

MOTION:

November 17, 2020

SECOND:

Regular Meeting

Ord. No. 20-

RE:

SPECIAL USE PERMIT #SUP2020-00031, RIDGEFIELD VILLAGE RETAIL CENTER – NEABSCO MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this is a request to allow a restaurant with drive-through facility and associated signage on ±1.42 acres; and

WHEREAS, the subject property is located property is located at 12701 Ridgefield Village Drive, and is identified on County maps as GPIN 8093-72-6502; and

WHEREAS, the site is zoned B-1, General Business; and

WHEREAS, the site is designated CEC, Community Employment Center, in the Comprehensive Plan and is located within the Government Center Sector 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 October 21, 2020, recommended approval, as stated in Resolution Number 20-069, on the Regular Agenda; and

WHEREAS, a Prince William Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on November 17, 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 Special Use Permit #SUP2020-00031, Ridgefield Village Retail Center, subject to the conditions dated October 21, 2020;

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.

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ATTACHMENT: Conditions, dated October 21, 2020

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Mr. Sherman Patrick
Compton and Duling
12701 Marblestone Drive, Suite 350
Woodbridge, Virginia, 22192

ATTEST: _____

Clerk to the Board

PROPOSED CONDITIONS

Title: Ridgefield Village Center Retail – SUP2020-00031
Restaurant with Drive-Up Window Service
Applicant: NLD Ridgefield, LLC
Owner: LIDLUS Operations, LLC
GPIN Property: 8093-72-6502 (portion of)
Special Use Permit Area: ± 1.42 acres
Magisterial District: Neabsco
Date: October 21, 2020

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan (the "SUP Plan") are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

The Applicant shall file a site plan within one (1) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use. Failure to adhere to the required timeframe will result in this special use permit becoming null and void.

1. **Site Development** – The property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled "Ridgefield Village Retail Center" prepared by Smith Engineering, dated September 14, 2020 (the "SUP Plan")., subject to minor modifications necessary during final site plan review or due to final engineering considerations.
2. **Use Parameters**
 - a. **Use Limitations** - The use shall be limited to a restaurant with a drive-up window service generally as shown on the SUP Plan. The restaurant with drive-up window use shall be no larger than 2,500 square feet in floor area.
 - b. **Hours of Operation** - Hours of operation for the drive-through facility may be 24 hours per day, seven days per week.
 - c. **Outdoor Speaker System** - This system shall be limited to speakers to be located at the ordering stations, and shall not be audible outside of the SUP area.
3. **Historic Resources**
 - a. **Historic Marker** - Prior to issuance off the occupancy permit, the applicant shall make a monetary contribution of up to \$3,000 to the Prince William County Board of Supervisors for the installation of a historic marker commemorating the area known as Hoadly or other historical topic deemed appropriate by the Prince William County Historical Commission.

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4. Community Design

- a. Architecture - The design of the building and colors shall substantially conform to the architectural elevations included in the plans titled “Ridgefield Village Retail Center – Renderings and Elevations” prepared by Intec, dated May 5, 2020 (hereinafter, the “Elevations”). The Elevations may be subject to minor modifications approved by the County in connection with final site plan review. Changes to the design and materials may be made, provided that any such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it can ensure compatibility of the building with the Elevations
- b. Corporate Identity – Variation from the building elevations and the signs conditioned herein shall be permitted to allow future design updates to the subject use, provided the integrity of the overall site layout is not compromised and subject to a finding by the Planning Director that the variation will provide an equal or improved design. The Applicant shall submit the architectural elevations and/or any sign designs to the Planning Director for review and approval for consistency with the architecture proposed herein a minimum of two weeks prior to the request for issuance of the building permits for such building or sign permits.
- c. Landscaping - The Applicant shall provide landscaping on-site in substantial conformance with Sheet 3 of the SUP Plan. All the plantings shall consist of drought tolerant species appropriate for the climate and location proposed and shall consist of native species to the extent required by the DCSM.
 - i. The Applicant shall provide mulched planting beds with perennials, shrubs, and ornamental trees as proposed on Sheet 3 of the SUP Plan.
- d. Refuse Storage Areas - The refuse storage area shall be screened with a solid masonry enclosure, which matches the material types and material colors of the proposed buildings. The refuse storage enclosure shall be gated to prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. All refuse storage areas shall be shown on the final approved site plan.
- e. Lighting - Freestanding lighting fixtures shall be a maximum of 18 feet in height and limited to full cut off fixtures that direct light downward and shall comply with the outdoor lighting standards for nonresidential users as required by Zoning Ordinance section 32-250.203.

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- f. Signage - All signage shall comply with the standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM). In addition, the following shall apply to signage and advertisements on the Property:
- i. Freestanding Sign – A maximum of one externally illuminated freestanding sign shall be permitted along Hoadly Road. Said signs shall not exceed 10 feet in height relative to the grade elevation of said roads in the immediate vicinity of the sign location. The sign face areas, as defined by the Zoning Ordinance, shall not exceed 80 square feet. Compliance with the sign location requirements shall be demonstrated on the final approved site plan. Compliance with the height and area requirements shall be demonstrated in the sign permit application submitted and approved prior to sign installation.
 - ii. Handicapped Parking Signage - Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards. Compliance shall be demonstrated on the final approved site plan.
 - iii. On-site Directional Signs - Directional signage shall be provided as shown on the final approved site plan as required or needed. Compliance shall be demonstrated on the final approved site plan.
 - iv. Facade Signage – Facade signage shall be in accordance with the Zoning Ordinance and the principal advertising sign for the restaurant with drive-up window service shall be in substantial conformance with the Elevations. Compliance shall be demonstrated in the sign permit application submitted and approved prior to sign installation.
 - v. Sign Permits - Sign permits are required for all signs. Colored, scaled renderings of all signage shall be submitted as part of the sign permit approval process.

5. Maintenance of Property

- a. Site Maintenance - The Applicant shall maintain the site and shall pick up trash, litter, and debris on a daily basis or more often as needed.
- b. Graffiti Removal - The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq., of the Zoning Ordinance. Any graffiti shall be reported to the Prince William County Police Department before removal.

6. Environment

- a. Stormwater Management/BMP –SWM/BMP shall be provided on-site, underground as shown on the SUP Plan, or off-site as determined at final site plan approval.

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7. Fire and Rescue

- a. Emergency Spill Contingency/Notification - The Applicant shall prepare an emergency spill notification contingency plan for submission with the site plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits. The Applicant shall be responsible for notifying the Fire Marshal's office immediately in the event of a spill of any petroleum or chemical waste on the Property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.

8. Transportation

- a. Pedestrian Access – Sidewalks and crosswalks shall be provided on the final site plan as shown on the SUP Plan as determined necessary and appropriate by the County during final site plan review.
- b. Stacking Spaces – The drive-through stacking spaces shall be provided as shown on the SUP Plan and shall be no less than the minimum number required in the DCSM.
- c. Obstruction of Travelways – The Applicant shall ensure that any vehicles associated with the use of the property do not obstruct the travel ways, fire lanes, adjoining road network, or parking spaces as shown on the SUP Plan.
- d. Vehicular Access Points - The property shall be allowed two access points as shown on the SUP Plan. Compliance shall be demonstrated on the final approved site plan.
- e. Provision of Access -The internal private roads, joint driveways and joint travel ways as approved in earlier rezonings and special use permits that are not already constructed, shall be approved for construction, bonded and constructed to a degree operational and useable by the public (i.e. paved with curb and gutter) prior to the issuance of an occupancy permit for the restaurant with drive-up window service uses.
- f. Internal Maintenance -The internal private road, joint driveways and joint travelways approved in the referenced earlier rezonings and special use permits shall be maintained by the owners of the properties served and/or the owner(s) of the underlying property including the owner of the subject property. Parking, walking, and driving surfaces shall be maintained in a manner that results in safe foot and vehicle traffic at all times.
- g. Bike Parking – The Applicant shall provide one (1) bike parking facility onsite in the location shown on the SUP Plan. The bike parking shall conform to the Association of Pedestrian and Bicycle Professional (APBP) standards. Compliance shall be demonstrated on the final approved site plan.

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

10. **Courtesy Review** - The Applicant shall present the final site plan, signage, lighting and storm water management for the development proposed to LOCCA/PELT for a courtesy review at least two (2) weeks prior to the first submission of the final site plan to Prince William County for review. A letter to LOCCA/PELT, a LOCCA/PELT agenda or similar evidence of the Applicant's provision of the final site plan for the courtesy review shall be provided to the county prior to approval of the final site plan.

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



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

BOCS Meeting Date:	November 17, 2020
Agenda Title:	Special Use Permit #SUP2020-00031, Ridgefield Village Retail Center
District Impact:	Neabsco Magisterial District
Requested Action:	Approve Special Use Permit #SUP2020-00031, Ridgefield Village Retail Center, subject to the conditions dated October 21, 2020
Department:	Planning Office
Staff Lead:	Stephen Donohoe, AICP, Acting Planning Director

EXECUTIVE SUMMARY

Request: This is a request for a special use permit for a restaurant with drive-through facility and associated signage. The subject property is located at the southeast quadrant of the intersection of Hoadly Rd. and Ridgefield Village Dr. The site is zoned B-1, General Business, and is designated CEC, Community Employment Center, in the Comprehensive Plan.

Staff Recommendation: It is the recommendation of the Planning Commission and staff that the Board of County Supervisors approve Special Use Permit #SUP2020-00031, Ridgefield Village Retail Center, subject to the conditions dated October 21, 2020.

BACKGROUND

- A. Request: To allow a restaurant with drive-through facility and associated signage on a ±1.42 acre parcel. It is part of a multi-tenant commercial/retail strip building. The site includes ±2,500 SF of in-line retail floor space, single drive-through lane configuration with stacking spaces, landscaping, associated parking, and outdoor eating area.

Uses/Features	Permitted/Existing	Proposed
Use(s)	Vacant	Drive-through restaurant
Gross Floor Area (GFA)	N/A	2,500 sq. ft.
Lot Coverage	85% Max	±75%
Maximum FAR	.4	±.1
Building Height	45 ft. maximum	Up to 45 feet
Land Scaping	20-foot Highway Corridor Overlay District (HCOD) buffer along Hoadly Road; 10-foot landscape strip between similar uses	20-foot Highway Corridor Overlay District (HCOD) buffer along Hoadly Road; 10-foot landscape strip between similar uses

- B. Site Location: The subject property is located on the southeast quadrant of the intersection of Hoadly Rd. and Ridgefield Village Dr.; and is identified on County maps as GPIN 8093-72-6502 (pt.).
- C. Comprehensive Plan: The subject site is designated CEC, Community Employment Center, in the Comprehensive Plan. It is also located in the Government Center Sector Plan
- D. Zoning: The ±1.42-acre site is zoned B-1, General Business, with proffers.
- E. Surrounding Land Uses: Northeast of the site is currently undeveloped; and southeast of the site is the Prince William County Credit Union. The residential communities of Ridgefield Village and Hoadly Forest are located to the southwest of the site, and northwest of the site is the shopping center Shops at County Center.
- F. Background and Context: The subject property was part of Rezoning #REZ99-0024. Rezoning #REZ99-0024 was later superseded in part by Proffer Amendment #PLN2001-00186. The existing proffers provide for monetary contributions to mitigate impacts. Proffer 12.2.i requires that 30% of the remaining B-1 Area be reserved and utilized for uses in the O(L), Low-rise office district. Additionally, proffer

12.2.i prohibits motor vehicle fuel sales and freestanding quick service food store uses in the commercial area.

On November 25, 2019, the applicant received a proffer determination letter from the Zoning Administrator. In the letter it was determined the proposed uses would not conflict with the requirement for 30% O(L), Low-rise office district. However, compliance with the 30% O(L), Low-rise office district, requirement would need to be demonstrated on all submitted site plans for development of the subject property.

The proposed use, restaurant with drive-through facility, is not prohibited based on proffer 12.2.i.

- G. Planning Commission Recommendation: At the October 21, 2020, public hearing, the Planning Commission recommended approval of Special Use Permit #SUP2020-00031, Ridgefield Village Retail Center, subject to the conditions dated September 22, 2020 and the following recommendations:
- a. Prior to issuance off the occupancy permit, the applicant shall make a monetary contribution of up to \$3,000 to the Prince William County Board of Supervisors for the installation of a historic marker commemorating the area known as Hoadly or other historical topic deemed appropriate by the Prince William County Historical Commission.
 - b. Applicant will conduct a courtesy follow-up with Mr. Bodie to ensure PWC Employees Credit Union concerns per letter date October 21, 2020 and concerns raised by Mrs. Ceci Barlow are resolved before the Board of County Supervisors presentation.
 - c. Applicant is to address pedestrian safety issues.
- H. Applicant & Staff Updates: In response to the Planning Commission's recommendation, staff has coordinated with the Applicant to make changes to their proposal.
- The SUP conditions have been revised to address item A.
 - Staff has verified that the applicant has followed up with the PWC Employees Credit Union and held a meeting to discuss concerns. PWC Employees Credit Union plan to work with LOCCA-PELT during the conditioned LOCCA-PELT courtesy review to identify and address issues outside of the SUP area.
 - Staff has reached out to the community member who had concerns related to pedestrian safety. Her concerns were boarder in nature and were not intended to be specific to the SUP application. She is working with the civic organization LOCCA-PELT, the Applicant, and other interested community members to have a broader conversation about pedestrian safety in the area.

To reflect changes and other administrative edits, the SUP conditions have been revised, and are now dated October 21, 2020. Staff maintains its recommendation for approval of the SUP.

STAFF RECOMMENDATION

Staff concurs with the Planning Commission and recommends approval of Special Use Permit #SUP2020-00031, Ridgefield Village Retail Center, subject to the revised conditions dated October 21, 2020, for the following reasons:

- The scale, architecture, and building material selection within the proposed SUP application are consistent with Community Design Policy Four in the Comprehensive Plan, which aims to upgrade the visual quality of major travel corridors. Currently the site is undeveloped and infill development of the subject parcel would improve the aesthetics of the retail center and provide community design continuity throughout the site.
- 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 SUP application is for infill development to allow for a drive-through restaurant as a component of a multitenant retail development. The current area is largely undeveloped, and this project will provide increased opportunities for future development.
- As conditioned, the anticipated impacts related to the development of the site have been adequately mitigated.
- The applicant has resolved the outstanding recommendations of the Planning Commission.

Comprehensive Plan Consistency Analysis

Long-Range Land Use:

This site is located within the Development Area, and is classified CEC, Community Employment Center. Drive-in/drive-through uses are discouraged within the CEC, long-range land use designation. The Government Center Sector plan also prohibits drive-in and drive-through uses. However, the existing B-1, General Business, zoning classification allows such uses with a special use permit, and as conditioned staff does not anticipate any adverse impacts with the proposed drive-through use.

Level of Service (LOS):

The level of service impacts related to the request are mitigated by the proffers related to the underlying zoning, Rezoning #REZ1999-0024.

Community Input

Notice of the special use permit 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 not received any verbal or written comments on this proposal and is not aware of any opposition.

Other Jurisdiction Comments

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

Legal Issues

If the application is approved, a drive-through restaurant will be permitted. Legal issues resulting from the Board of County Supervisors action are appropriately addressed by the County Attorney's office.

Timing

There is no legal time frame for Board of County Supervisors' action on a SUP application; however, it is the Planning Office's recommendation that final action be taken within one year of acceptance of the application. In this case, the one-year time frame will end on June 2, 2021.

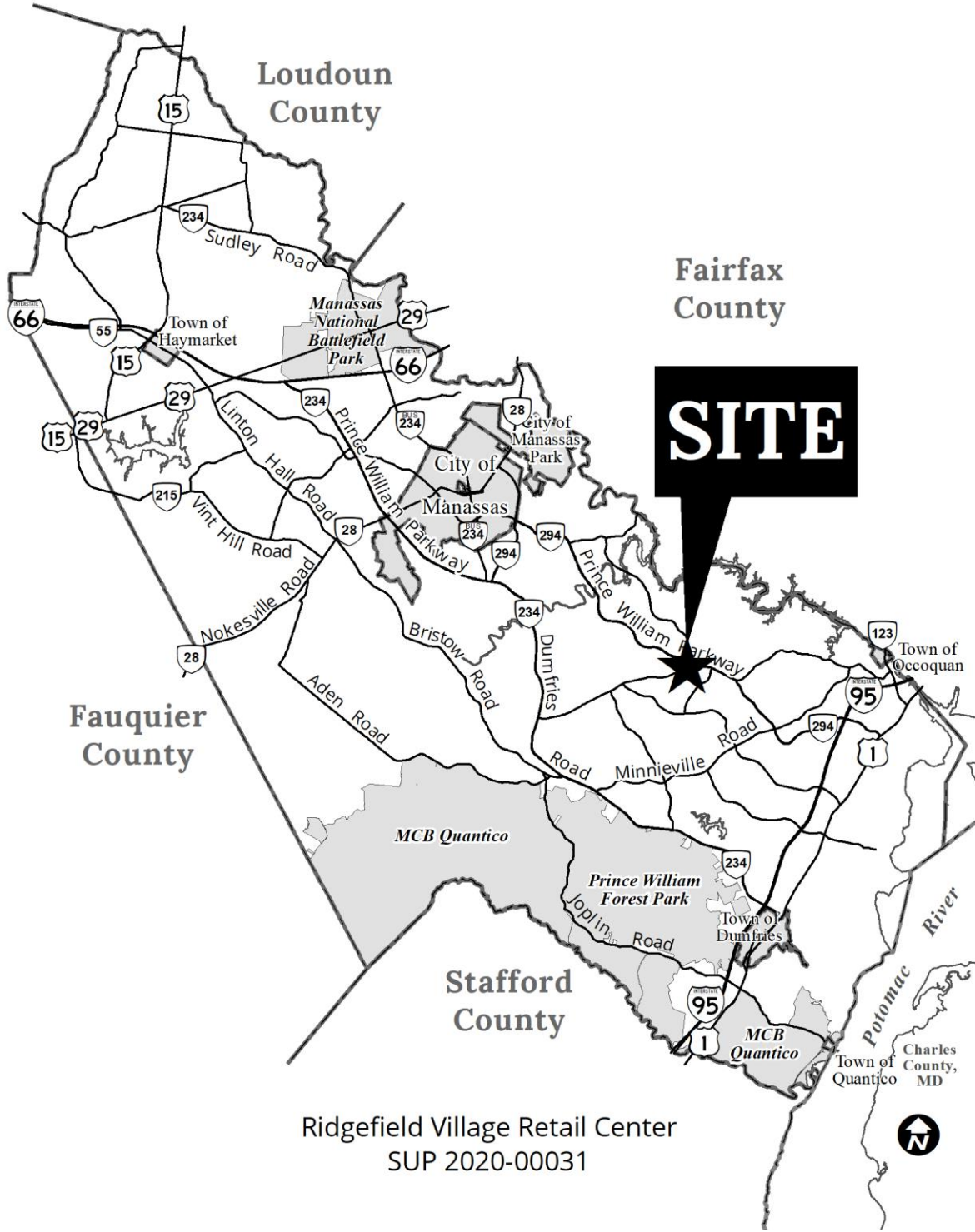
STAFF CONTACT INFORMATION

Alexander Stanley | (703) 792-7359
astanley@pwcgov.org

ATTACHMENTS

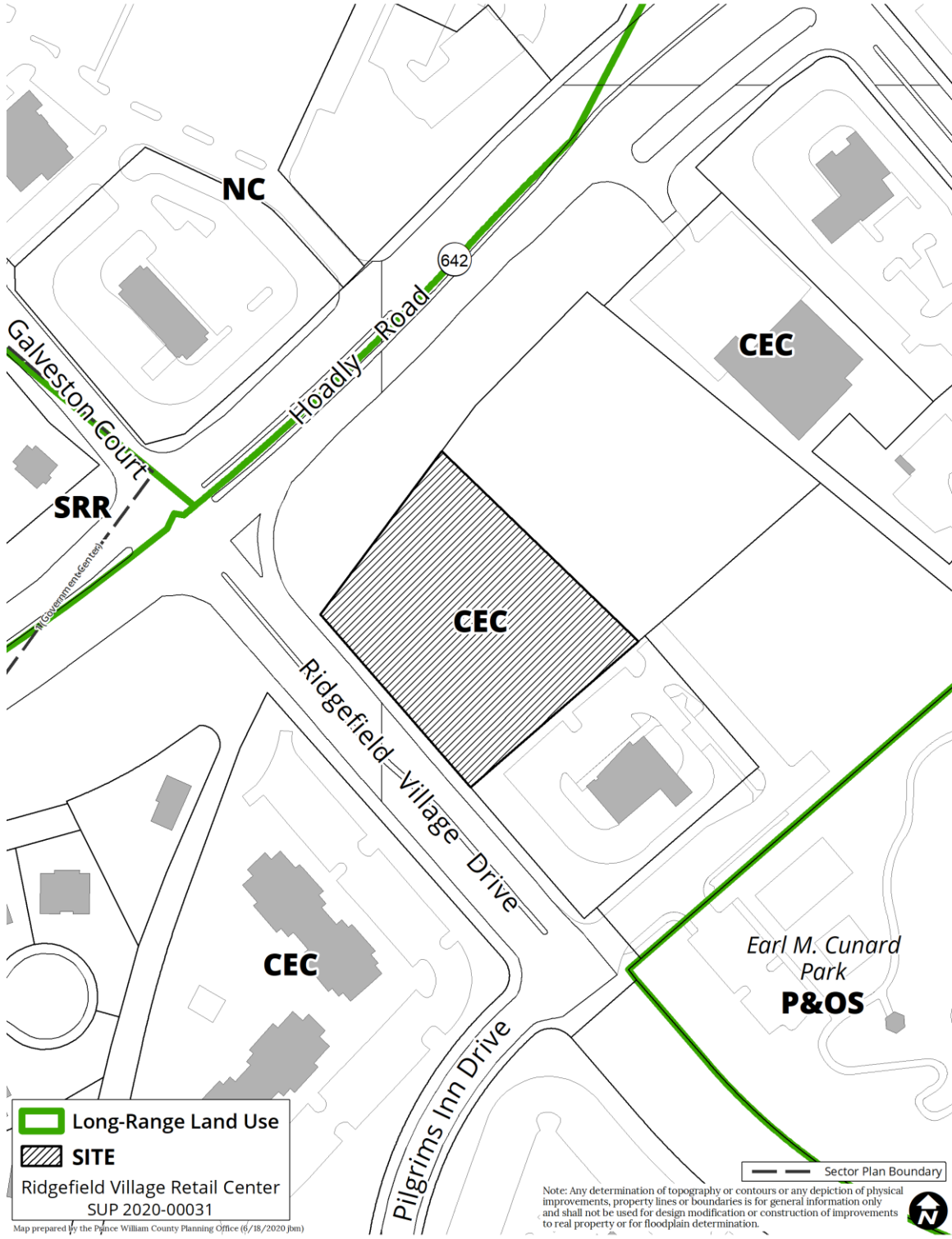
Area Maps
Staff Analysis
SUP Plan
Elevations
Planning Commission Resolution

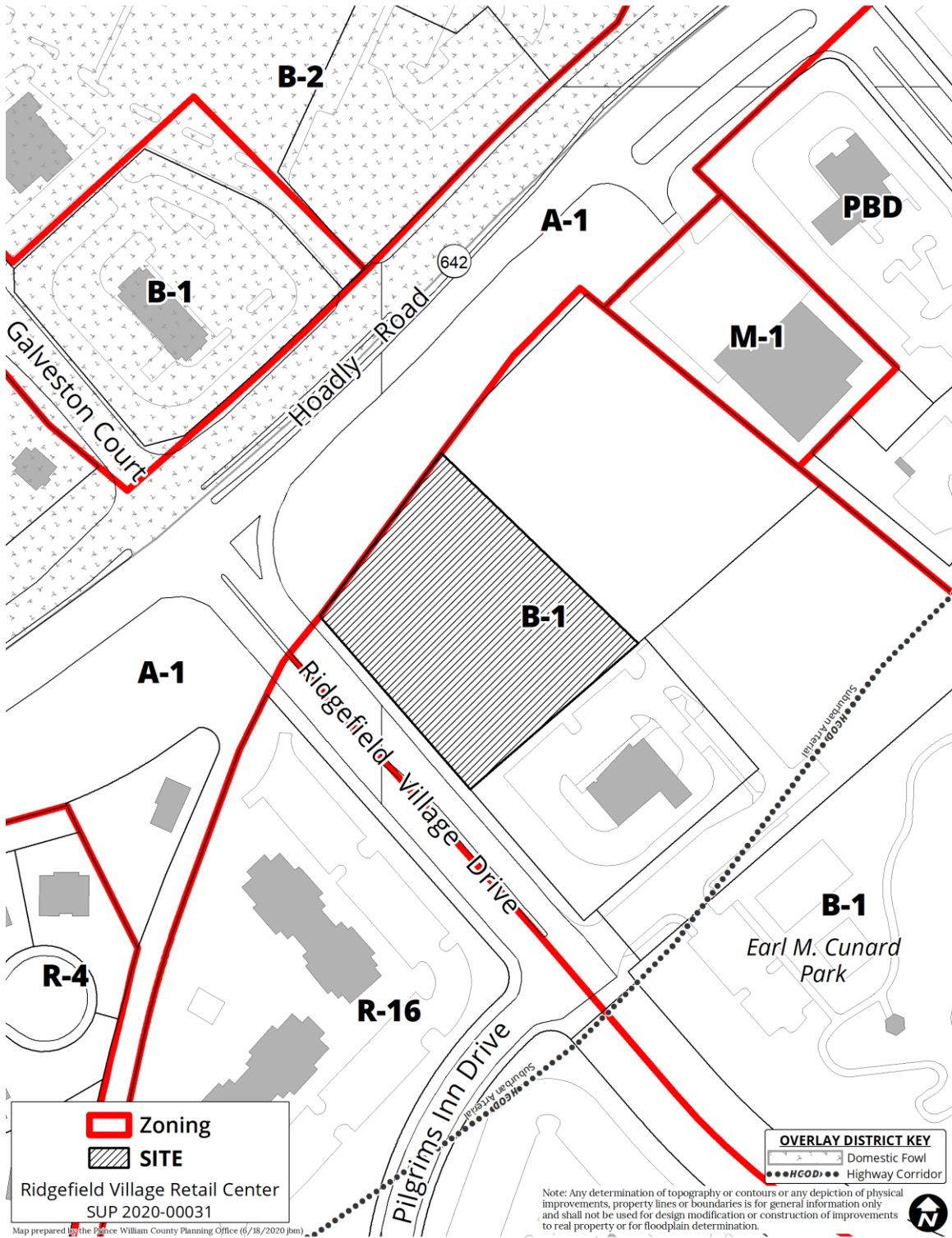
Vicinity Map



Ridgefield Village Retail Center
SUP 2020-00031







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	No
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
Northeast	Undeveloped	CEC	B-1
Southeast	Bank	CEC	B-1
Southwest	Mid/High Density Residential	CEC	R-16
Northwest	Retail	NC	B-1/B-2

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 site is designated CEC, Community Employment Center. The following table summarizes the land use patterns/densities intended within the REC designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p>Community Employment Center (CEC)</p>	<p>The purpose of the Community Employment Center classification is to provide for areas of low- to mid-rise offices (including government offices, particularly those for Prince William County agencies), research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. CEC projects shall be located at or near the intersection of principal arterials and major collector roads, or at commuter rail stations. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total CEC gross floor area of the project. Drive-in/drive-through uses are discouraged. Single-family attached or multifamily housing including elderly housing is permitted, at a density of 6-12 units per gross acre, less the ER designated portion of a property. Development in CEC 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 CEC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i>, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.</p>

Proposal's Strengths

- **Zoning Compatibility:** The ±1.42-acre parcel is zoned B-1, General Business. As stated in the Zoning Ordinance, the B-1, General Business District, is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. Drive-through restaurant uses are generally considered community-scale and neighborhood serving. Although, drive-in/drive-through use are discouraged in the CEC, Community Employment Center, land use designation, staff anticipates the use can operate cohesively with the surrounding area, subject to the proposed conditions attached.
- **Land Use Policy 15:** The Comprehensive Plan's Land Use Policy 15 aims to encourage development that infills undeveloped portions of established stable neighborhoods in the Development Area, at a density, mass, height, and intensity that conforms with those neighborhoods - so long as the general Long-Range Land Use Plan designation of that neighborhood is upheld.
- **Permitted Use:** The subject site is zoned B-1, General Business. Drive-through restaurant uses are permitted by Special Use Permit and are generally considered compatible uses if the resulting impacts are adequately mitigated. As conditioned, the Applicant shall adhere to the attached conditions which are provided to address the necessary impact mitigation. Furthermore, the Applicant has not requested any waivers or modifications of the DCSM, Design and Construction Standards Manual.

Proposal's Weaknesses

- **Discouraged CEC Use:** As previously mentioned, drive-in/drive-through uses are discouraged in the CEC, Community Employment Center, land use designation.
- **Recommended prohibited Government Center Sector Plan Use:** The government center recommends prohibiting highway-oriented drive-in and drive-through uses in the western gateway area along Prince William Parkway, Hoadly Road, and Davis Ford Road through rezoning proffers and/or special use conditions. The subject property is located near the western gateway of Prince William Parkway, Hoadly Road, and Davis Ford Road.

On balance, this application is found to be inconsistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and

streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Proposal's Strengths

- **Design and Building Materials:** The Applicant has proposed to use a multitude of high-quality building materials and has provided enhanced architectural designs. As conditioned, the Applicant shall substantially conform to the attached elevations.
- **Buffer:** As conditioned, the Applicant is providing a 20-foot-wide Highway Corridor Overlay District (HCOD) buffer. There is minimal existing vegetation on site, this will provide a visual improvement to the area.

Proposal's Weaknesses

- None identified.

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

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The County Archeologist and Historical Commission have indicated that there are no archaeological and historic sites or graves recorded on the project area. The project area exhibits a low potential for finding cultural resources, and no further studies are recommended (see Attachments for the Historical Commission Resolution).

Proposal's Strengths

- No Further Studies Required: The Historical Commission reviewed this proposal at its June 16, 2020, meeting and determined that no further work was needed. The County Archaeologist concurs with the Commission's findings.

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.

Proposal's Strengths

- No Environmental Features Present: The site is already disturbed with existing development and contains no environmental features of concern.

Proposal's Weaknesses

- None identified.

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

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County

residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

The first due Fire & Rescue station is Station #26 (Davis Ford). The property is located within the 4.0-minute travel time radius for fire and basic life support, and within the 8.0-minute travel time radius for advanced life support services. The most recent figures indicate that Fire & Rescue Station #26 responded to 2,466 incidents. The maximum station workload for this facility type is 2,000 incidents; as such, it is currently operating above capacity.

There are no planned Fire and Rescue facilities in the surrounding area identified in the FY2021-FY2026 Capital Improvement Program.

Proposal's Strengths

- **Travel Time Ranges:** The site is located inside the recommended 4.0-minute travel time for fire suppression and basic life support, and within the 8.0-minute travel time for advanced life support services.

Proposal's Weaknesses

- **Station Workload:** The most recent figures indicate that Fire & Rescue Station #26 is currently operating above capacity.

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.

At this time, the Police Department does not believe this application will create a significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) strategies

during site development, which can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>.

Proposal's Strengths

- **No Significant Impact**: The Police Department has reviewed the proposal and does not believe it will result in a significant impact on calls for Police 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 Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- **Water Connection**: As conditioned, the site shall be connected to public water with the Applicant bearing all costs and responsibilities for such connections including planning, designing, and constructing the public water service to the 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 Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- **Sewer Connection**: As conditioned, the site shall be connected to public sewer with the Applicant bearing all costs and responsibilities for such connections including planning, designing, and constructing the sewer service to the Property.

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.

DAILY LEVEL OF SERVICE ANALYSIS

The daily level of service represents the relationship of the daily volume on a roadway to the capacity of that roadway. It also relates to the actual flow (speed) of traffic versus the expected flow

(speed) of traffic over the course of a normal weekday. The daily level of service provides a planning tool to understand the relationship of travel patterns for various segments of the County population and to help understand the impacts of large land use changes and large-scale roadway changes (eliminating roads, providing new roads, or widening large sections of roads) within the County. The daily LOS from the County model (as referenced in Strategy R1.1 and Appendix A of the Comprehensive Plan) is not to be confused with a peak hour LOS analysis – which is generally derived from traffic impact analyses and focuses on the impacts of traffic signal timings, intersection lane geometries, turning movements, and peak hour volumes.

Roadway Name	Number of Lanes	2019 VDOT Annual Average Daily Traffic	2015 Daily LOS
Hoadly Road (Route 642)	4	24,000	B
Ridgefield Village Drive (Route 753)	2	2,000	B

Proposal's Strengths

- Vehicle Stacking: As depicted on the general development plan, the Applicant is providing the required amount of vehicle stacking into the drive-through facility. As conditioned, this will help mitigate vehicular queuing and alleviate any potential overflow into the retail center.
- Multi-modal Connectivity: The applicant has provided pedestrian connectivity to their site. The applicant has also provided bicycle parking on site.
- Streetlights:

Proposal's Weaknesses

- None identified.

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

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM have been identified below:

- None identified.

Agency Comments

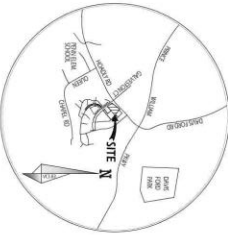
The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Planning Office: Case Planner, GIS, Archaeologist, Long Range Planning
- PWC Development Services: Building Official, Land Development Case Manager
- PWC Fire Marshal's Office
- PWC Historical Commission
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

SPECIAL USE PERMIT
FOR
RIDGEFIELD VILLAGE RETAIL CENTER
NEABSCO MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SUP #2020-00031

GENERAL NOTES

1. THE PROPERTY LOCATED AT 1701 RIDGEFIELD VILLAGE DRIVE, WOODBRIDGE, VIRGINIA IS BEING REDEVELOPED AND REZONED FROM A RESIDENTIAL MEDIUM DENSITY (RM-2) ZONING DISTRICT TO A COMMERCIAL GENERAL (C-1) ZONING DISTRICT.
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS AND THE PRINCE WILLIAM COUNTY BOARD OF ZONING APPEALS.
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS AND THE PRINCE WILLIAM COUNTY BOARD OF ZONING APPEALS.
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OWNER
LBO OF OCEAN BLU LLC
460 SOUTH OCEAN BLVD
Arlington, VA 22202

APPLICANT
RIDGEFIELD LLC
60 SOUTH OCEAN BLVD
MINNEAPOLIS, MN 55402

LAND USE ATTORNEY
12701 BASSWOOD DRIVE SUITE 350
WOODBRIDGE, VA 22192
(703) 583-6460



SITE TABULATIONS

SITE NAME	AREA (SQ FT)
EXISTING USE	GENERAL BUSINESS (B-1)
PROPOSED USE	RETAIL (C-1)
OPEN SPACE REQUIRED	1000
OPEN SPACE PROVIDED	1000

B-1 ZONING TABULATIONS

REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT AREA (SQ FT)	20,000	20,000
MINIMUM FRONT YARD SETBACK (FT)	25	25
MINIMUM SIDE YARD SETBACK (FT)	5	5
MINIMUM REAR YARD SETBACK (FT)	5	5
MINIMUM FRONT SETBACK (FT)	5	5
MINIMUM SIDE SETBACK (FT)	5	5
MINIMUM REAR SETBACK (FT)	5	5

PARKING TABULATIONS

REQUIREMENT	REQUIRED	PROVIDED
MINIMUM NUMBER OF SPACES	10	10
MINIMUM NUMBER OF SPACES	10	10
MINIMUM NUMBER OF SPACES	10	10

RECORDS MANAGEMENT

RECORDS MANAGEMENT	REQUIRED	PROVIDED
MINIMUM NUMBER OF SPACES	10	10
MINIMUM NUMBER OF SPACES	10	10
MINIMUM NUMBER OF SPACES	10	10

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	LANDSCAPE PLAN

COVER SHEET

RIDGEFIELD VILLAGE RETAIL CENTER

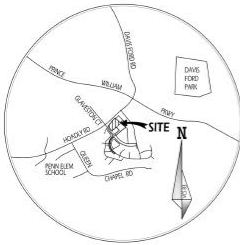
SPECIAL USE PERMIT

PRINCE WILLIAM COUNTY, VIRGINIA

APPROVED ELECTION DISTRICT

DATE: 08/20/2020

SHEET 1 OF 3



RIDGEFIELD VILLAGE

Retail Center, Woodbridge VA

REVISED ELEVATIONS & RENDERING | 08.13.20



concept

architectural forms inspired by fields and ridges to create the experience of a community within



RIDGE

ridge
/riʃ/
noun

- 1. CHAIN OF MOUNTAINS THAT FORM A **CONTINUOUS** ELEVATED CREST
- DENDRITIC RIDGES: JOINTS



FIELD

field
/fi:ld/
noun

- 1. AREA OF OPEN LAND TYPICALLY **BOUND** BY HEDGES OR FENCE



VILLAGE

village
/vɪlɪj/
noun

- 1. **COMMUNITY WITHIN**
- 2. CLUSTERED HUMAN SETTLEMENT



SCHEMATIC STUDY



OPTION 3A

EL DORADO STACKED STONE
(NANTUCKET OR SILVER LINING)



METAL (FAUX WOOD) PANELS
KNOTWOOD (PLANKS IN KWILA)



METAL COPING
(GREY OR BLACK TO MATCH)



EIFS DRYVIT IN BUCKSKIN 449



STOREFRONTS KAWNEER
(BLACK ANODIZED FRAMES) AND
BLACK POWDER COATED
STEEL FRAME CANOPIES



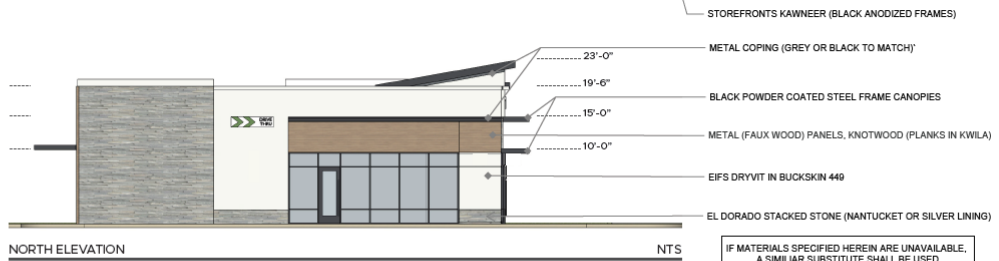
MATERIALITY



CONCEPTUAL
EXTERIOR RENDERING



ELEVATION STUDIES



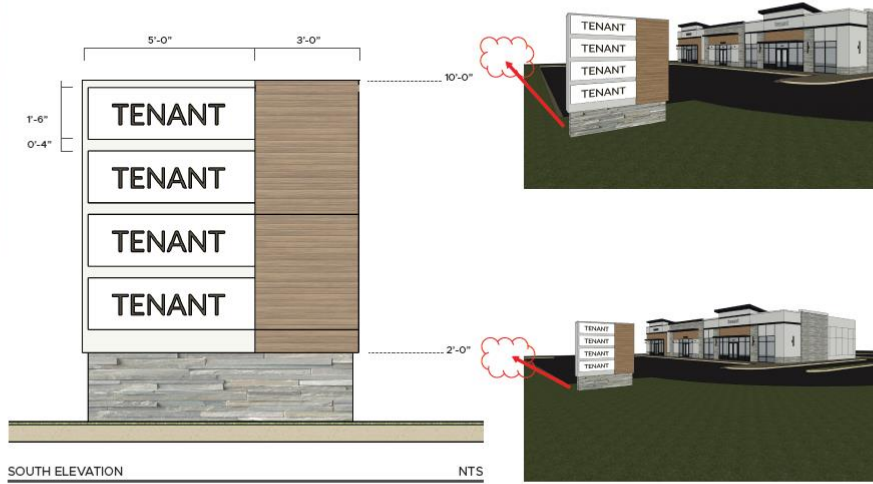
INTEC
REVISED BY NLD
RIDGEFIELD LLC

ELEVATION STUDIES



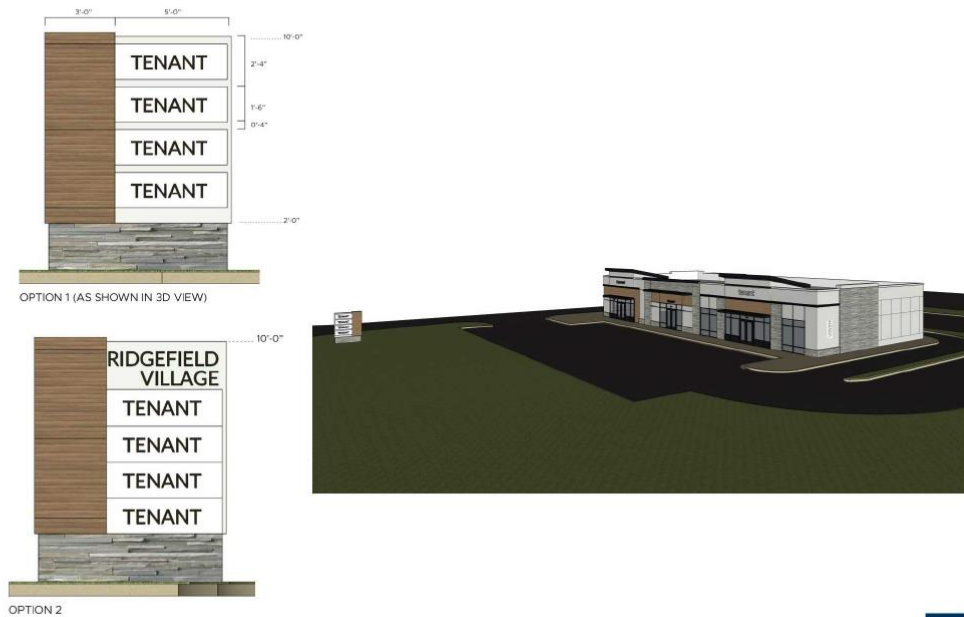
INTEC
REVISED BY NLD
RIDGEFIELD LLC

SIGNAGE STUDY



INTEC
REVISED BY NLD
RIDGEFIELD LLC

SIGNAGE OPTIONS



August 8, 2020

INTEC
REVISED BY NLD
RIDGEFIELD LLC

Planning Commission Resolution



**PRINCE WILLIAM
COUNTY**

Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: TAYLOR **October 21, 2020**
SECOND: FONTANELLA **Regular Meeting**
RE: **SPECIAL USE PERMIT #SUP2020-00031** **RES. No. 20-069**
RIDGEFIELD VILLAGE RETAIL CENTER
NEABSCO MAGISTERIAL DISTRICT

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to allow a restaurant with drive-through facility and associated signage on ±1.42 acres; and

WHEREAS, the subject property is located property is located at 12701 Ridgefield Village Drive and is identified on County maps as GPIN 8093-72-6502; and

WHEREAS, the site is zoned B-1, General Business; and

WHEREAS, the site is designated CEC, Community Employment Center, in the Comprehensive Plan and is located within the Government Center Sector Plan; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on October 21, 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 Special Use Permit #SUP2020-00031, Ridgefield Village Retail Center, with conditions dated September 22, 2020, on the Regular Agenda, and with addition of the following conditions:

1. Prior to issuance off the occupancy permit, the applicant shall make a monetary contribution of up to \$3,000 to the Prince William County Board of

Planning Commission Resolution

October 21, 2020
Regular Meeting
RES. No. 20-069
Page 2

Supervisors for the installation of a historic marker commemorating the area known as Hoadly or other historical topic deemed appropriate by the Prince William County Historical Commission. The historic marker shall be placed in the right-of-way visible to passing traffic, but accessible from the service road.

2. Applicant will conduct a courtesy follow-up with Mr. Bodie to ensure PWC Employees Credit Union concerns per letter date October 21, 2020 and concerns raised by Mrs. Ceci Barlow are resolved before the Board of County Supervisors presentation.
3. Applicant is to address pedestrian safety issues.

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:



Robbyn L. Smith
Clerk to the Planning Commission



PRINCE WILLIAM
— COUNTY —

Ridgefield Village Retail Center #SUP2020-00031

Neabsco Magisterial District

Alexander Stanley
Planning Office

Ridgefield Village Retail Center, #SUP2020-00031



PRINCE WILLIAM
COUNTY

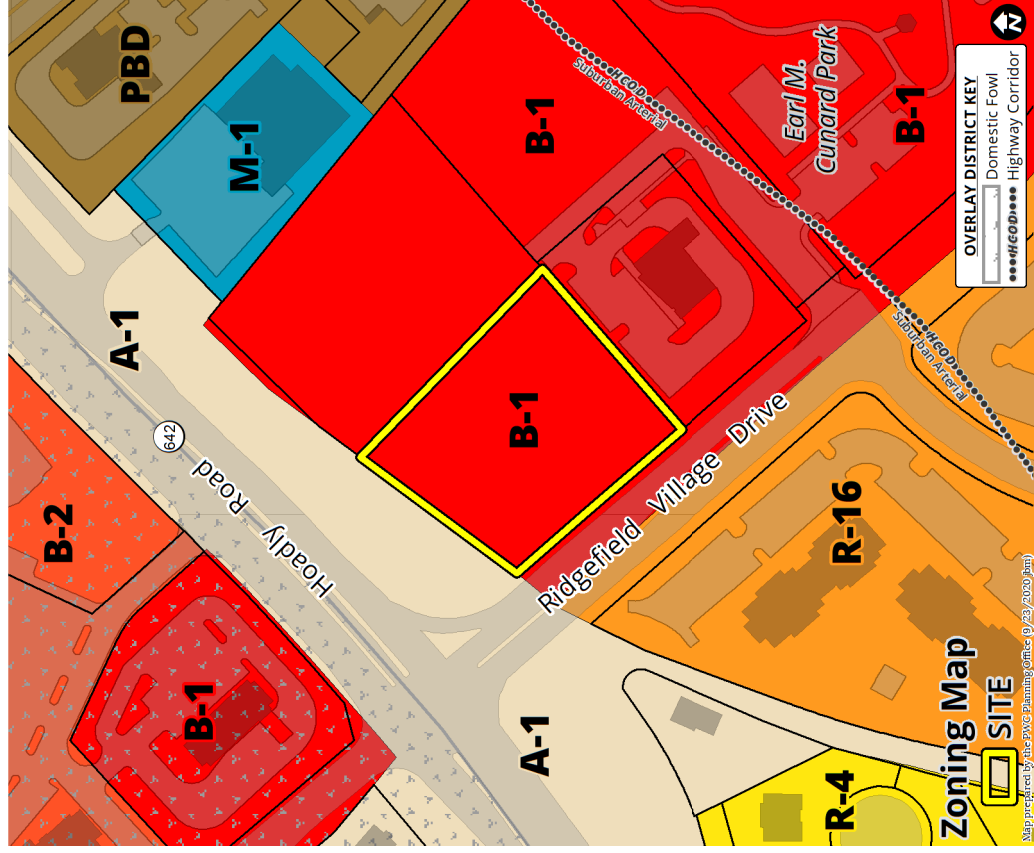
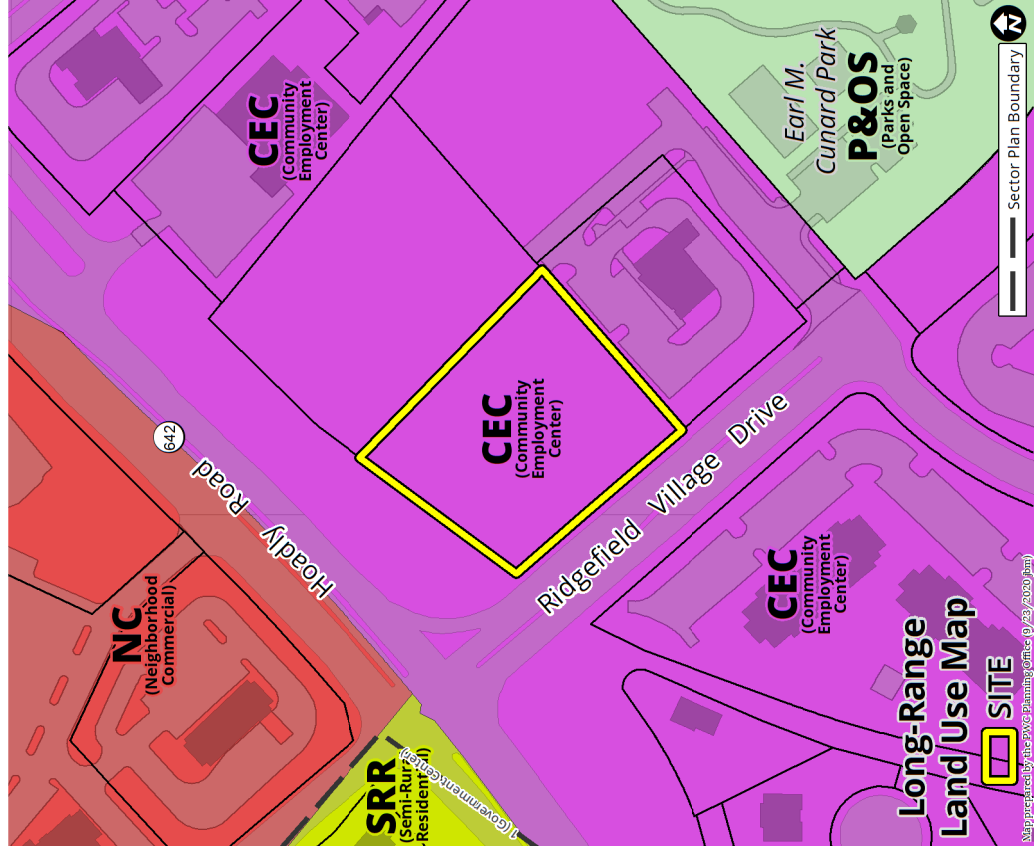
- SUP Request: To allow a restaurant with drive-through facility and associated signage on a ± 1.42 acre parcel. It is part of a multi-tenant commercial/retail strip building. The site includes $\pm 2,500$ SF of in-line retail floor space, single drive-through lane configuration with stacking spaces, landscaping, associated parking, and outdoor eating area.
- Location: The subject property is located on the southeast quadrant of the intersection of Hoadly Rd. and Ridgefield Village Drive.
- Recommendation: **Approval**



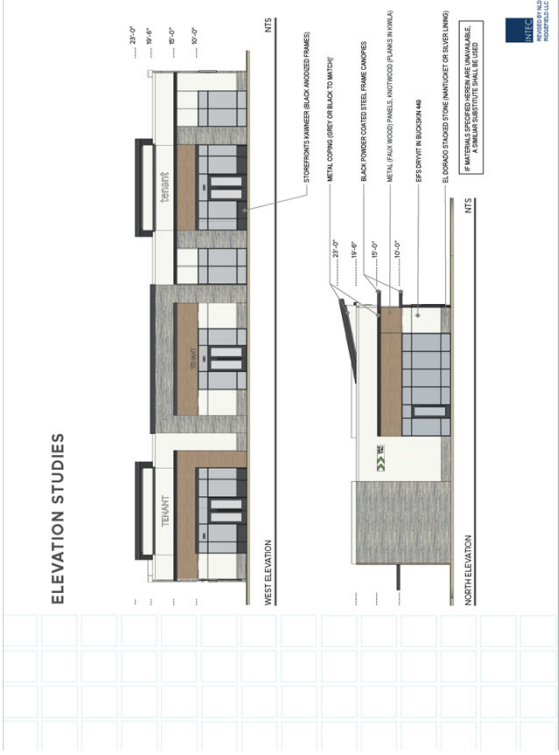
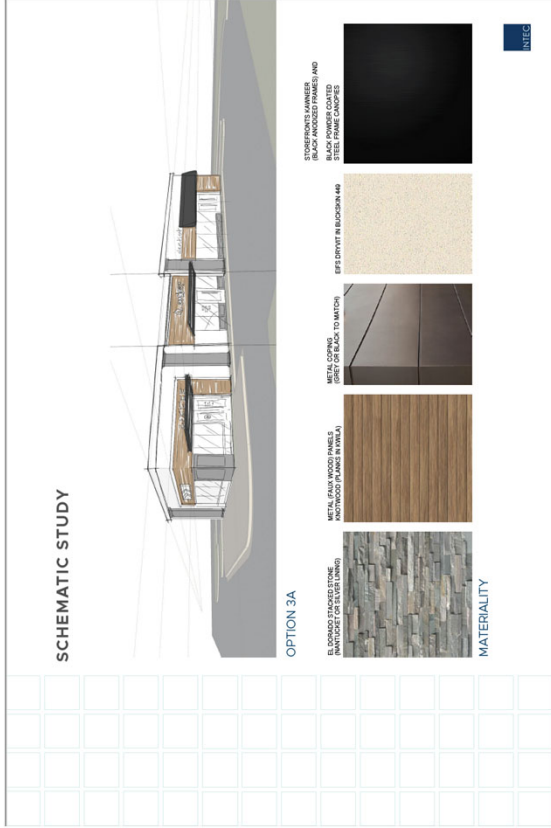
Ridgefield Village Retail Center, #SUP2020-00031



PRINCE WILLIAM COUNTY

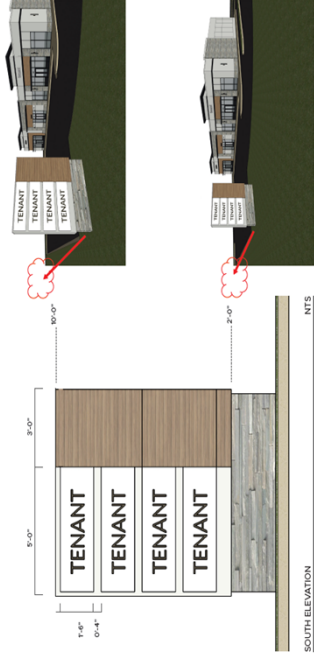


Ridgefield Village Retail Center, #SUP2020-00031



Ridgefield Village Retail Center, #SUP2020-00031

SIGNAGE STUDY



INTEC
WOODFIELD LLC
RIDGEFIELD LLC

SIGNAGE OPTIONS



INTEC
WOODFIELD LLC
RIDGEFIELD LLC

August 6, 2020

Ridgefield Village Retail Center, #SUP2020-00031



PRINCE WILLIAM
COUNTY

Planning Commission Recommendation: Recommends approval of Special Use Permit, #SUP2020-00031, Ridgefield Village Retail Center, subject to the conditions dated September 22, 2020 and the following recommendations.

- a. Add a proposed condition to address a community request for a historic marker.
- b. Applicant will conduct a courtesy follow-up with PWC Employee Credit Union.
- c. Address pedestrian issues raised during the public hearing.

Planning Office Recommendation: Staff recommends approval of Special Use Permit, #SUP2020-00031, Ridgefield Village Retail Center, subject to the conditions dated October 21, 2020, for the following reasons:

- The scale, architecture, and building material selection within the proposed SUP application are consistent with Community Design Policy Four in the Comprehensive Plan, which aims to upgrade the visual quality of major travel corridors.
- The Comprehensive Plan encourages development that infills undeveloped or underdeveloped portions of established areas in the Development Area. As proposed, the SUP application is for infill development to allow for a drive-through restaurant as a component of a multitenant retail development.
- As conditioned, the anticipated impacts related to the development of the site have been adequately mitigated.