calls for service.

### **Proposal's Strengths**

- Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.

### **Proposal's Weaknesses**

- None identified.

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

## **Potable Water Plan Analysis**

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is not currently available at the site. The closest available public water main with adequate capacity is an existing 16-inch water main located on Patriot Hill Drive approximately 720 feet south of the subject property.

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

**Proposal's Strengths**

- Water Connection & Service: As proffered, the Applicant shall plan, design and construct all on-site and off-site water utility improvements necessary to develop the subject property.

**Proposal's Weaknesses**

- None identified.

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

**Sanitary Sewer Plan Analysis**

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is not currently available at the site. The closest available public sewer main with adequate capacity is an existing 16-inch gravity sewer main located in Patriot Hill Drive approximately 350 feet south of the subject property.

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

**Proposal's Strengths**

- Sewer Connection & Service: As proffered, the Applicant shall be responsible for all on-site and off-site improvements required to provide the sewer service demand generated by the development.

**Proposal's Weaknesses**

- None identified.

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

## Transportation Plan Analysis

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.

### Transportation Plan Analysis:

The site is located in the Brentsville Magisterial District. Access to the site is proposed on the north and south sides of Sudley Manor Drive (Route 1566) between University Boulevard and Wellington Road. Additional access is proposed via Patriot Hill Drive and University Boulevard. The proposed development of 389,425 GSF of data center uses will generate 39 AM peak hour, 32 PM peak hour and 3386 weekday daily vehicle trips. Under an alternate development program of 289,425 GSF of light industrial and 100,000 GSF of office uses, the site would generate 218 AM peak hour, 191 PM peak hour and 2,216 weekday daily trips.

The following table provides information regarding average daily traffic and level of service for roads serving the site:

Roadway Name	Number of Lanes	2019 VDOT Annual Average Daily Traffic	2015 Daily LOS
Sudley Manor Drive (Route 1566)	4	22,000	B
University Boulevard (Route 840)	4	6,400	A

A traffic Impact analysis (TIA) was required with this application per the DCSM. It included analysis of four intersections in the vicinity of the site:

1. Sudley Manor Drive & Wellington Road.
2. Sudley Manor Drive & the North/South entrances.
3. Sudley Manor Drive and University Boulevard.
4. University Boulevard & Patriot Hill Drive

The traffic study recommended the following transportation related improvements:

1. VDOT should consider signal timing modifications at the Wellington Road/Sudley Manor Drive intersection to improve forecasted capacity and queueing issues under future conditions with site traffic forecasted in 2022.
2. The site entrances should be constructed consistent with the proposed development plan. This includes the provision of right turn lanes on Sudley Manor Drive into both site entrances which meet DCSM standards.
3. The proposed development should align build-out timelines to take advantage of the planned extension of University Boulevard for future traffic.

### **Proposal's Strengths**

- Turn Lanes: As proffered the Applicant is providing right turn lanes on Sudley Manor Drive into the subject site. The right in/right out entrances will facilitate through traffic flow and improve safety in the vicinity of the site.
- Level of Service: As depicted on the Master Zoning Plan, the subject site shall be accessed from Sudley Manor Drive (Route 1566) between University Boulevard and Wellington Road, and additional access is proposed via Patriot Hill Drive and University Boulevard. Both Sudley Manor Drive and University Boulevard are operating at Level of Service B or better.
- Interparcel Access: As proffered, the Applicant has committed to extend Patriot Hill Drive to the property line. This connection will help disperse traffic and provide secondary access for emergency vehicles.
- Bicycle Parking: As proffered, the Applicant will provide bike racks on-site to facilitate multi-modal travel.

### **Proposal's Weaknesses**

- None identified.

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

## **Strategic Plan**

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy," "Mobility," "Wellbeing," "Safe and Secure Community," and "Quality Education and Workforce Development." It is important to note that no single

area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

### **Increase commercial tax base**

- The proposed rezoning is favorably aligned with the County's goal to increase the commercial tax base as a percentage of overall tax revenue to 35%.

### **Increase at-place employment**

- While employment with the expansion of the potential uses and the future development of the subject site may meet the Strategic Plan Goal of increasing at place employment, it is unknown how many jobs will be created in the area or if a targeted industry will be provided on the subject site.

## **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.

## **Waivers and Modifications**

The Applicant has proposed the following waivers and modifications with this rezoning request:

Modification of Section 32-404.05 of the Zoning Ordinance, which states "a perimeter landscaped buffer area shall be provided in accordance with type C buffer standards of the Design and Construction Standards Manual, unless alternate compliance is otherwise approved in accordance with the Design and Construction Standards Manual."

- The Applicant is providing a 50-foot buffer along a portion of the property frontage of Landbay B. However, as depicted on the Plan, the Applicant is providing a variable width buffer. The variable width buffer on Landbay B would taper from 50 feet, down to 30 feet, along Sudley Manor Drive. The Applicant states that the proposed 30-foot-wide buffer is consistent with the buffer provided by the Independence subdivision to the west of the site.

Staff acknowledges the Applicant provided a 75-foot-wide buffer along the western property line of Landbay B and was agreeable to a considerable amount of proffered community design

mitigation elements throughout the review of the application. Therefore, staff is not opposed to the Applicant's request to partially reduce the perimeter buffer along a portion of Sudley Manor Drive.

- As summarized under the Planning Commission recommendation section of this report, at site plan, the Applicant shall work with staff to modify the Patriot Hill Road connection to reduce the width and impervious surfaces. This change will mitigate some of the impacts to the RPA on-site. Staff supports this change given the citizen concerns and the reduction of impacts to environmental features on-site.

### **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:

- PWC Planning Office: Case Manager / Long Range Planning / County Archaeologist
- PWC Building Official
- PWC Fire Marshal
- PWC Historical Commission
- PWC Police / Crime Prevention
- PWC Public Works: Environmental Services
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

# Strike Through Version of Proffers Dated August 21, 2020

## PROFFER STATEMENT

RE: #REZ2020-00010, 11951 Sudley Manor Drive Rezoning  
Applicant/Owner: Wellington Road Associates LLC  
Property: 7596-52-6573 (part) (the "Property")  
Coles Magisterial District  
Approximately 53.9884 acres  
A-1, Agricultural to PBD, Planned Business District

Date: ~~August 24~~September 28, 2020

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

For purposes of reference in this Proffer Statement, the "MZIP" shall be that plan prepared by Ross-France entitled, "Master Zoning Plan," dated November 22, 2019, last revised ~~July 24~~September 28, 2020, consisting of the following sheets:

- Land Use Plan;
- Transportation Plan;
- Open Space and Buffer Plan; and
- Utility Plan.

## USE AND DEVELOPMENT

1. Development: The subject Property shall be developed in substantial conformance with the MZIP, subject to changes approved by the County in connection with site plan review. The Property shall be developed in accordance with the PBD, Planned Business district zoning category and Landbays A and B shall be designated and may be used in accordance with the O(F), Office-Flex and M-2, Light Industrial zoning districts.
2. Use: The Applicant shall be permitted those uses in the PBD, O(F) and M-2 zoning districts. Notwithstanding above, the following uses shall be prohibited in Landbay B:



# Strike Through Version of Proffers Dated August 21, 2020

## PROFFER STATEMENT

REZ2020-00010, 11951 Sudley Manor Drive Rezoning

Wellington Road Associates LLC

~~August 21~~ September 28, 2020

Page 2 of 9

- a. Hotel/Motel
- b. Motor Vehicle Fuel Sales
- c. Recycling collection points
- d. Recyclable materials separation facility

~~e. Warehouse (non-HAZMAT)~~

e. Self-storage center

~~3. Hours of Operation: In the event a self-storage facility is constructed on the Property, the daily hours of operation shall be limited to 6 a.m. to 8 p.m.~~

## COMMUNITY DESIGN

3. ~~4.~~ Building Architecture: The façade of any building on the Property that is facing and visible from Sudley Manor Drive Road shall have as the primary exterior building material stone, wood, brick, architectural concrete masonry unit (e.g., regal stone, split face, precision ground face), precast concrete panels, EIFS (exterior installation and finish systems) or metal panels of architectural grade and quality. Changes to allow additional building materials shall be approved by the Planning Director or his designee prior to the issuance of the building permit. Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter. The façade of any building facing Sudley Manor Drive shall avoid use of undifferentiated surfaces by including at least two of the following design elements: (i) change in building height; (ii) building step-backs or recesses; (iii) fenestration; (iv) change in building material, pattern, texture, color; or (v) use of accent materials. Any bay doors shall not be visible from Sudley Manor Drive.

4. ~~5.~~ Fencing: If provided, fencing along public or private streets shall not be chain-link or barbed wire.

5. ~~6.~~ Landscaping:

- a. Landbay A: Landscaping shall be provided in general conformance with the Buffer and Open Space Plan.
- b. Landbay B: Landscaping shall be provided in general conformance with the Buffer and Open Space Plan.

# Strike Through Version of Proffers Dated August 21, 2020

## PROFFER STATEMENT

REZ2020-00010, 11951 Sudley Manor Drive Rezoning

Wellington Road Associates LLC

~~August 21~~ September 28, 2020

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- i. Western Boundary: The Applicant shall provide a seventy-five foot (75') buffer along the western boundary as depicted on the Buffer and Open Space Plan. The planting units in this buffer area shall be 350 pu/100lf and the Applicant shall provide the maximum percentage of evergreen trees permitted in the DCSM. Existing vegetation may count towards this unit count. In the event that the limits of clearing and grading are adjusted during site plan review and the limits of clearing and grading are reduced, the Applicant shall look to preserve the existing vegetation within the seventy-five foot (75') buffer area and will not ~~require~~ be required to provide additional plantings.
  - c. Tree Preservation Plan: The Applicant shall prepare a tree preservation plan(s) for the specimen trees identified on the Environmental Constraints Analysis which are located within twenty feet (20') outside or ten feet (10') inside of the limits of clearing and grading. The tree preservation plan(s) shall be in accordance with the Prince William County Design and Construction Standards Manual ("DCSM") and shall be submitted for review with the first submission of each final site plan in the event the Property is developed in phases.
- ~~7. Self Storage Facility Architecture: In the event a self-storage facility is constructed on the Property, the following building architecture shall apply:~~
- ~~a. All windows visible from the public right of way shall provide the level of opacity necessary so that doors to individual self-storage units are not visible from outside the self-storage buildings. Signs located inside the building but visible from the outside, and similar window advertisements, shall be prohibited.~~
  - ~~b. The self-storage facility shall be designed as a multi-story structure and not as single story ground-accessible units.~~
  - ~~c. In addition to the community design language proffered in Proffer 3, primary building facade materials shall include but not be limited to brick, brick veneer, stone or stone veneer, glass, hardie plank, wood etc. Prior to submission of the building elevations for a new self-storage building(s) to Development Services Land Development Division, the Applicant shall conduct a courtesy review of the proposed new self-storage building(s) elevations with the Planning Director, or their designee.~~
  - ~~d. The height of any self-storage facility located on Land Bay B shall be limited to fifty feet (50') in height.~~
6. 8. Signage: All signage on shall comply with the standards set forth in the Zoning Ordinance and DCSM. In addition the following shall apply:

# Strike Through Version of Proffers Dated August 21, 2020

PROFFER STATEMENT  
REZ2020-00010, 11951 Sudley Manor Drive Rezoning  
Wellington Road Associates LLC  
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- a. Façade Signs: All façade signage shall be channel letters.
- b. Monument Signage: Freestanding building signage (excluding minor signs, as defined in the Zoning Ordinance and parking signage) shall be monument style with a maximum height of 12 feet. The Applicant shall provide low-growth landscaping around the base of said sign.

## CULTURAL RESOURCES

- 7. ~~9.~~ **Evaluation:** Based on the findings and recommendation set forth in the Phase I Cultural Resource Investigation entitled "11951 Sudley Manor Drive," prepared by Thunderbird Archaeology dated October 2019 ( the Phase I Study"), in the event site 44PW2049 located on Landbay B (and identified in the Phase I Study as potentially eligible for the National Register of Historic Places) is proposed to be disturbed with the development, the Applicant shall retain a qualified professional archaeologist to conduct a Phase II evaluation on any portion of such potentially eligible site that is disturbed. The qualified professional, the archaeological testing and the report shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines For Conducting Cultural Resource Survey in Virginia*. Three (3) copies of the report, bound, shall be submitted to the County archaeologist for approval prior to submission of the preliminary subdivision/site plan for the portion of the Property on which such site is located.
- 8. ~~10.~~ **Mitigation:** In the event the Phase II evaluation finds site 44PW2049 to be eligible for the National Register of Historic Places and any portion of the site will be disturbed by construction, the Applicant will either initiate mitigation of the archaeology site through Section 106 of the *National Historic Preservation Act* (NHPA), with the County as a consulting party; or, if Section 106 review is not required, the Applicant shall prepare a mitigation plan in consultation with the Planning Director, or their designee. If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval for the portion of the Property on which the site is located. The mitigation plan shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines For Conducting Cultural Resource Survey In Virginia* and also the *Advisory Council on Historic Preservation's (ACHP) Recommended Approach for Consultation on Recovery of Significant Information from Archaeological Sites* (<http://www.achp.gov/archguide.html#supp>).
- 9. ~~11.~~ **Curation:** Within three (3) months of acceptance of the final report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, and other records recovered and produced as a result of the above excavations. All artifacts

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### PROFFER STATEMENT

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Wellington Road Associates LLC

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and records submitted for curation shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. A curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the issuance of any land disturbance permit for the area impacted by archaeology site 44PW2049.

10. ~~12.~~ Public Interpretation: The Applicant shall install one (1) interpretive sign on Landbay B which provides a description of the history of archaeology site 44PW2049. The interpretative sign shall follow the "National Park Service's Wayside Guide: A Guide to Developing Outdoor Interpretive Exhibits (2009)," and shall be low profile 36 inches wide by 24 inches tall. The Applicant shall also prepare a public history of the excavation and the results of the excavation. The content on the interpretive sign and public history shall be prepared in consultation with the Planning Office and/or the Historical Commission and the location of the interpretive signs shall be shown on the approved site plan. The interpretive sign shall be installed prior to issuance of the occupancy permit for the building on Landbay B, subject to obtaining a sign permit from the Zoning Office and shall not count towards the number of signs permitted by-right on the Property.

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REZ2020-00010, 11951 Sudley Manor Drive Rezoning  
Wellington Road Associates LLC  
~~August 21~~ September 28, 2020  
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## ENVIRONMENT

11. ~~13.~~ Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre ( $\pm$  53.9884 acres) for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.

## FIRE AND RESCUE

12. ~~14.~~ Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building floor area for any new building on the Property to be used for fire and rescue services. Said contribution shall be based on the size of any new building(s) shown on the applicable site plan(s) (excluding any structured parking) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

## TRANSPORTATION

13. ~~15.~~ Access:
- a. Landbay A: Subject to Prince William County Department of Transportation ("PWCDOT") and Virginia Department of Transportation ("VDOT") approval, access to Landbay A shall be provided in general conformance with the Transportation Plan. Access shall be constructed as part of the development for Landbay A.
  - b. Landbay B: Subject to PWCDOT and VDOT approval, access to the Property shall be provided in general conformance with the Transportation Plan. Access shall be constructed as part of the development of Landbay B.
14. ~~16.~~ Bicycle Racks:
- a. Landbay A: The Applicant shall provide a minimum of one (1) bicycle rack on Landbay A. Said bicycle rack shall be provided prior to the issuance of an occupancy permit for the first building on Landbay A.
  - b. Landbay B: The Applicant shall provide a minimum of one (1) bicycle rack on Landbay B. Said bicycle rack shall be provided prior to the issuance of an occupancy permit for the first building on Landbay B.

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15. Patriot Hill Drive:

- a. Design: Modification of the alignment and typical road section (reduction of width, ditch section, curb and gutter, pedestrian connections, etc.) may be approved by PWCDOT and VDOT at the time of final site plan review.
- b. Phasing: Patriot Hill Drive may be constructed in phases. The first phase of construction may include the northern portion of Patriot Hill from Sudley Manor Drive to the site access as shown on the Transportation Plan, or as amended during final site plan. The Applicant shall dedicate the right-of-way needed for Patriot Hill Drive from the site access to the western Property line as part of the first phase of construction. In addition, the Applicant shall make a payment (letter of credit, bond, escrow, etc.) ("Escrow") for the cost of construction, as reviewed and approved by the County, of Patriot Hill Drive from the site access to the Property line. In the event, the portion of Patriot Hill Drive located on the right-of-way adjacent to the Property, bisected by GPIN 7596-41-9575 and GPIN 7596-51-8465, is not extended to the Property line to make the connection required by this proffer possible within 10 years from the date of payment, the Applicant shall be relieved of its obligation to complete construction of Patriot Hill Drive and the payment shall be returned to the Applicant.

16. ~~17.~~ Turn Lanes:

- a. Landbay A: Subject to PWCDOT and VDOT approval, the Applicant shall construct a 350 ft. right turn lane with a 100 ft. taper into Landbay A. Said turn lane shall be constructed prior to the issuance of the first occupancy permit for Landbay A.
- b. Landbay B: Subject to PWCDOT and VDOT approval, the Applicant shall construct a 350 ft. right turn lane with a 100 ft. taper into Landbay B. Said right turn lane shall be constructed by the first occupancy permit for Landbay B.
- c. Eastbound left turn lane on Sudley Manor Drive at Wellington Road: In the event the total vehicles per day ("VPD") on the Property exceeds 2,200 the Applicant shall, at the time of final site plan review for the use exceeding 2,200 VPD, submit an intersection capacity and queueing analysis to determine if the existing left turn lane needs to be extended to prevent starvation. In the event said turn lane needs to be extended based on the capacity and queueing analysis, the Applicant shall extend the left turn lane by the distance shown on the intersection capacity and queueing analysis, subject to PWCDOT and VDOT approval. Said left turn lane shall be extended prior to the occupancy permit for the building for said use exceeding 2,200 VPD on the Property.

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PROFFER STATEMENT  
REZ2020-00010, 11951 Sudley Manor Drive Rezoning  
Wellington Road Associates LLC  
~~August 21~~ September 28, 2020  
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## WATER AND SEWER

17. ~~18.~~ The Property shall be served with public water and sewer, and the ~~applicant~~ Applicant shall bear all of the costs and responsibilities in order to make such connections. The Applicant shall plan, design and construct all on-site and off-site water and sanitary sewer utility improvements necessary to develop the Property in accordance with applicable Service Authority, Prince William County, and Virginia requirements, and regulations.

## MISCELLANEOUS

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

## WAIVERS & MODIFICATIONS

19. ~~20.~~ Pursuant to Sections 32-250.32.4 and ~~32-~~700.25 of the Zoning Ordinance approval of the subject rezoning shall constitute a waiver/modification of Section 32-404.05 of the Zoning Ordinance and Section 802.48 of the DCSM to modify the perimeter buffer to allow for a 30 ft. buffer along the Sudley Manor Drive frontage of Landbay B as depicted on the Open Space and Buffer Plan.

P1021330.DOCX

SIGNATURE ON THE FOLLOWING PAGE

# Strike Through Version of Proffers Dated August 21, 2020

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REZ2020-00010, 11951 Sudley Manor Drive Rezoning  
Wellington Road Associates LLC  
~~August 21~~ September 28, 2020  
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## SIGNATURE PAGE

WELLINGTON ROAD ASSOCIATES, LLC

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

P1033280.DOCX



1.	COVER SHEET
2.	ZONING PLAN
3.	OVERALL EXISTING CONDITIONS PLAN
4.	EXISTING CONDITIONS PLAN LANDWAY A
5.	EXISTING CONDITIONS PLAN LANDWAY B
6.	LAND USE PLAN
7.	TRANSPORTATION PLAN
8.	OPEN SPACE AND BUFFER PLAN
9.	UTILITY PLAN

LAND USE ATTORNEY	WALSIL, COLOCCI, LUBBELEY, & WALSIL, P.C.
CIVIL ENGINEER	ROSS-FRANCE, PC
TRAFFIC ENGINEER	WELLS AND ASSOCIATES, INC.
ENVIRONMENTAL	WETLAND STUDIES AND SOLUTIONS, INC.



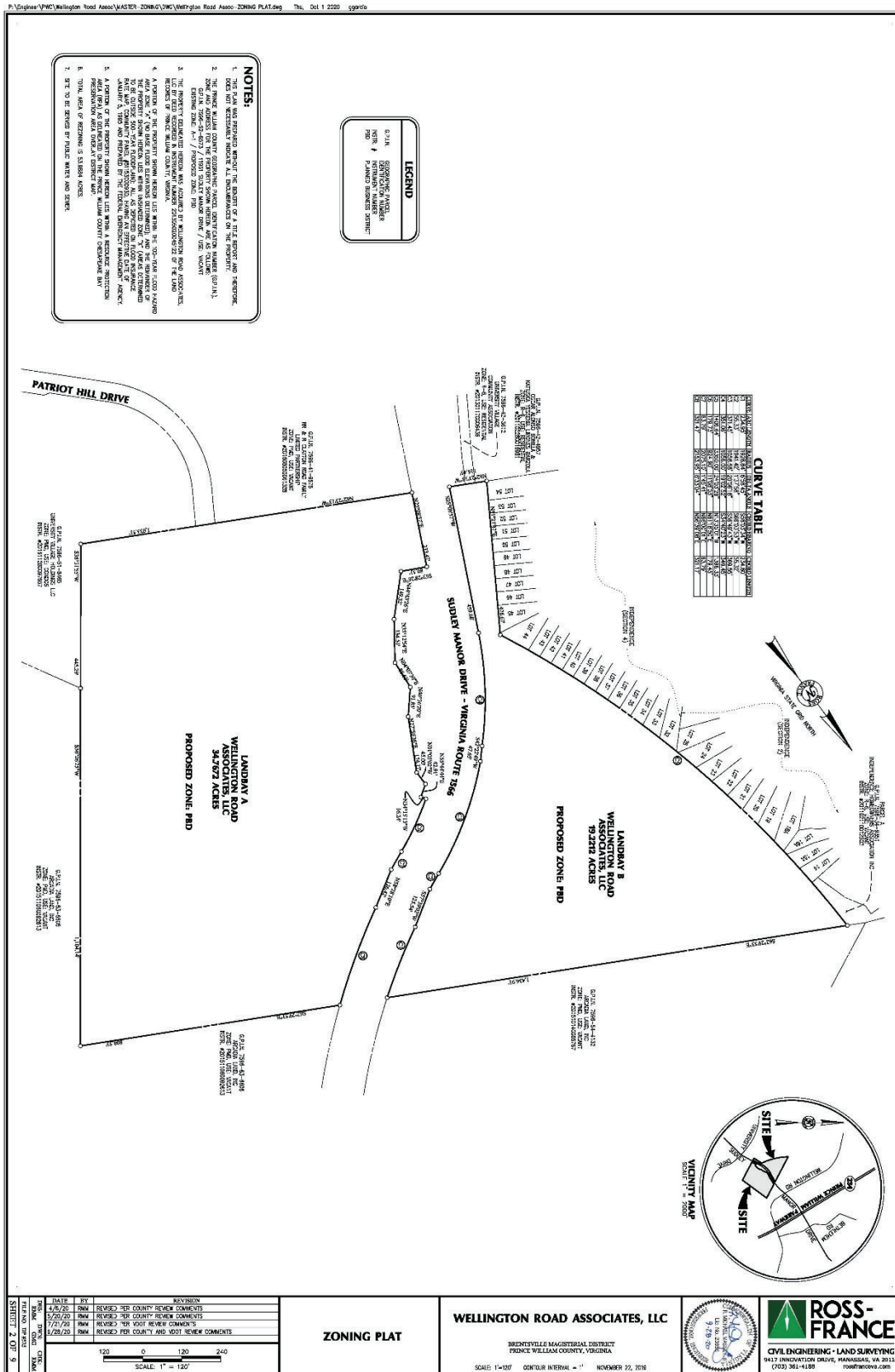
**ROSS-  
FRANCE**  
CIVIL ENGINEERING • LAND SURVEYING  
9417 INNOVATION DRIVE, MANASSAS, VA 20108  
(703) 351-4188  
ROSS@ROSSVA.COM

DATE: NOVEMBER 22, 2019

REVISIONS	
DATE	REVISION
4/9/20	REMOVED FROM COUNTY REVIEW COMMENTS
5/26/20	REMOVED FROM COUNTY REVIEW COMMENTS
7/29/20	REMOVED FROM COUNTY REVIEW COMMENTS
9/28/20	REMOVED FROM COUNTY AND NOT REVIEW COMMENTS

SHEET 1 OF 1  
FILE NO. DP 632

# Master Zoning Plan



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DATE	BY	REVISION
4/6/20	RWW	REVISED PER COUNTY REVIEW COMMENTS
5/20/20	RWW	REVISED PER COUNTY REVIEW COMMENTS
7/21/20	RWW	REVISED PER VDOT REVIEW COMMENTS
8/28/20	RWW	REVISED PER COUNTY AND VDOT REVIEW COMMENTS

120 0 120 240

SCALE: 1" = 120'




Figure 1 displays six grayscale images showing different patterns of random noise. The patterns are arranged in two rows of three. The top row shows 'RANDOM NOISE', 'RANDOM NOISE', and 'RANDOM NOISE'. The bottom row shows 'RANDOM NOISE', 'RANDOM NOISE', and 'RANDOM NOISE'. Each image is a square with a different distribution of black and white pixels.

[illegible][illegible]

DATE	BY	REVISION
4/6/20	RHW	REVISED PER COUNTY REVIEW COMMENTS
5/20/20	RHW	REVISED PER COUNTY REVIEW COMMENTS
7/21/20	RHW	REVISED PER VDOT REVIEW COMMENTS
8/28/20	RHW	REVISED PER COUNTY AND VDOT REVIEW COMMENTS

120 0 120 240  
SCALE: 1" = 120'

BUNTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1"=120'    CONTOUR INTERVAL = 1'    NOVEMBER 27, 2011

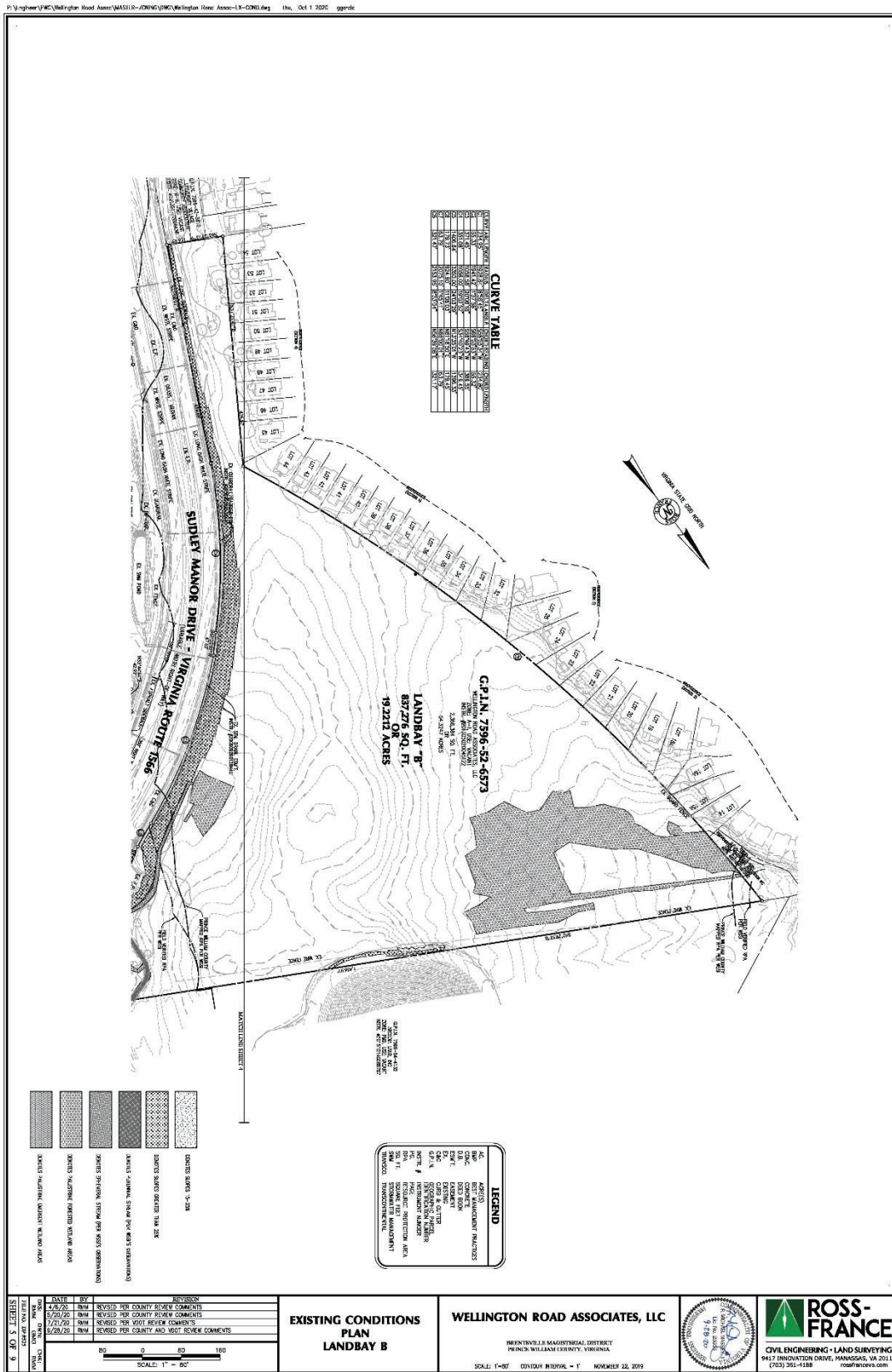




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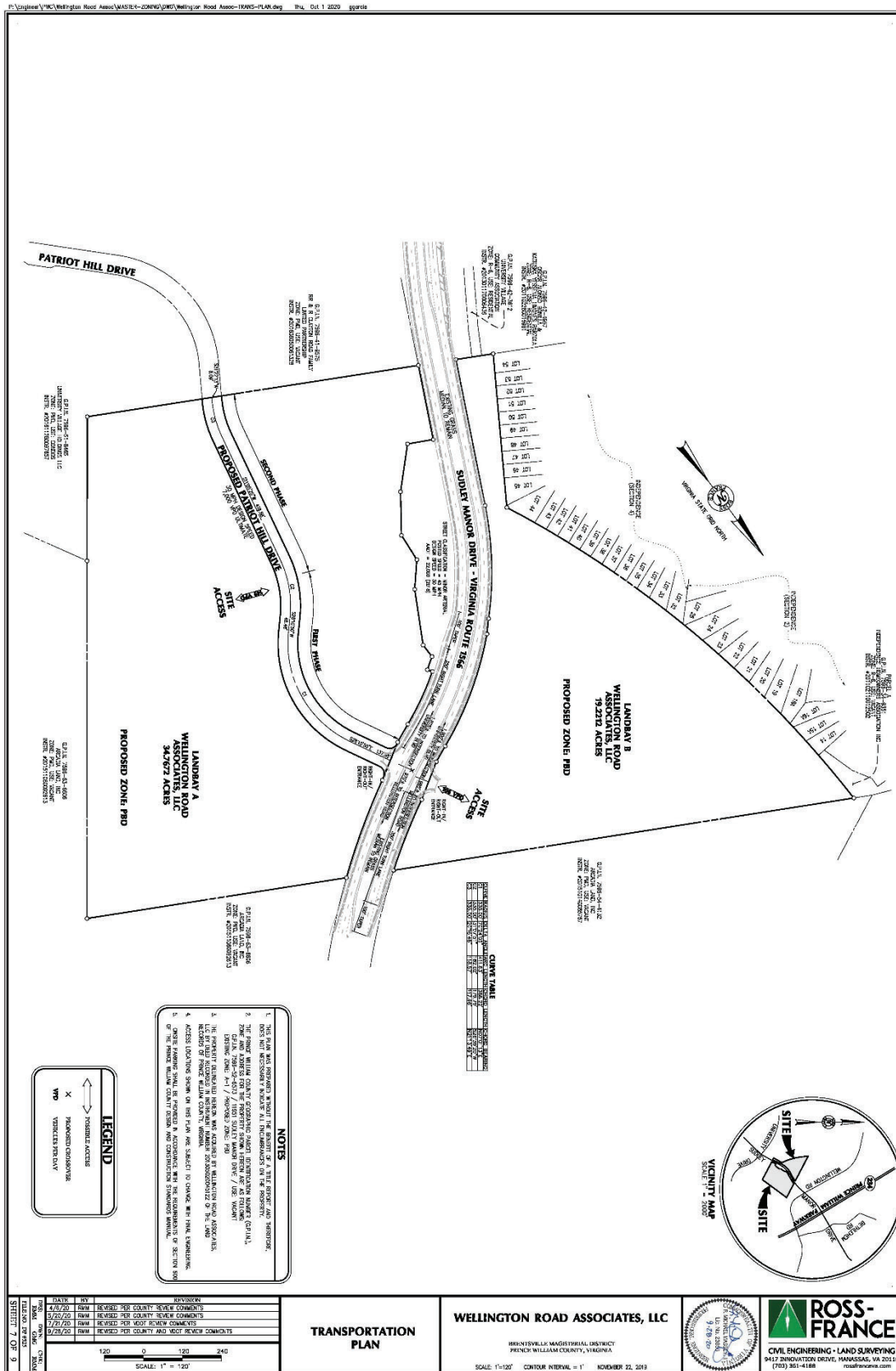




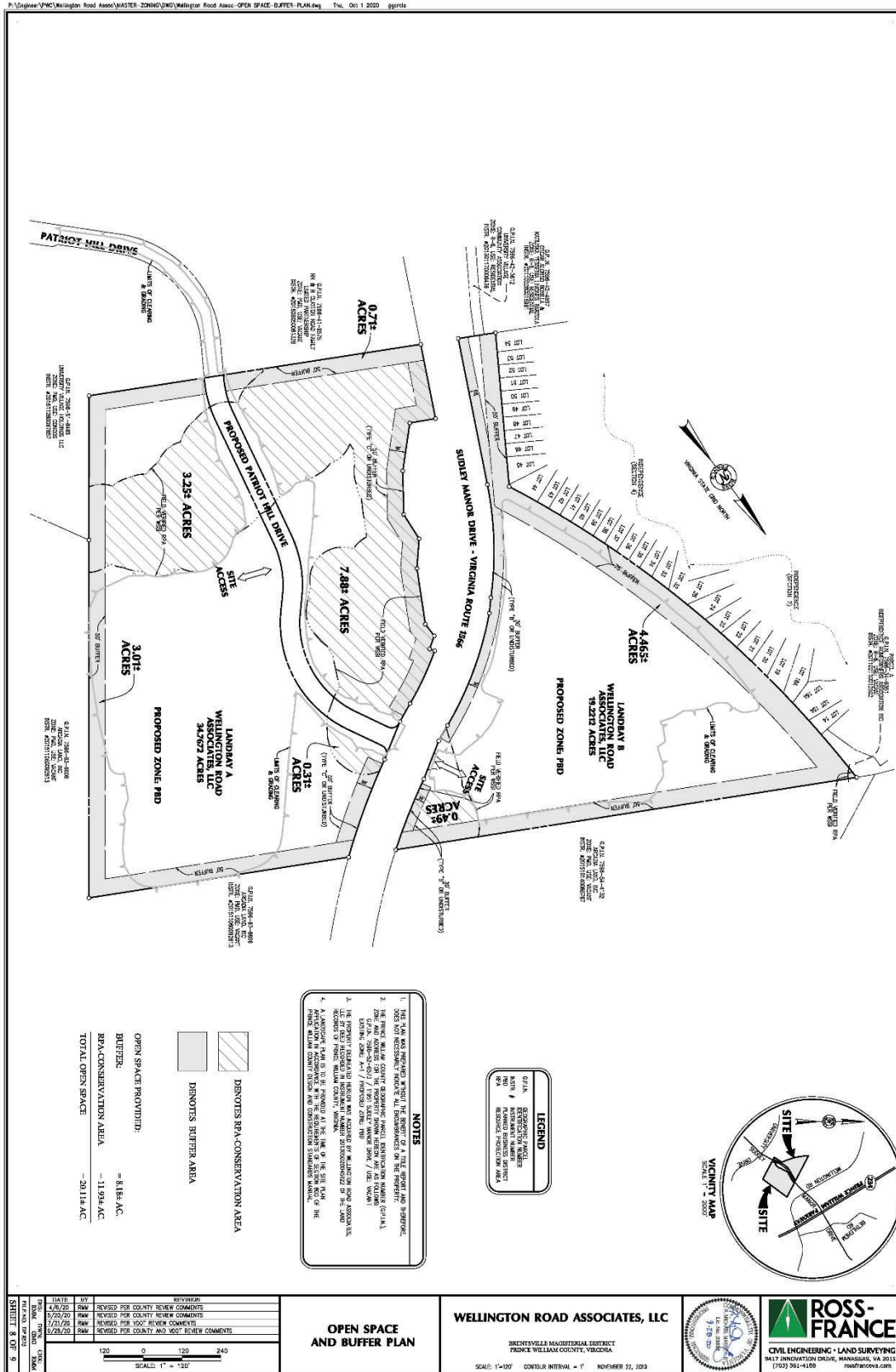
## #REZ2020-00010 | Page 40



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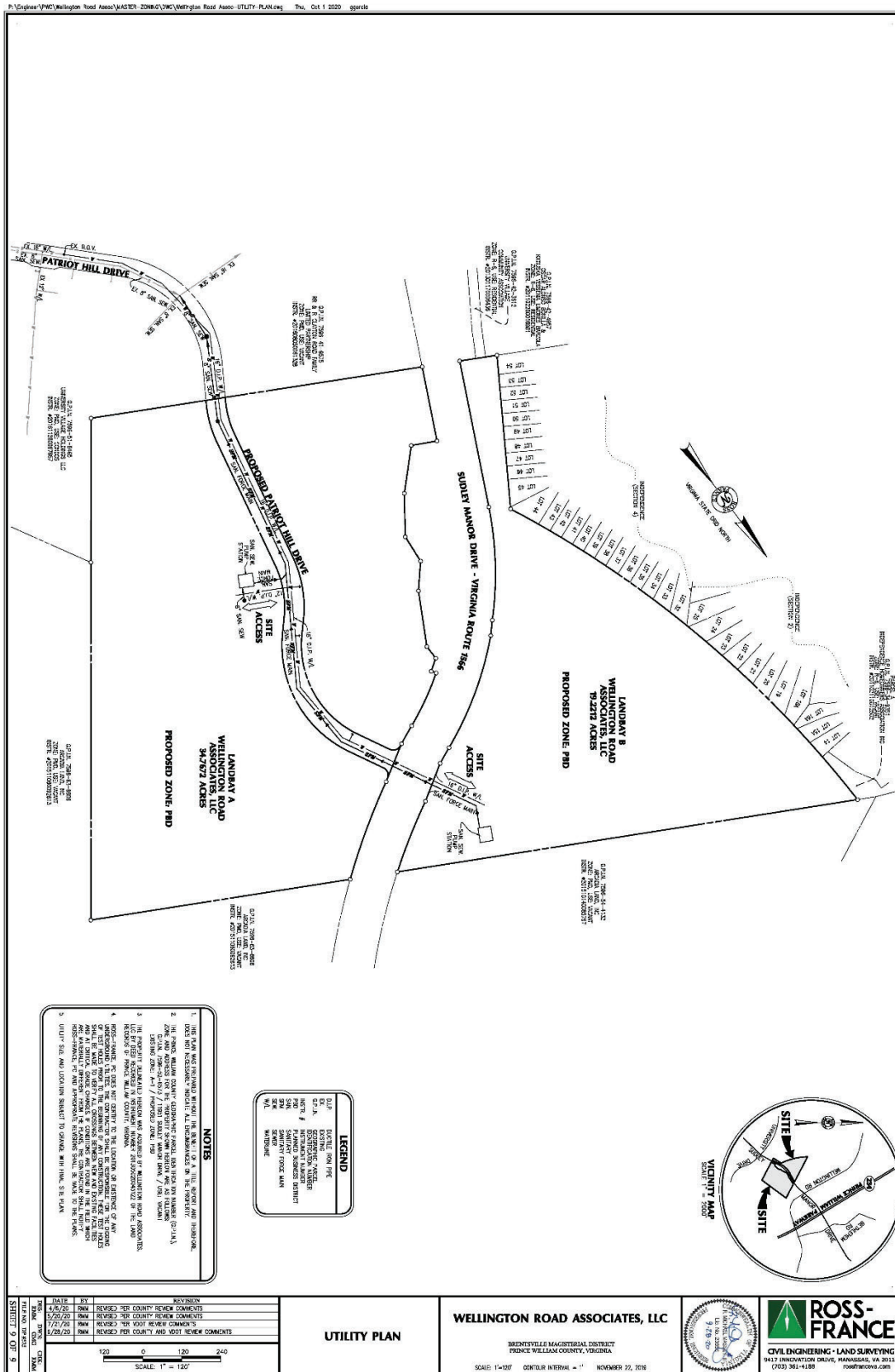


# Master Zoning Plan

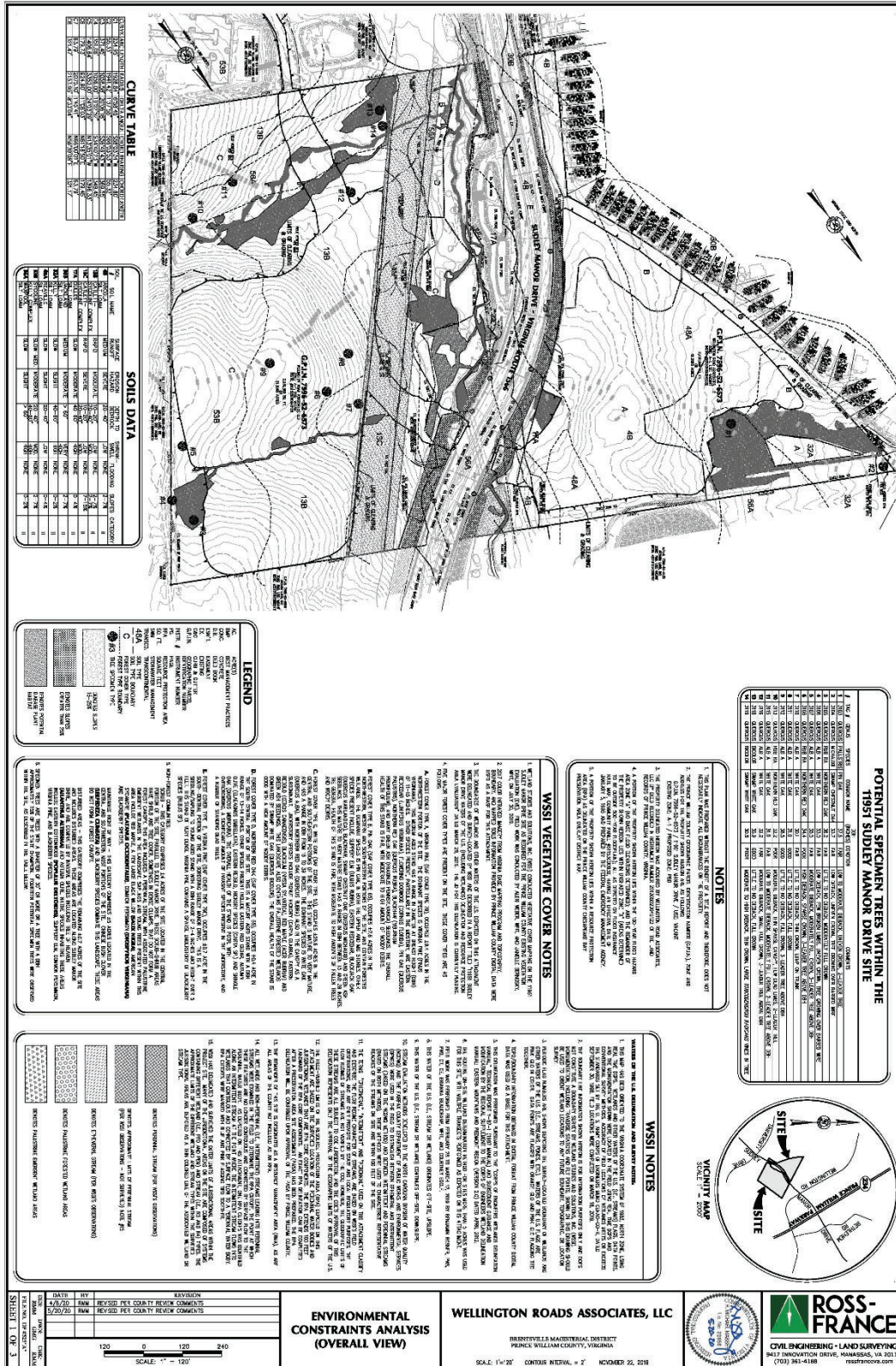




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## Environmental Constraints Analysis (ECA)





P:\Engineer\PMC\Wellington Road Assoc\DWG\Wellington Road Assoc-ECA.dwg    Tue, May 26 2020    cgcrc



P:\Engineer\FWC\Wellington Road Assoc\DWG\Wellington Road Assoc-ECA.dwg Tue, May 26 2020 ggarci





**PLANNING COMMISSION RESOLUTION**

**MOTION: MCKAY**

**September 16, 2020**

**SECOND: MCPHAIL**

**Regular Meeting**

**RES. No. 20-xxx**

**RE: REZONING #REZ2020-00010  
11951 SUDLEY MANOR DRIVE  
BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND APPROVAL**

**WHEREAS**, this is a request to rezone approximately 53.99± acres from A-1, Agricultural, to PBD, Planned Business District, to allow for O(F), Office Flex, and M-2, Light Industrial uses; and

**WHEREAS**, the subject site is located at 11951 Sudley Manor Drive, approximately 585 feet northeast of the intersection of Sudley Manor Drive and University Blvd., and approximately 654 feet southwest of the intersection of Sudley Manor Drive and Wellington Rd. The property is identified on County maps as GPIN 7596-52-6573(pt.); and

**WHEREAS**, the site is zoned A-1, Agricultural and is located within the Data Center Opportunity Overlay, Airport Safety Overlay and Chesapeake Bay Preservation Area; and

**WHEREAS**, the site is currently designated REC, Regional Employment Center, and small portion of the site is designated ER, Environmental Resource, and SRM, Suburban Residential Medium, in the Comprehensive Plan; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 16, 2020, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning, #REZ2020-00010, 11951 Sudley Manor Drive with conditions dated August 21, 2020, on the Regular Agenda with the following recommendations:

- Add self-storage facility to the list of prohibited uses.
- Staff and the Applicant shall work together to evaluate the removal, shortening, and or alteration of the Patriot Hill Drive road connection.

**Votes:**

**Ayes:** Berry, Fontanella, McKay, McPhail, Moses-Nedd, Perry, Taylor, Milne

**Nays:** None

**Abstain from Vote:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

Attest:

---

Antoinette Brzyski  
Acting Clerk to the Planning Commission



PRINCE WILLIAM  
— COUNTY —

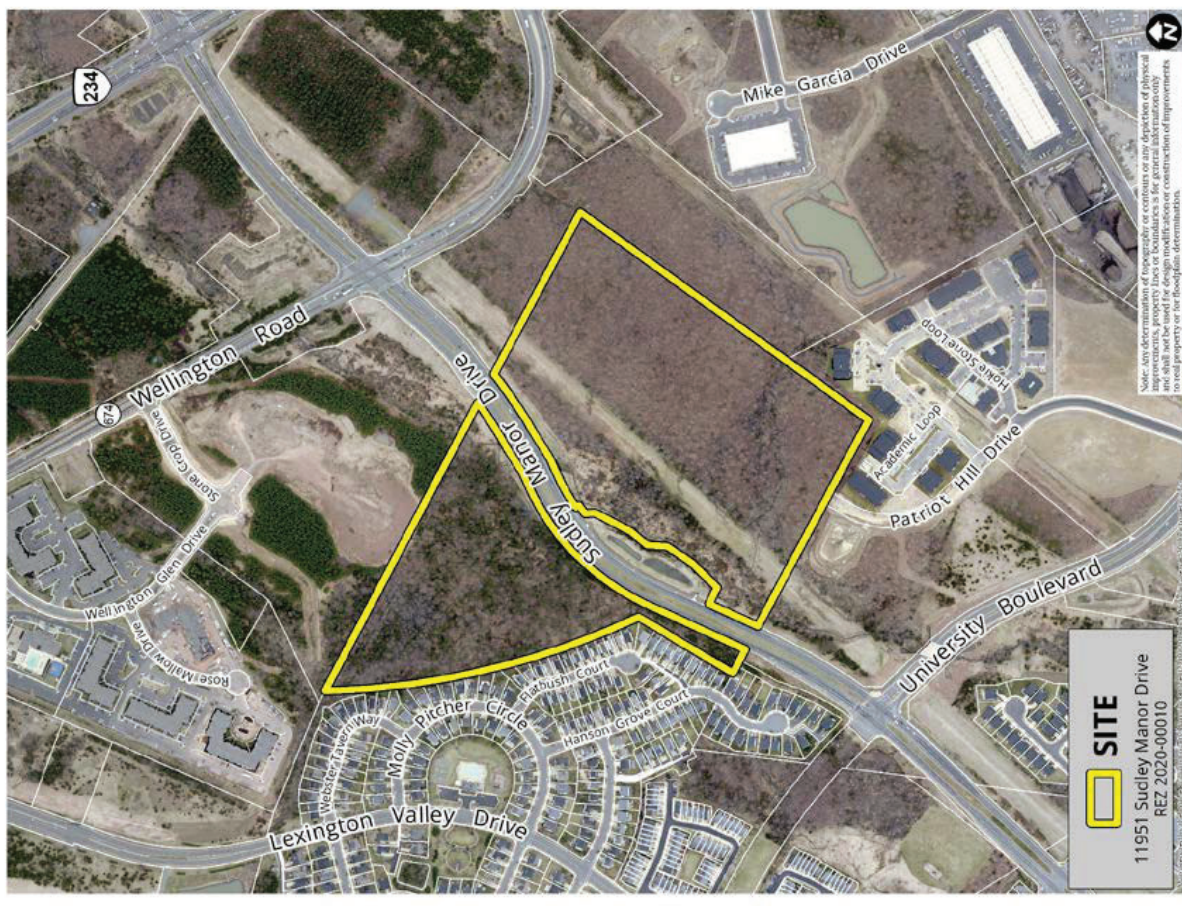
# 11951 Sudley Manor Drive #REZ2020-00010

Brentsville Magisterial District

Keasha Hall  
Planning Office

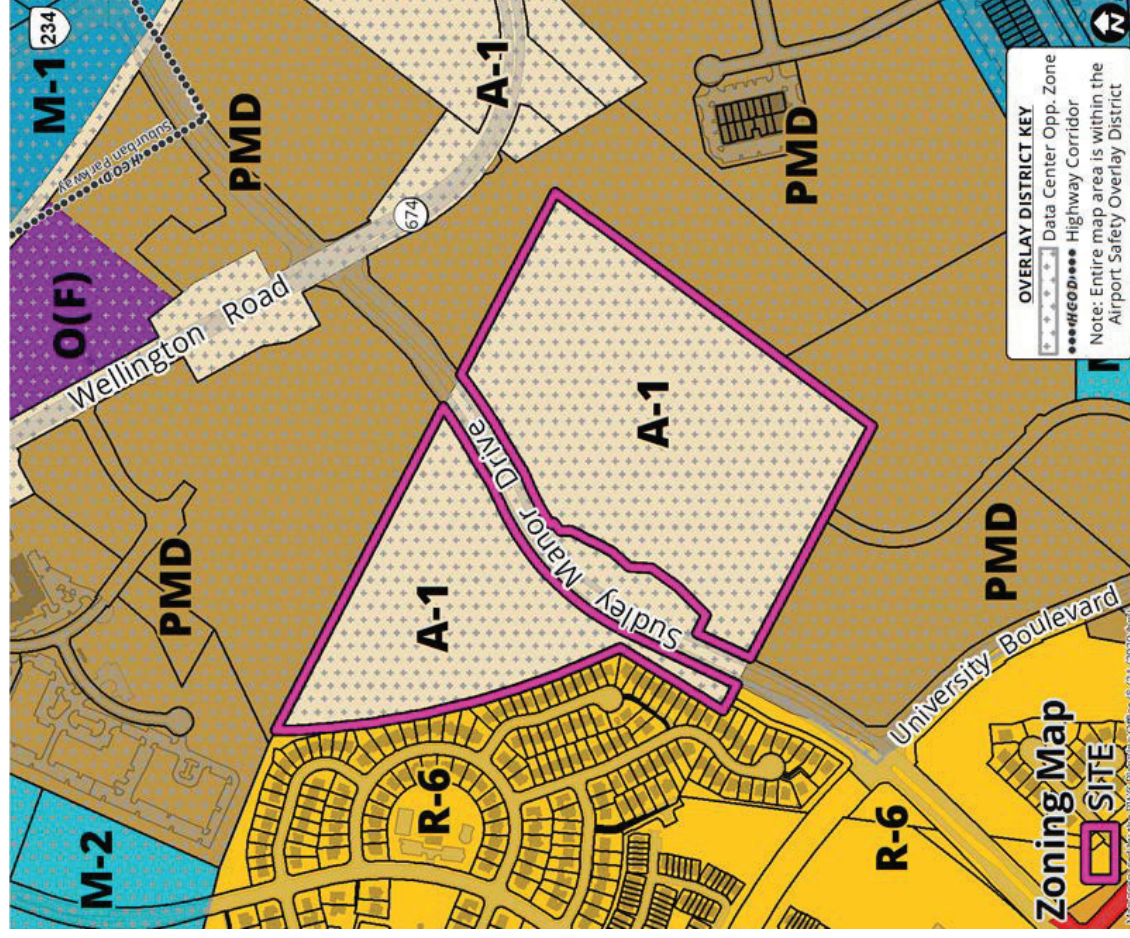
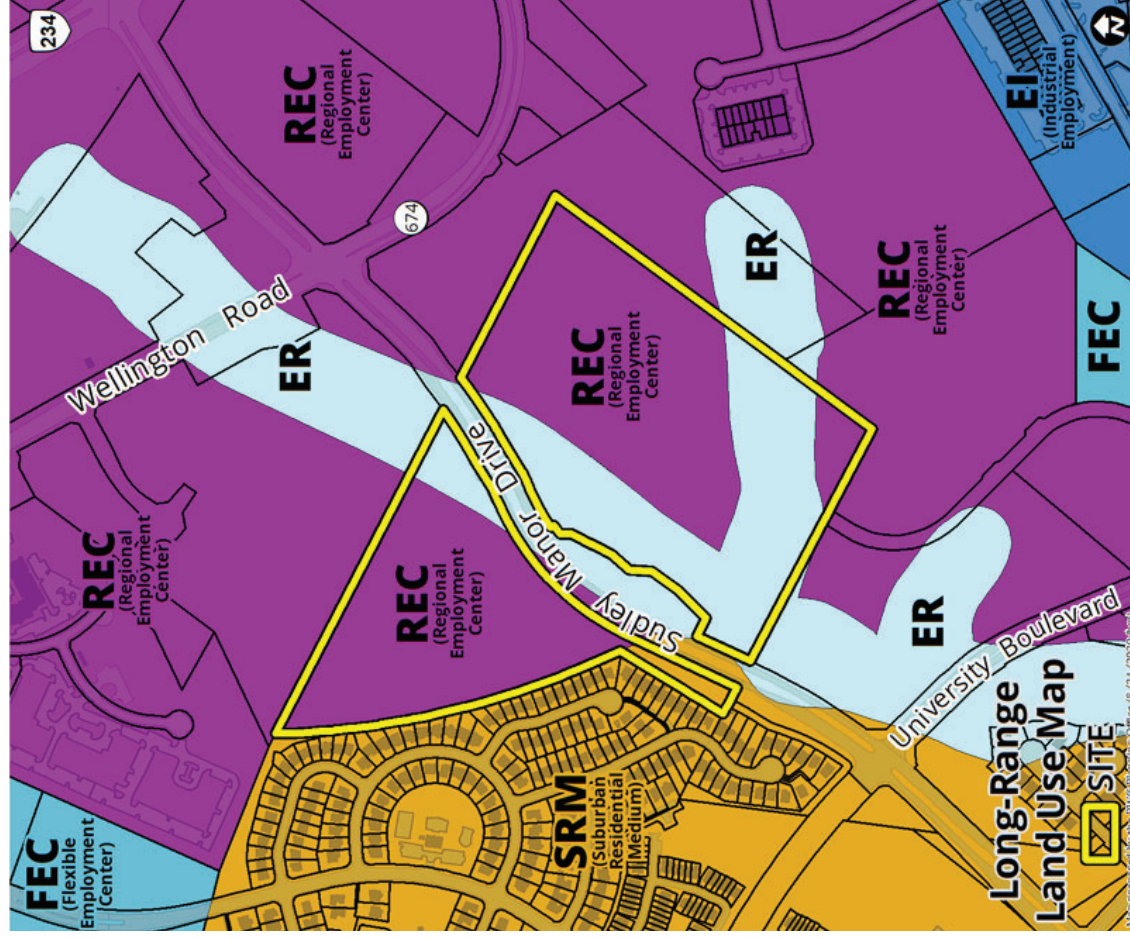
# 11951 Sudley Manor Drive #REZ2020-00010

- **Request:** This is a request to rezone approximately 53.99± acres from A-1, Agricultural, to PBD, Planned Business District, to allow for O(F), Office Flex, and M-2, Light Industrial uses.
- **Location:** The subject site is located at 11951 Sudley Manor Drive, approximately 585 feet northeast of the intersection of Sudley Manor Drive and University Blvd., and approximately 654 feet southwest of the intersection of Sudley Manor Drive and Wellington Rd.
- **Recommendation:** **Approval**





# 11951 Sudley Manor Drive #REZ2020-00010







# 11951 Sudley Manor Drive #REZ2020-00010



## **Planning Commission Recommendation:** The Planning

Commission recommended approval of Rezoning #REZ2020-00010, 11951 Sudley Manor Drive, subject to the proffers dated August 21, 2020, and subject to the following changes:

- Staff and the Applicant shall work together to evaluate the removal, shortening, and or alteration of the Patriot Hill Drive road connection.
- Add self-storage facility to the list of prohibited uses.

# 11951 Sudley Manor Drive #REZ2020-00010

**Planning Office Recommendation:** Staff recommends approval of Rezoning #REZ2020-00010, 11951 Sudley Manor Drive, subject to the revised proffers dated September 28, 2020, for the following reasons:

- The proposed proffers remove the most inconsistent land uses permitted within the PBD, O(F) and M-2 districts. As proffered, the most intense uses are prohibited.
- The subject site is currently zoned A-1, Agricultural, which is not consistent with the long-range land use designation of REC, Regional Employment Center. The proposed rezoning to PBD, Planned Business District, with proffers, is more compatible than the existing land use conditions.