

MOTION:

July 20, 2021
Regular Meeting
Res. No. 21-

SECOND:

**RE: INITIATE COMPREHENSIVE PLAN AMENDMENT #CPA2021-00005, COMPTON
PROPERTY – AMAZON DATA SERVICES – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Prince William Board of County Supervisors (Board) may consider amendments to the Comprehensive Plan; and

WHEREAS, an application for an amendment to the Comprehensive Plan was received to change the Long Range Land Use designation for approximately ±77.917 acres (Property) from General Commercial (GC) and Suburban Residential Medium (SRM) to Flexible Use Employment Center (FEC) for three (3) parcels identified on County maps as GPINs 7696-56-8064, 7696-56-3095, and 7696-47-455979; and

WHEREAS, initiation allows for a more detailed analysis of the requested use and impact on Prince William County; and

WHEREAS, the initiation is for a targeted industry use as identified by the Board to support a robust economy; and

WHEREAS, this request aligns and compliments the initiation of the Data Center Opportunity Zone Overlay District by the Board on May 18, 2021; and

WHEREAS, initiation would provide an opportunity to align decisions regarding technology and connectivity options with the Technology and Connectivity Chapter; and

WHEREAS, County staff recommends that the Board initiate this Comprehensive Plan Amendment; and

WHEREAS, the Board finds that initiation of the Comprehensive Plan Amendment guides and accomplishes a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan for GPINs 7696-56-8064, 7696-56-3095, and 7696-47-455979 from General Commercial (GC) and Suburban Residential Medium (SRM) to Flexible Use Employment Center (FEC).

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Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Mr. Kevin MacWhorter
11911 Freedom Drive, suite 300
Reston, VA 20190

ATTEST: _____

Clerk to the Board



STAFF REPORT

BOCS Meeting Date:	July 20, 2021
Agenda Title:	Comprehensive Plan Amendment #CPA2021-00005, Compton Property – Amazon Data Services
District Impact:	Brentsville Magisterial District
Requested Action:	Initiate Comprehensive Plan Amendment #CPA2021-00005, Compton Property – Amazon Data Services.
Department:	Planning Office
Staff Lead:	Parag Agrawal, AICP, Director of Planning

EXECUTIVE SUMMARY

This is a request to amend the Comprehensive Plan to change the long-range land use designation for approximately ±77.917 acres from GC, General Commercial, and SRM, Suburban Residential Medium, to FEC, Flexible Use Employment Center, for three (3) parcels north of Ashton Avenue. The site is identified on County maps as GPINs 7696-56-8064, 7696-56-3095, and 7696-47-4559.

The Applicant has submitted companion rezoning and special use permit applications. Rezoning #REZ2021-00019, Compton Property is a request to rezone ±77.014 acres from A-1, Agricultural, to PBD, Planned Business District, and to rezone 0.902 acres from B-1, General Business, to PBD, Planned Business District, for the purpose of developing a data center and an electrical substation campus. Special Use Permit #SUP2021-00030, Compton Property, is requesting to allow a data center use and electrical substation outside the data center overlay district. If initiated the CPA would be concurrently processed with the rezoning and special use permit applications.

It is the recommendation of staff that the Prince William Board of County Supervisors (Board) initiate Comprehensive Plan Amendment #CPA2021-00005, Compton Property – Amazon Data Services.

BACKGROUND

- A. Comprehensive Plan Amendment (CPA) – Under Section 15.2-2229 of the Code of Virginia, the Board may consider amendments to the adopted Comprehensive Plan.
- B. Annual Update – The Comprehensive Plan Land Use chapter outlines the County policy for the annual review of amendments to the Comprehensive Plan text and / or the Long-Range Land Use Plan designation for a given property. The submission deadline for consideration of potential CPAs in 2021 was Friday, January 8, 2021.

Applications for amendments for “targeted industries,” as defined by the Department of Economic Development are exempt from this due date requirement in accordance with Action Strategy LU16.2 of the Long-Range Land Use Plan. This proposed CPA is to support data center development. Data centers are on the Board’s adopted List of Targeted Industries for New, and Expanding Companies revised on August 4, 2020. This proposed application was accepted on May 27, 2021.

- C. Request – This is a request to amend the Comprehensive Plan to change the long-range land use designation for approximately ±77.917 acres from GC, General Commercial, and SRM, Suburban Residential Medium, to FEC, Flexible Use Employment Center for three (3) parcels north of Ashton Avenue. The site is identified on County Maps as, GPINs 7696-56-8064, 7696-56-3095, and 7696-47-4559. The proposed Comprehensive Plan Amendment is in the Brentsville Magisterial District. The vicinity map (see attachment) shows the general location of the amendment request. The chart below summarizes the area for the initiation requested by the Applicant to amend the Long-Range Land Use map.

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
GC, General Commercial	± 61.97	± 0
SRM, Suburban Residential Medium	±15.95	± 0
FEC, Flexible Use Employment Center	± 0	± 77.92
Total	± 77.92	± 77.92

- D. Site Location – The site is approximately ±0.79 miles northwest of the intersection of Godwin Drive and Sudley Road; and is identified on County maps as GPINs 7696-56-8064, 7696-56-3095, and 7696-47-4559. The properties are addressed 8750 Rixlew Lane, 8158 Sudley Road, and 10563 Croatia Way.
- E. Existing Zoning and Land Use – The subject properties are zoned A-1, Agricultural and B-1, General Business and designated GC, General Commercial, and SRM, Suburban Residential Medium in the Comprehensive Plan. The properties are also located within the County’s Development Area designation. The site is generally

surrounded by B-1, General Commercial, R-6, Suburban Residential, and R-16, Suburban Residential, zoned properties. Across Ashton Avenue is a quarry which is zoned A-1, Agricultural. The existing land uses of the surrounding properties include large scale retail, commercial, multi-family, and single-family attached residences.

- F. Demographics – The following table summarizes the range of demographic impacts of both the existing long-range land use designations and the changes proposed with this CPA application (for a summary of assumptions see attachment).

CPA2021-00005 Compton Property	Existing Capacity		Proposed Capacity	
	Low	High	Low	High
Non-residential (Potential GFA)	539,883	1,079,765	848,549	1,697,098
Total Jobs	1,193	2,388	2,192	4,385
Dwelling Units	63	95	0	0
People	191	288	0	0
Concurrent Data Center Campus Proposal Rezoning #REZ2021-00019 and Special Use Permit #SUP2021-00030				
Total Proposed GFA		1,062,048		

- G. Concurrent Rezoning – The Applicant has submitted Rezoning #REZ2021-00019, Compton Property, to rezone ±77.014 acres from A-1, Agricultural to PBD, Planned Business District, and to rezone 0.902 acres from B-1 General Business, to PBD, Planned Business District, for the purpose of developing a data center and an electric substation, and Special Use Permit #SUP2021-00030, Compton Property to allow for the data center use and the electrical substation outside the data center overlay district. If initiated the CPA would be concurrently processed with the rezoning and special use permit applications.
- H. Strategic Plan – On January 24, 2017, the Board adopted a Strategic Plan that seeks to significantly expand the County's commercial tax base. The Board is currently reviewing the draft 2021 – 2024 Strategic Plan and a draft is available on the County's website at www.pwcva.gov/strategic-plan. The proposed draft includes a resilient economy goal which also proposes continued expansion of the County's commercial tax base as well as attract and expand targeted industries.
- I. Staff Evaluation of Proposed Request for Initiation – Staff has evaluated this request with the purpose of recommending whether to initiate the application as proposed,

to initiate with an expanded area or different land use designation, or to not initiate the application.

1. Criteria of Staff Evaluation – Each recommendation for initiation is based on an analysis of demographic, transportation and land use impacts, the Comprehensive Plan goals, and the adopted Strategic Plan.
2. Three Types of Possible Recommendations –
 - a) Initiate – Comprehensive Plan Amendment applications may be recommended for initiation. Initiation of a CPA does not mean that the Board must approve the CPA after it is studied; it instead begins the process for consideration.
 - b) Expanded Study Area / Different Land Use Designations – In some cases, a larger area should be studied to make the proposal more appropriate for the area and/or different land use designations may be recommended.
 - c) Do Not Initiate – Applications may not be recommended for initiation based on the demographic, transportation and land use impacts, the Comprehensive Plan goals and the adopted Strategic Plan.

STAFF RECOMMENDATION

Staff recommends initiating this application with the following policy considerations:

1. Opportunity for Further Review and Analysis – Initiation would allow for additional public input and a more detailed analysis of the requested use and the impact on Prince William County from both a land use perspective and an economic development standpoint of increasing the County's tax base.
2. Robust Economy – Data centers would directly implement key elements of the 2017-2020 Strategic Plan by increasing the commercial and industrial tax base, at-place employment, and delivering targeted industry uses.
3. Targeted Industry – The subject CPA application would support data center uses. Data centers are identified as targeted industry status by the Board. Staff notes that the site is not located within the Data Center Opportunity Zone Overlay District, which identifies office and industrial zoning districts in the County in which data centers are allowed by-right. The Data Center Opportunity Zone Overlay District is directly across Ashton Avenue to the southwest. Data centers are a permissible use outside of the overlay, subject to SUP approval.

4. Board Initiation – On May 18, 2021, the Board initiated a zoning text amendment for the Data Center Opportunity Zone Overlay District and subsequent changes to the Comprehensive Plan and Design and Construction Standards Manual (Res.21- 327) to bring the Board recommendations to expand and change the Data Center Opportunity Zone Overlay District.
5. Land Use – The properties in this application are designated GC, General Commercial, and SRM, Suburban Residential Medium. Land use policies continue to be researched and assessed, as directed by the Board, with the on-going Land Use Chapter update of the Comprehensive Plan. Initiation of this application provides an opportunity to analyze alternative land uses, as requested by the Applicant, to assess the impacts of the requested long range land use change to FEC, Flexible Use Employment Center, in context of the area land uses and the potential opportunities to enhance economic development alternatives for the County.
6. Transportation – Based on information provided with this application there would be a significant reduction in the proposed vehicle daily trips and consequently the impact on the transportation network would be reduced. Reference the Transportation section of the Staff Analysis. If initiated, mitigation measures could be realized through a concurrent CPA and Rezoning / SUP process.
7. Technology and Connectivity Chapter – The Board adopted the Technology and Connectivity Chapter of the Comprehensive Plan on November 26, 2019, which provides numerous policies and action strategies to address the technology needs of the County. Specifically, Strategy TC13, TC16, TC17, TC18, TC19, and TC20 include promoting a competitive environment to secure reliable services, goals for expanding the 5G network, collaborate efforts with carriers, define critically sensitive view sheds and environmental resources to be protected, and adoption of land use regulations to guide data center development. This chapter provided guidelines for the development of the technology needs of the County.

Legal Issues

Initiation of a CPA does not mean that the Board must approve the CPA after it is studied; it instead begins the process for consideration. Other legal issues are appropriately addressed by the County Attorney's Office.

Timing

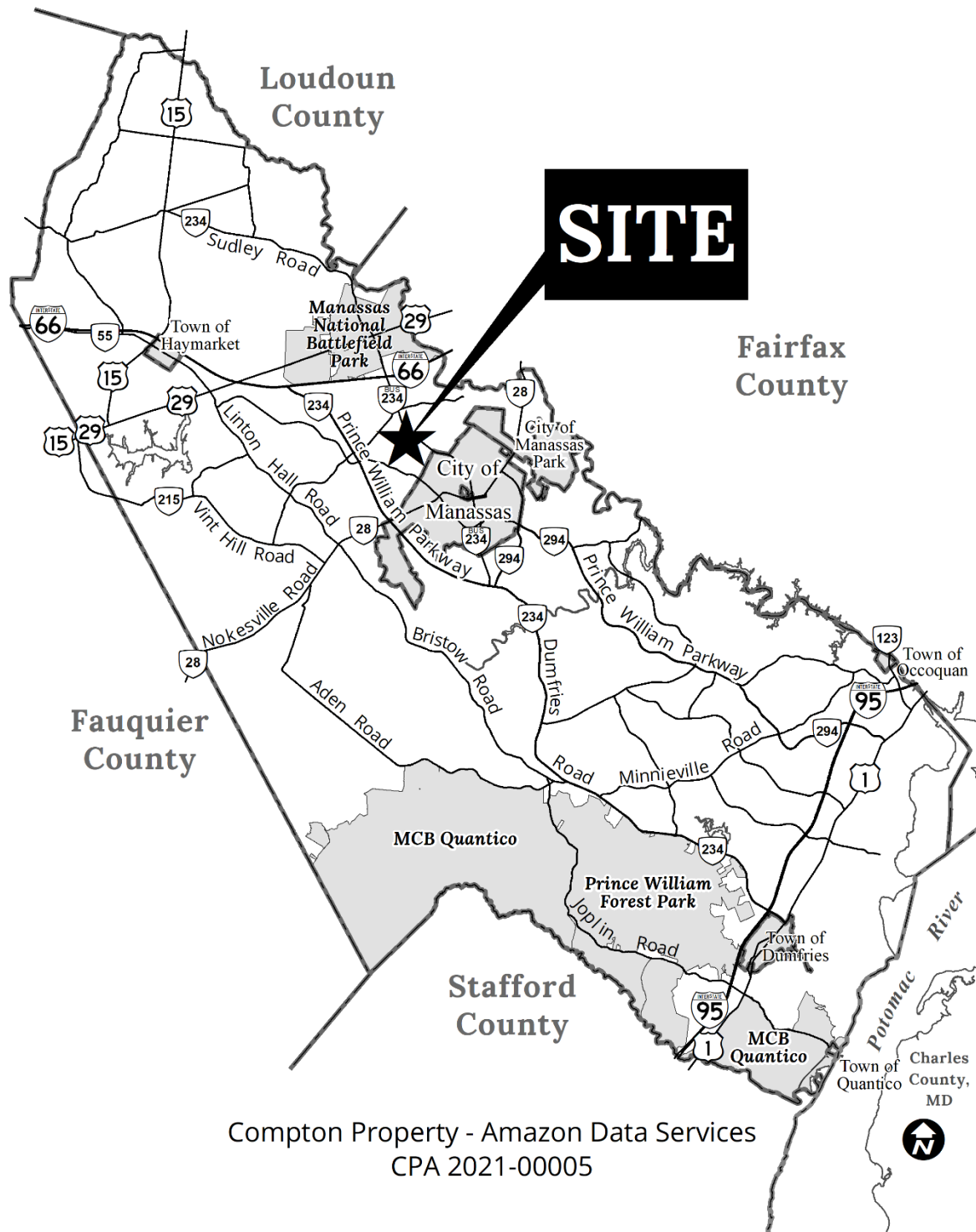
There is no time requirement to take action on this request for initiation of a Comprehensive Plan Amendment.

STAFF CONTACT INFORMATION

Bryce Barrett | (703) 792-8007,
BBarrett@pwcgov.org

ATTACHMENTS

Vicinity and Aerial Maps
Project Summary & Staff Analysis
Long-Range Land Use & Zoning Maps
Applicant's Justification Narrative Statement
Applicant's Plan Submittal for CPA Initiation
List of Targeted Industries for New and Expanding Companies dated August 4, 2020



Vicinity & Aerial Maps



Compton Property – Amazon Data Services

Request: This is a request to amend the Comprehensive Plan to change the long-range land use designation for approximately ±77.917 acres from GC, General Commercial, and SRM, Suburban Residential Medium, to FEC, Flexible Use Employment Center, for three parcels north of Ashton Avenue. The site is identified on County maps as GPINs 7696-56-8064, 7696-56-3095 and 7696-47-4559.

Long-Range Land Use Summary

Location: The site is approximately ±2/3-mile northwest of the intersection of Godwin Drive and Sudley Road; and is identified on County maps as GPINs 7696-56-8064, 7696-56-3095 and 7696-47-4559. The properties are addressed 8750 Rixlew Lane, 8158 Sudley Road and 10563 Croatia Way.

The following table summarizes the request:

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
GC, General Commercial	± 61.97	± 0
SRM, Suburban Residential Medium	±15.95	± 0
FEC, Flexible Use Employment Center	± 0	± 77.92
Total	± 77.92	± 77.92

The following table summarizes the uses and densities intended in the existing Land Uses of GC, General Commercial and SRM, Suburban Residential Medium and the requested proposed designation of FEC, Flexible Use Employment Center:

GC, General Commercial <i>Existing Land Use Designation</i>	The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas where appropriate shall be encouraged. Primary uses in the GC are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no greater than 25 percent of the total GC gross floor area of the project. Infill and redevelopment of areas identified as GC are encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. Office development in GC areas is encouraged to be in accordance with the Illustrative Guidelines for Office
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Project Summary and Analysis

	Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. Office buildings in GC areas are preferred at a height of at least 2-3 stories.
SRM, Suburban Residential Medium <i>Existing Land Use Designation</i>	<p>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.</p>
FEC, Flexible Use Employment Center <i>Proposed Land Use Designation</i>	<p>The purpose of the Flexible Use Employment Center classification is to provide for areas of employment uses situated on individual sites or in campus-style "parks." Primary uses in the FEC classification are light manufacturing, "start-up" businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total FEC gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that FEC project. Warehousing, wholesale, storage and/or distribution uses shall also be considered secondary uses within any FEC project. Outdoor storage shall also be considered a secondary use and shall be limited to no more than 25 percent of the land area of the FEC project. Within an FEC designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the FEC project and adjacent areas designated or developed for different uses. Office development in FEC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office.</p>

Demographics:

The following chart summarizes the demographic impacts of the application based on the long range land use designation proposed:

Compton Property – Amazon Data Services				
	Existing GC and SRM		Proposed FEC	
Total Acres	±77.92		±77.92	
Residential Acres	±15.95		0.00	
Employment Acres	61.97		±77.92	
	Low	High	Low	High
Total Employees	1,193	2,388	2,192	4,385
Total Dwellings	63	95	0	0
Total GFA	539,883	1,079,765	848,549	1,697,098
Residents	191	288	0	0
Concurrent Data Center Campus Proposal				
Rezoning #REZ2021-00019 and Special Use Permit #SUP2021-00030				
	Proposed			
Total Proposed GFA	1,062,048			

These calculations assume that the GC will develop with a floor area ratio (FAR) of 0.2 to 0.4 and a mix of jobs that is 85% retail, 5% office, 0% industrial and 10% other. Employees per square foot are calculated using 1/450 SF retail, 1/250 SF office, 1/800 SF industrial and 1/800 SF other. SRM will develop at 4-6 dwelling units per acre and 3.04 persons per unit. FEC is assumed to develop at 0.25-0.5 FAR and a mix of jobs that is 10% retail, 45% office, 40% industrial and 5% other. This information is based on the population, housing and employment projection methodology used by the Metropolitan Washington Council of Governments.

Concurrent Rezoning Proposed

The Applicant has submitted Rezoning #REZ2021-00019, Compton Property, to rezone ±77.014 acres from A-1, Agricultural, to PBD, Planned Business District, and to rezone 0.902 acres from B-1, General Business, to PBD, Planned Business District, for the purpose of developing a data center with an electric substation, and Special Use Permit #SUP2021-00030, Compton Property to allow for

Project Summary and Analysis

the data center use and the electrical substation outside the data center overlay district. If initiated the CPA would be concurrently processed with the rezoning and special use permit applications.

Comprehensive Plan Analysis

The long-range land use plan identifies the subject parcels of approximately ±77.917 acres GC, General Commercial, and SRM, Suburban Residential Medium. The three parcels are located north of Ashton Avenue. The properties are not located in the Data Center Opportunity Zone Overlay District which is directly across Ashton Avenue to the southwest.

The following policy issues are relevant to this application:

Economic Development

The proposed amendment will result in an increase of planned employment capacity. Under the proposed Comprehensive Plan amendment, the Applicant is requesting to change approximately ±77.917 acres GC, General Commercial, and SRM, Suburban Residential Medium, to FEC, Flexible Use Employment Center, which increases the planned employment capacity to an average of 1,498 additional jobs above the current planned employment capacity with GC and SRM. This information is based on the population, housing and employment projection methodology used by the Metropolitan Washington Council of Governments. The increase in planned employment capacity supports the adopted Strategic Plan goal to increase the County's commercial tax base.

Surrounding Land Uses

The site is generally surrounded by large scale retail, commercial, multifamily, and single-family attached residences. Additionally, the eastern property line directly abuts the Manassas Mall.

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Retail & Office	GC	B-1
South	Ashton Avenue & Quarry	SRM	A-1
West	Vacant Land	SRM	R-6 & R-16
East	Large Scale Retail	RCC	B-1

Transportation Analysis

Transportation Infrastructure – The existing long-range land use designations are expected to generate trips based on their planned future land uses. The proposed change to the long-range land use of this site from GC, General Commercial, and SRM, Suburban Residential Medium, to FEC, Flexible Use Employment Center, result in a maximum 17,857 weekday vehicle trips versus a

Project Summary and Analysis

maximum of 35,081 weekday vehicle trips for the existing GC and SRM long range land use designations, calculated assuming approximately 509,130 sq. ft. of light industrial, 572,771 sq. ft. of office space, 127,283 sq. ft. of retail and 63,641 other. Overall, the projected decrease is 17,224 weekday daily trips.

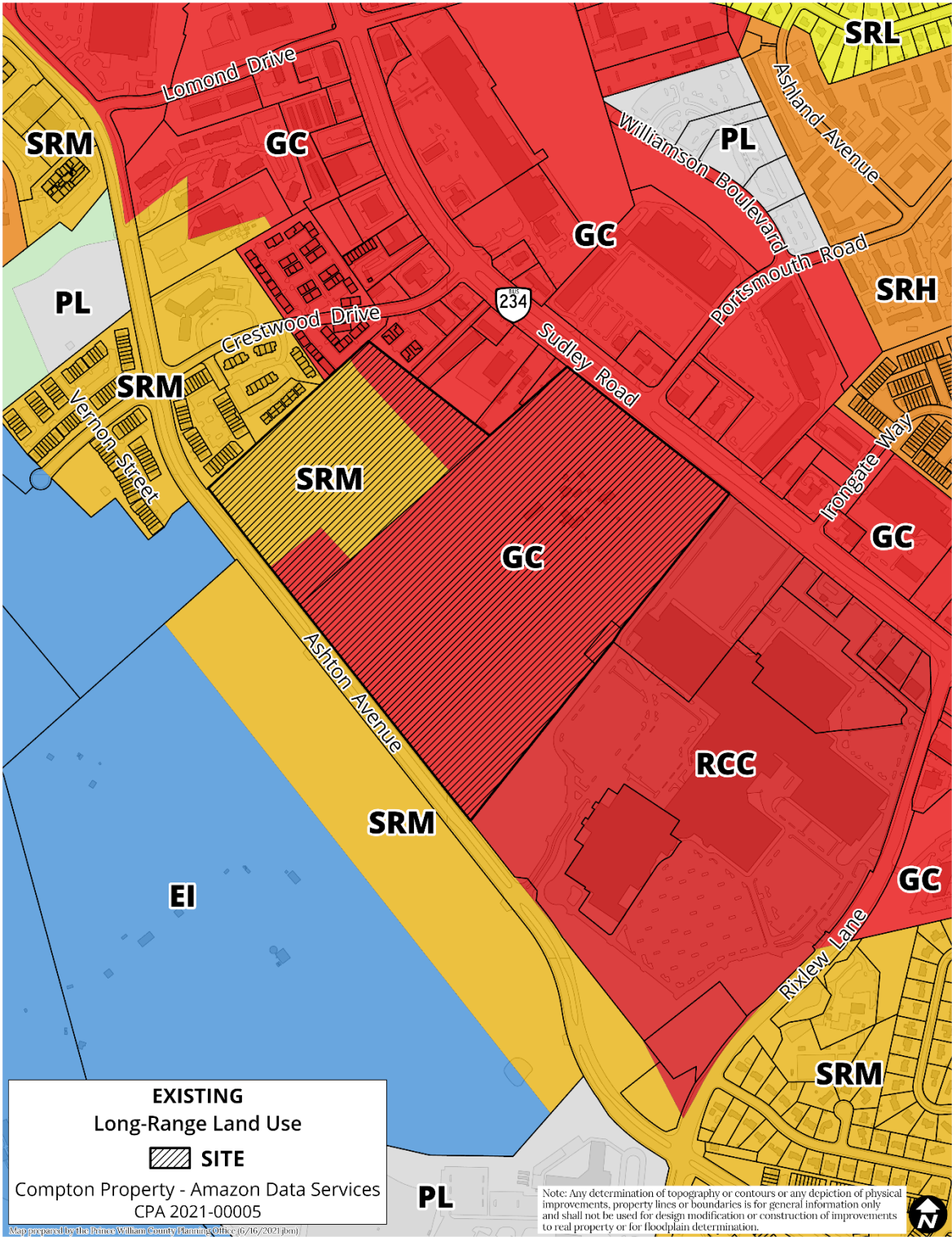
The Department of Transportation also prepared an average daily trips based on a single use for Data Centers based on 1,062,048 sq. ft. which resulted in 1,051 weekday vehicle trips vs the 35,081 daily trips for the existing GC and SRM designation resulting in a decrease of 34,030 weekday vehicle trips per day.

The specific transportation impacts would be reviewed and addressed during the Comprehensive Plan Amendment and rezoning/SUP process.

The Department of Transportation has provided that converting the long-range land use of these sites from General Commercial and Suburban Residential Medium to Flexible Use Employment Center will significantly reduce vehicle trips to the adjacent road network and decrease overall vehicle miles traveled.

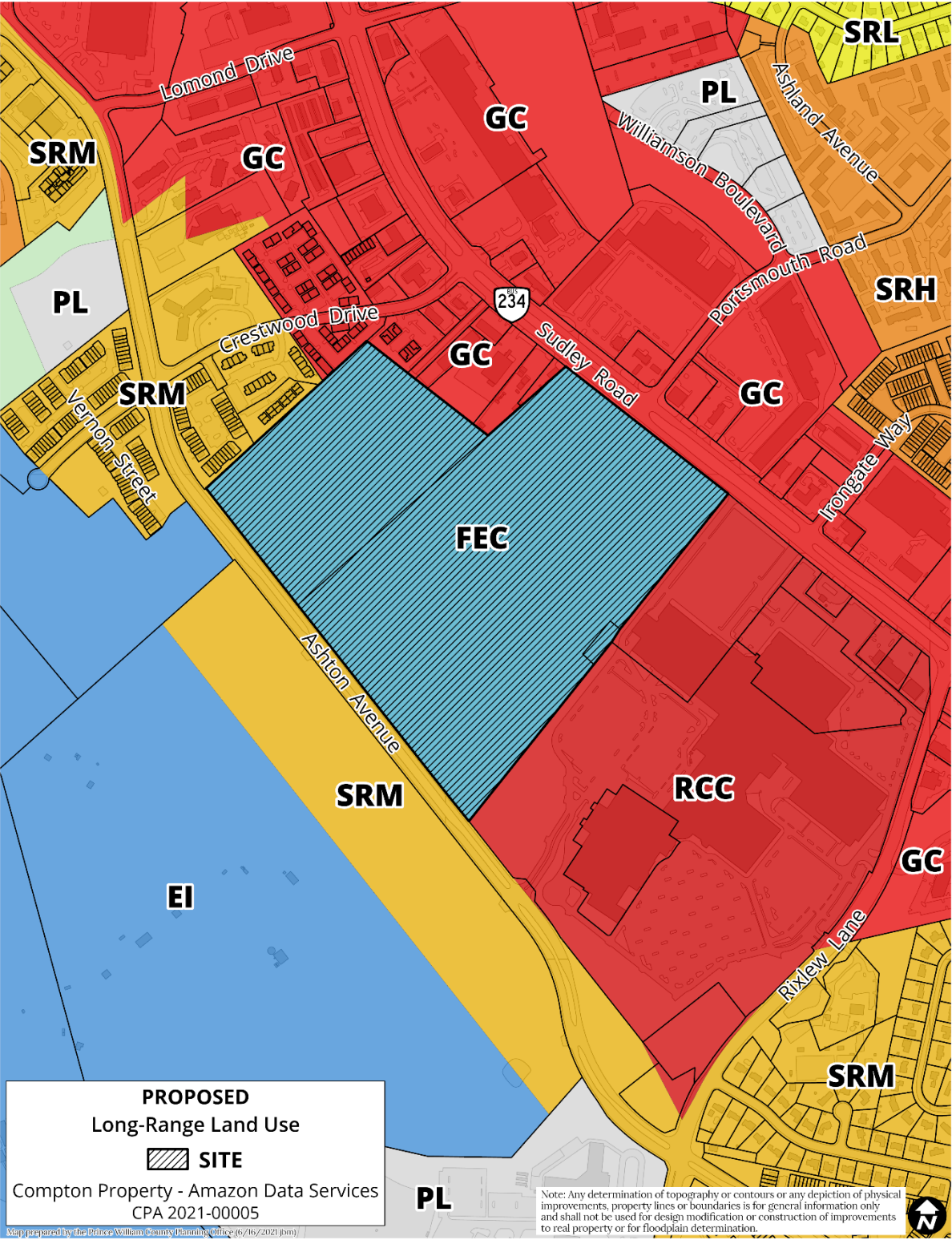
Long-Range Land Use & Zoning Maps

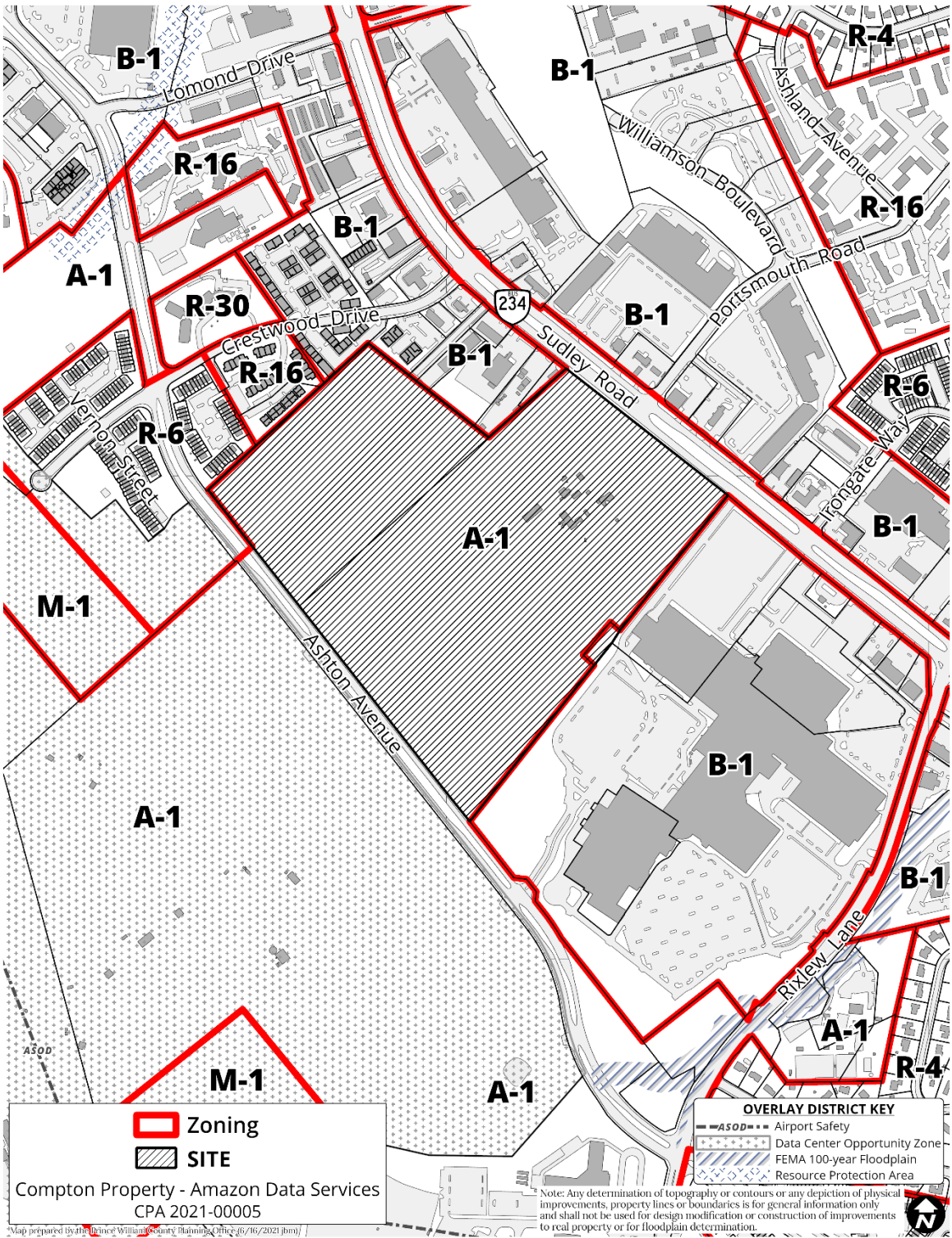
Existing Long Range Land Use



Long-Range Land Use & Zoning Maps

Proposed Long Range Land Use





Applicant's Justification Narrative

**NARRATIVE DESCRIPTION
REZONING
COMPREHENSIVE PLAN AMENDMENT
SPECIAL USE PERMIT
AMAZON DATA SERVICES, INC.
GPINs: 7696-56-8064, 7696-56-3095, 7696-47-4559 (the "Property")
+/- 78 ACRES**

June 3, 2021

Overview

Amazon Data Services, Inc. (the "Applicant") is the applicant for the proposed rezoning and comprehensive plan amendment applications (the "Applications") and contract purchaser of GPINs 7696-56-8064, 7696-56-3095 and 7696-47-4559 (the "Property"). The Estate of Lewis Percival Ashby Jr. is the owner of all three parcels.

The Property is located 2/3 of a mile northwest of the Godwin Drive (Route #661) – Sudley Road (Route #234) intersection, bounded on the northeast by Sudley Road and southwest by Ashton Avenue. The Property is just over 79 acres of farmland and zoned to the Agriculture ("A-1") Zoning District pursuant to § 32-301 of the Prince William Zoning Ordinance (the "Zoning Ordinance").

The Applicant requests a Comprehensive Plan Amendment to replan the Property from General Commercial ("GC") and Suburban Residential Medium ("SRM") to the Flexible Use Employment Center ("FEC") classification. The Applicant concurrently requests a rezoning of the Property from the A-1 District to the Planned Business Development ("PBD") District administered as the Flexible Office ("O(F)") District to accommodate development with data center uses up to 75 feet in height. The Applicant also requests approval of Special Use Permits to allow the data center and substation uses outside the Data Center Overlay District.

The Applicant respectfully submits that the proposed Applications meet the intent of the current Comprehensive Plan recommendations while positioning the Property to contribute meaningfully to Prince William County's commercial tax base.

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Applicant's Justification Narrative

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June 3, 2021

Land Use

The Property is located on the south side of Sudley Road, north of Ashton Avenue, east of Crestwood Drive, and west of the Manassas Mall. The Property was long used as a family farm in a largely rural area, but the surrounding land use patterns have changed dramatically: in place of farmland, the Property is now bordered on the southeast and north by the Business ("B-1") Zoning District, the Residential-16 ("R-16") Zoning District to the northeast, and although land to the southeast is also in the A-1 Zoning District, Vulcan owns and operates a large quarry and mine across Ashton Avenue.

Those changes have only accelerated in the past decade. More affordable technology and a shift to cloud computing has encouraged more businesses to adopt, and employees to embrace, hybrid work-from-home models. Online retail has fundamentally changed customers' relationship to traditional retail. These changes are likely to stay with us for the foreseeable future, particularly in light of the challenges of the past year. Data centers are a critical component of the new online infrastructure, and land use patterns and demand for real estate have adjusted accordingly.

The industry has been a welcome source of investment in many communities. Data centers create long-term technology jobs and a number of short-term construction jobs. The use generates real estate taxes and, in Prince William County, the computer and peripherals tax. Relative to most uses - in particular office, retail and residential - data centers demand little in terms of public services and generate few trips. And data centers themselves have transformed for the better over the years: they are much more attractive, often resembling a typical office building, and their designs are more sustainable. The use is a desirable and important piece of the modern commercial corridor.

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Applicant's Justification Narrative

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AMAZON DATA SERVICES, INC.
GPINs: 7696-56-8064, 7696-56-3095, 7696-47-4559 (the "Property")
+/- 78 ACRES**

June 3, 2021

The Property is ideally positioned for data center development given its context and its surrounding land uses. The Manassas Mall borders the southeast, Vulcan Quarry to the southwest and various commercial uses to the north. On-site trees offer natural screening and buffering from adjacent uses. Indeed, the Data Center Opportunity Overlay District lies just to the southwest of the Property, across Aston Avenue. While it does not extend to the Property, there is no meaningful difference between the Vulcan Quarry and the Property in terms of data center development potential or access to infrastructure. The Prince William Board of County Supervisors established the Data Center Opportunity Zone Overlay District in areas "where there is existing infrastructure that could adequately support the proposed use." The Applicant respectfully submits that data centers are as appropriate on the Property as they are on Vulcan's lands directly to the south.

The Property's current planned land use does not embrace its highest and best use. The Prince William County Comprehensive Plan (the "Comprehensive Plan") recommendations envision traditional office and retail in the Sudley corridor. The Property is planned mostly for GC uses, with a small western portion planned for SRM uses. The GC land use classification recognizes "areas of existing commercial activity along major County roadways . . ." and encourages a mix of commercial uses, including office and retail. The SRM, on the other hand, promotes new residential uses.

The Applicant submits that data centers can play a key role meeting the County's economic and aesthetic expectations for the Sudley corridor while putting vacant land to good use. With architectural design resembling office buildings and appropriate buffering and landscaping (as discussed in more detail in the Community Design section), data center development can implement the County's vision for Sudley Road while contributing a critical source of consistent revenue to Prince William County. This can be achieved without the same impact to the local public services and infrastructure that comes with office, retail and residential, and with the added tax revenue that data centers often generate.

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Applicant's Justification Narrative

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REZONING
COMPREHENSIVE PLAN AMENDMENT
SPECIAL USE PERMIT
AMAZON DATA SERVICES, INC.
GPINs: 7696-56-8064, 7696-56-3095, 7696-47-4559 (the "Property")
+/- 78 ACRES**

June 3, 2021

The Applicant's proposed reclassification of the planned land use for the Property from GC and SRM to FEC meets the County's original vision and positions the Property for development in a changing economy. The Flexible Use Employment Center is designed for "employment uses situated on individual sites or in campus-style 'parks'." It recommends uses analogous to data centers, including light manufacturing, "start-up" businesses and office. Retail is considered a secondary use. In other words, the FEC classification is similar to the GC classification, although more appropriately designed for the modern commercial corridor. Indeed, the anticipated E-Commerce Overlay District is proposed to apply to the Property and Sudley Road generally; the FEC classification is appropriate to implement the County's vision for E-Commerce, and data centers are entirely compatible with the distribution and warehousing uses recommended within the E-Commerce Overlay District.

The proposed rezoning to the PBD District implements the planned land use of FEC designated areas and ensures Sudley Road will continue its development as a commercial corridor. The Property will be administered as a single landbay under the Office/Flex ("O(F)") Zoning District regulations, which is also intended to implement the FEC classification of the Comprehensive Plan. Some supporting retail may be permitted, similar to the existing GC classification. Data centers are permitted by Special Use Permit outside the Data Center Opportunity Overlay District.

The Applicant's proposed Applications fit squarely within the Comprehensive Plan's policies that ensure "adequate land uses necessary to provide a supply of land that allows the County to compete . . . for advanced technological industries and other economic development opportunities . . ." (LU-Policy 1). In short, the proposed applications will promote a targeted industry, reduce trips and impacts to public services relative to the Property's planned land uses, and contribute meaningfully to the County's finances.

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Applicant's Justification Narrative

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June 3, 2021

Development

- **Community Design**

The Applicant is committed to ensuring high-quality development on the Property as shown on the Master Zoning Plan titled "Master Zoning Plan for Compton Property" prepared by Bohler (the "MZIP"). The well-rounded land use plan will include open space, landscaping and noteworthy architecture that will help establish Sudley Road as a modern commercial corridor. Where possible, the Applicant has sought to implement meaningful setbacks and limits of disturbance to create an attractive development that is sensitive to its neighbors.

The MZIP includes 50' landscaped buffers on all borders. Development is limited to specific limits of disturbance that maintains substantial existing tree canopy and creates opportunities for screening. Where existing tree cover does not provide sufficient buffering, the Applicant has proposed an enhanced landscape buffer, as shown on the landscaping plan provided as Sheet 3 of the MZIP. The proposed substation in the southern corner of the Property is buffered by the largest portion of existing tree canopy where it will be effectively screened. The substation is also placed closest to the Vulcan Quarry and the Manassas Mall, away from more sensitive commercial and residential uses. By virtue of the limits of disturbance, all buildings and travel ways are set back significantly from the borders - particularly from the residential community to the northwest.

The Applicant is sensitive to its residential neighbors to the north. Included in the application materials is a cross-section depicting the effectiveness of the proposed screening and landscaping. The proposed height of the data center buildings is offset by the change in grade from

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Applicant's Justification Narrative

**NARRATIVE DESCRIPTION
REZONING
COMPREHENSIVE PLAN AMENDMENT
SPECIAL USE PERMIT
AMAZON DATA SERVICES, INC.
GPINs: 7696-56-8064, 7696-56-3095, 7696-47-4559 (the "Property")
+/- 78 ACRES**

June 3, 2021

north to south. A combination of existing and new landscaping, as shown in the exhibit, will effectively minimize the visibility of the data centers.

To the extent that the buildings will be visible, the Applicant is known for its high-quality architectural standards. Future data centers on the Property will resemble office buildings in many ways, achieving a key aesthetic policy of the Comprehensive Plan. The proposed development will set a high standard in the Sudley and Ashton corridors, particularly considering the existing uses in the area: low-rise commercial, large parking lots and the Vulcan quarry, for example. Notably, parking for the Property is limited given the low number of trips generated by data centers; parking is pulled in towards the center of the site, providing visual relief for passers-by. Conversely, the current planned land use (in particular, the GC designation) would promote more of the same parking intensive uses.

Finally, as recommended by the Comprehensive Plan, the Property is served by existing sidewalks on Ashton Avenue and Sudley Road, providing critical links to the surrounding uses and pedestrian network. Employees will be able to walk to the secure campus, further reducing the use's reliance on the transportation network.

The Applicant submits that the proposed Comprehensive Plan Amendment and Rezoning achieves the overall land use policies of the Comprehensive Plan and will implement a notable, fiscally positive commercial development in this important section of Prince William County.

- **Economic Development**

Data centers are a targeted industry identified in the Prince William County marketing plan and a key component of the County's effort to increase the commercial tax base. The proposal is

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Applicant's Justification Narrative

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consistent with Prince William's plan to attract data center development, including the Comprehensive Plan's policies that ensure "adequate land uses necessary to provide a supply of land that allows the County to compete . . . for advanced technological industries and other economic development opportunities . . ." (LU-Policy 1).

A robust tax base is of paramount importance during the ongoing economic and public health crisis. As noted above, the market's relationship to traditional office and retail has changed, and demand for real estate for those uses have shifted land use patterns around the region. Data centers are well-positioned to fill a gap in many commercial corridors. Indeed, the fiscal benefits of data center development are difficult to ignore at a time like this: through real property taxes and the computer and peripherals tax, data centers are poised to contribute a meaningful share of the County's budget in the years to come. Unlike residential or commercial uses, data centers have little to no impact on surrounding road networks (due to low trip generation), libraries, mental health facilities, schools and other public infrastructure. The proposed FEC planned land use and rezoning to the PBD district will offer much-needed flexibility to achieve the economic development and land use priorities of Prince William County

- **Housing**

This application does not propose a residential component.

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Education

- **Schools**

This application does not propose residential development. It will not impact the public-school system.

- **Libraries**

This application does not propose residential development. It will not impact the public library system.

Parks, Open Space and Trails

Data centers generate little demand for parks, open space and trails given the relatively low number of long-term employees. With that said, however, the Applicant is committed to providing on-site open space for visual relief and environmental mitigation. The Applicant has committed to specific limits of disturbance as well as maintenance of existing tree canopy. The Property is already served by sidewalks on Sudley Road and Ashton Avenue, providing an important pedestrian connection to and from the Property.

Police

The Property is served by the PWC Western District station. The district station is located at 8900 Freedom Center Boulevard in Manassas. The Virginia State Police Prince William Field Office Area 11 is located at 14420 Independent Hill Drive in Manassas, Virginia. The proposed

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use will have a negligible impact on demand for police services. Moreover, the proposal will have a *de minimis* impact on established LOS standards, given the minimal number of trips generated by data centers.

Fire & Rescue

The Property is in the Western District and served by Fire Station 11. The proposal will have a *de minimis* impact on established LOS standards, given the minimal number of trips generated by data centers. The proposed use will have limited impact on demand for fire & rescue services.

Transportation

Data centers in general produce few trips and have little impact on the surrounding road network. The current planned land use for the Property - GC and SRM - encourage uses that produce significantly more daily trips than the proposed development. In particular, planned retail on Sudley Road would add more traffic to the well-used roadway and key intersections, likely requiring additional transportation improvements in the area. The Applicant submits that data center development is considerably more desirable in part because the benefits they provide to the County far outweigh any *de minimis* traffic impact.

To accommodate the few trips to the Property, the Applicant proposes an internal, private drive to serve the campus with two access points on Ashton Avenue; the Applicant does not propose direct access to Sudley Road. Parking will be oriented interior to the site. Buffering, as described above, will effectively screen much of the parking from view of surrounding roadways.

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Utilities

- **Potable Water**

The Applicant will bear the costs associated with providing all on-site public water facilities, if any, to meet the demand generated by the proposed data center development.

- **Sanitary Sewer**

Public sewer is available. The proposed data center development will have no significant impact on the sewer system. The Applicant will bear the costs associated with providing the on-site public sanitary sewer facilities generated by the on-site uses.

Conservation/Preservation

- **Cultural Resources**

The Applicant has completed a Phase I Cultural Resources Survey, the scope of which included pedestrian reconnaissance and subsurface testing. The subsurface testing involved excavation of 1,055 shovel test pits. The Survey revealed one archaeological site and three isolated finds. The Survey concluded that the archeological site is unlikely to reveal significant data about local or regional history or prehistory, and the site is not recommended to be listed in the National Register of Historic Places ("NRHP"). The three isolated finds are also not eligible for the NRHP.

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June 3, 2021

- **Environment**

The Applicant has submitted an Environmental Constraints Analysis with this Application, which provides a details analysis of the environmental condition of the Property. The Applicant's development plan proposes to limit clearing and grading to minimize impacts to existing floodplains and streams. In addition, the Applicant will obtain any required permits from the United States Army Corps of Engineers and the Virginia Department of Environmental Quality prior to disturbance of onsite wetlands.

Request for Modification or Waiver of Standards (Height)

As discussed in detail above, the Property is ideally situated for data center development. To ensure the Applicant may implement the County's Comprehensive Plan policies, the Applicant respectfully requests an increase in building height. The PBD District permits buildings up to 100 feet. The Property will be administered pursuant to the O(F) District regulations, which permit building heights up to forty-five feet. Critically, the additional building height would permit two-story data center development, which is desirable both from an architectural and economic standpoint. The current Comprehensive Plan designation for the Property recommends office development of 2-3 stories in height; with the additional height, the proposed data centers will mimic office development architecturally. The additional height also permits the Applicant to build up instead of out, which will provide significant opportunities to maintain open space and existing tree coverage, and provide additional landscaping.

Sections 32-402.44 and 32-400.03 of the Zoning Ordinance permits modification of building height maximums. The criteria laid out in the Zoning Ordinance are addressed below:

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+/- 78 ACRES**

June 3, 2021

1. For a rezoning application, the maximum height shall be specifically proffered by the applicant and accepted by the Board of County Supervisors.

Applicant response: *The Applicant has proffered a maximum building height of seventy-five feet (75').*

2. The Board of County Supervisors shall be satisfied that approval of a proffer is a more appropriate course than a rezoning to a classification permitting the height requested.

Applicant response: *The Applicant has proposed a rezoning to the PBD District, which implements the FEC land use designation and provides for buildings up to 100'. The PBD District will be administered pursuant to the O(F) District, which also implements the FEC land use designation, but permits buildings only up to forty-five feet (45'). The requested modification to the O(F) District height limitations will honor the PBD District height range and implement the FEC land use designation.*

3. The Board of County supervisors shall be satisfied that the proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties.

Applicant response: *The Applicant respectfully submits that its proposed land use plan carefully accounts for its surrounding neighbors. The parcel is uniquely suited for data center development of this type. To the east, south and west, properties are similarly zoned and used for industrial or commercial purposes; data centers do not conflict with these uses. The Applicant has incorporated a number of land use strategies to complement the residential community to the north. First, the Property slopes down in grade from north to south. The proposed height increase is therefore mitigated by the*

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Applicant's Justification Narrative

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June 3, 2021

existing grade. Second, the Applicant has planned for very meaningful setbacks from all property lines, included enhanced landscaping and buffering, and has committed to maintain existing tree coverage. Meanwhile, to the extent the buildings are visible, the Applicant's high standards for architectural design will be a welcome addition to the Sudley Road and Aston Avenue viewsheds.

Notably, for any request to modify building height, the Zoning Ordinance requires a building to be set back 20 feet from property lines, plus 2 feet for every foot in building height over 45 feet. In this case, according to the Zoning Ordinance, the proposed buildings would need to be set back eighty feet. The Applicant has proposed to maintain significant amounts of open space, resulting in setbacks in excess of 20 feet on all sides.

4. The County Fire Marshal has certified in writing that the proposed building or other structure can be properly protected and will not endanger improvements on adjacent properties in case of fire

Applicant response: *The Applicant looks forward to working with the Fire Marshal during the referral process to confirm that the buildings do not endanger adjacent properties.*

5. All other requirements of this chapter for a conditional rezoning have been met.

Applicant response: *Acknowledged. The Applicant respectfully submits that all other requirements for a conditional rezoning have been met, as discussed in this Narrative Statement.*

Applicant's Justification Narrative

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June 3, 2021

6. The proposal shall not constitute a hazard to aerial navigation.

Applicant response: The Property is not within the Airport Safety Overlay District, and the proposed buildings are not tall enough to create a concern for aerial navigation.

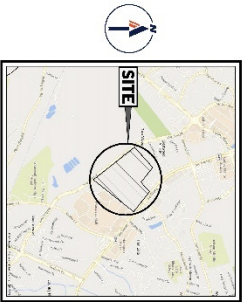
Conclusion

The Applicant submits that the proposed rezoning, comprehensive plan amendment and special use permits will reposition the Property to contribute meaningfully to the County's priorities over the coming decades. The Property is well-positioned to accommodate new data center development that will play a key role in the new economic landscape of Prince William County. The Applicant respectfully requests favorable recommendations by Staff and the Planning Commission and approval by the Board of County Supervisors.

MASTER ZONING PLAN
AND SPECIAL USE PLAN
FOR
COMPTON PROPERTY

LOCATION OF SITE
8158 SUDLEY ROAD & 10563 CROATIA WAY
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

TAX MAP NUMBERS
7696-56-8064, 7696-56-3095 & 7696-47-4559



SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
MASTER ZONING PLAN	2
SPECIAL USE PLAN	3
COMPTON PROPERTY	4
BOHLER	5
BOHLER	6
BOHLER	7

DEVELOPER
BOHLER
10563 CROATIA WAY
BRENTSVILLE, VA 22019
703-666-1111

OWNER
BRENTSVILLE TOWN COUNCIL

PREPARED BY

BOHLER

CONTACT: JOHN C. WRIGHT, P.E.

PARCEL IDENTIFICATION TABLE			
PARCEL	COMMENTS	APPROX. AC.	APPROX. AC.
7696-56-8064	1.11 AC. OF 4.20 AC. OF LAND IN	1.11 AC.	1.11 AC.
7696-56-3095	1.11 AC. OF 4.20 AC. OF LAND IN	1.11 AC.	1.11 AC.
7696-47-4559	1.11 AC. OF 4.20 AC. OF LAND IN	1.11 AC.	1.11 AC.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV.	DATE	CONTRACT	DESCRIPTION
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811

Call Before You Dig
1-800-4-A-HEAD

NOT APPROVED FOR CONSTRUCTION

MASTER ZONING PLAN

COMPTON PROPERTY

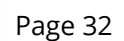
BOHLER



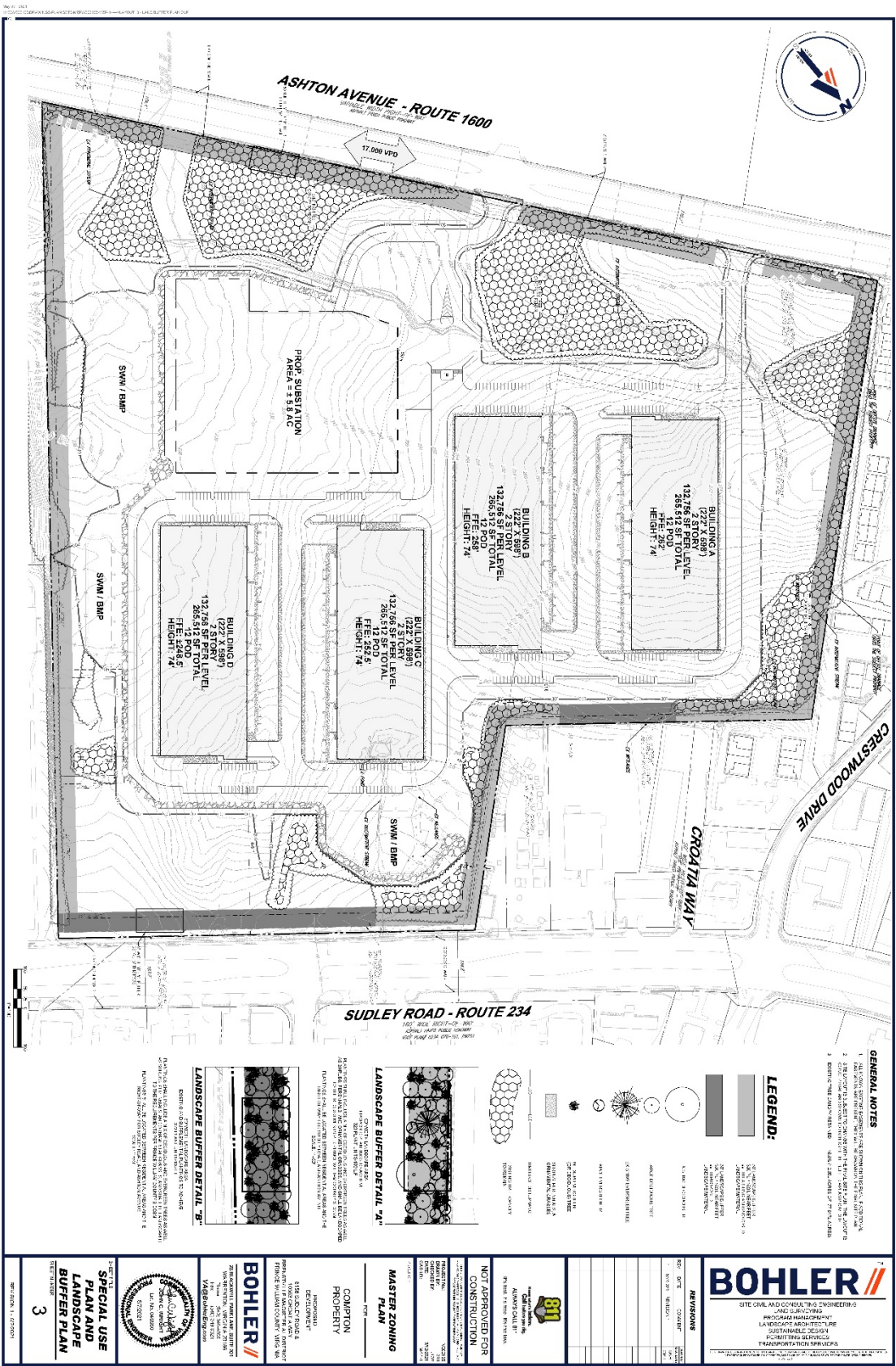
COVER SHEET

1

Land Use Plan

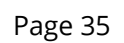


Applicant's Plan Submittal for CPA Initiation
Special Use Permit & Landscape Buffer Plan





Street View Renderings

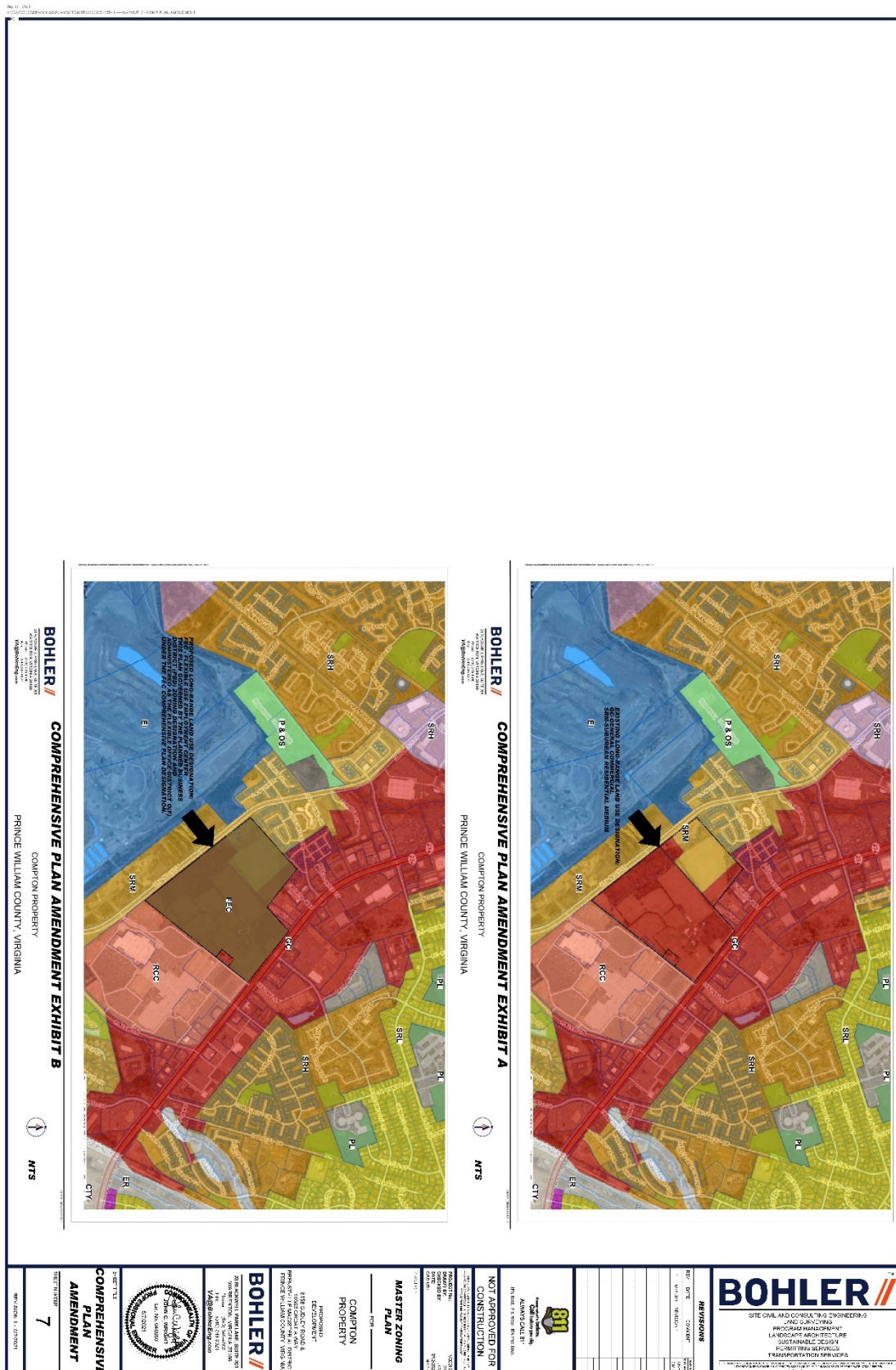


Applicant's Plan Submittal for CPA Initiation

Environmental Constraints Analysis



Comprehensive Plan Amendment



List of Targeted Industries for New and Expanding Companies

MOTION: **ANGRY** **August 4, 2020**
SECOND: **BAILEY** **Regular Meeting**
RE: **AMEND THE LIST OF TARGETED INDUSTRIES FOR NEW AND EXPANDING**
 COMPANIES TO INCLUDE RETAIL REUSE AND COVID-19 RECOVERY TARGETED
 FAST TRACK PERMITTING

ACTION: **APPROVED**

WHEREAS, the Prince William Board of County Supervisors adopted, as part of its Strategic Plan, a list of targeted industries for its economic development efforts; and

WHEREAS, these targeted industries reflect the investment and employment goals of the County's economic development program; and

WHEREAS, the Department of Economic Development uses these targeted industries to develop specific marketing efforts; and

WHEREAS, this list of targeted industries was developed in 1995; and amended in 1999, 2014, and 2019; and

WHEREAS, the County's marketing initiatives should reflect the impacts of the COVID-19 pandemic in changing the economy of the Northern Virginia and Metropolitan Washington area and emerging new technologies; and

WHEREAS, changing market conditions and the rise of e-commerce may result in vacant retail space that can negatively impact surrounding businesses and neighborhoods; and

WHEREAS, the County's Robust Economy Strategic Plan has goals of increasing investment in redevelopment areas and increasing the commercial tax base; and

WHEREAS, the County may provide incentives to assist locating targeted industries in the County; and

WHEREAS, the Director of Economic Development makes the determination of whether a company meets the criteria of targeted industries;

NOW THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby amends the list of targeted industries for new and expanding companies to include Retail Reuse and COVID-19 Recovery Targeted Fast Track Permitting.

List of Targeted Industries for New and Expanding Companies

August 4, 2020
Regular Meeting
Res. No. 20-587
Page Two

ATTACHMENT: List of Targeted Industries Amended for Retail Reuse and COVID-19 Recovery
Targeted Fast Track Permitting.

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

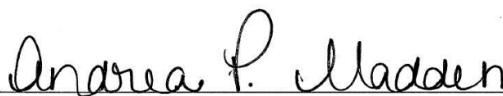
Absent from Vote: None

Absent from Meeting: None

For Information:

Department of Economic Development

ATTEST:



Clerk to the Board

List of Targeted Industries for New and Expanding Companies

ATTACHMENT
August 4, 2020
Res. No. 20-587
Page 1 of 4

Prince William County, Virginia

List of Targeted Industries New or Expanding Companies August 4, 2020

Information Communication Technology

- Software design, production and testing
- Equipment design, production and testing (telecom, computers, internet service equipment)
- Satellite design, production, testing and servicing
- Communication providers (ISP's)
- Data Centers
- Computer Game Design
- IT and Cyber Security
- Modeling/Simulation
- Data Analytics
- Computer-aided design and controls
- Internet of Things design and production

Life Sciences

- Pharmaceutical-research, drug development and manufacturing
- Contract research organization
- Contract manufacturing organization
- Biomedical-research, development, testing, manufacturing, clinical trials
- Medical and diagnostic devices
- Manufacturing of biological materials
- Personalized Medicine
- Bioinformatics
- Proteomics
- Nanotechnology related to life sciences and health care

List of Targeted Industries for New and Expanding Companies

ATTACHMENT
August 4, 2020
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Page 2 of 4

Medical Networks

- Medical Networks
- Sports and preventive medical practices and other large specialty practices
- Laboratory testing facilities with no on-site patients
- Healthcare providers that partner with a research university; or, involved in product development or clinical trials.

Federal Government Contracting

- Biosecurity
- Cybersecurity
- Forensics
- Information Communications Technology

Corporate Facilities

- Headquarters – global, national, regional and divisional
- Technical/operations centers and training facilities
- Back Office Facilities

Logistics and Supply Chain

- E-Commerce Fulfillment or Distribution Centers
- Last-Mile Fulfillment or Distribution Centers
- Retail Distribution Centers
- Wholesale Distribution Centers (except those with on-site retail operations)
- Food and Beverage Distribution Centers

Advanced Manufacturing

- Advanced Manufacturing is defined as companies and organizations that are engaged in the manufacturing of goods with an advanced technological component or support the

List of Targeted Industries for New and Expanding Companies

ATTACHMENT
August 4, 2020
Res. No. 20-587
Page 3 of 4

manufacturing process through research and development and technological advances, to help advance manufacturing processes and produced goods.

Destination based revenue positive tourism-related projects

- Including distilleries, wineries and breweries that provide a customer venue in a commercial space for tastings, sales and/or restaurant services.

Retail Reuse

- Unique and/or innovative anchor retail tenant opportunities in Small Area Plans, Opportunity Zones, redevelopment geographies and blighted areas, or that fill and/or reuse vacant retail space that assists in revitalizing an area.

COVID-19 Recovery Targeted Fast Track Permitting

- The temporary condition will be in effect for 1 year, from August 4, 2020 through August 3, 2021.
The Department of Economic Development Executive Director may designate any commercial project not already included in a category on the Targeted Industry List as Targeted, to receive expediting permitting and associated fee reduction if it can be clearly demonstrated that the project will create jobs or stimulate economic development in this COVID-19 recovery.

Other Companies and Opportunity Zone locations:

Companies that do not meet the definition of one of the industries listed above may be deemed by the Prince William County Board of County Supervisors, upon recommendation of the Department of Economic Development, as appropriate to merit as a targeted industry if the company meets at least two of the following criteria:

- A company that plans to create 50 net new full-time jobs because of a new business location, or 25 net new full-time jobs as a result of an existing business expansion; or
- A company whose average wage is 125% of Prince William County's average annual wage; or

List of Targeted Industries for New and Expanding Companies

ATTACHMENT
August 4, 2020
Res. No. 20-587
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- A company investing at least \$5,000,000 (new business) \$2,500,000 (existing business expansion) in manufacturing equipment, computer or processing equipment, building or capitalized lease value; and/or business equipment, furniture, and fixtures as a result of a new business location or business expansion.
- Or, the company is locating in an Opportunity Zone or designated redevelopment area.

Any project deemed by the Board of County Supervisors, upon recommendation of the Department of Economic Development, as appropriate to merit such designation as being in accordance with the County's Economic Development Strategic Plan.



PRINCE WILLIAM
COUNTY

Comprehensive Plan Amendment #CPA2021-00005 Compton Property-Amazon Data Services

Brentsville Magisterial District

Meika F. Daus, AICP

Parag Agrawal, AICP

Planning Office

Background

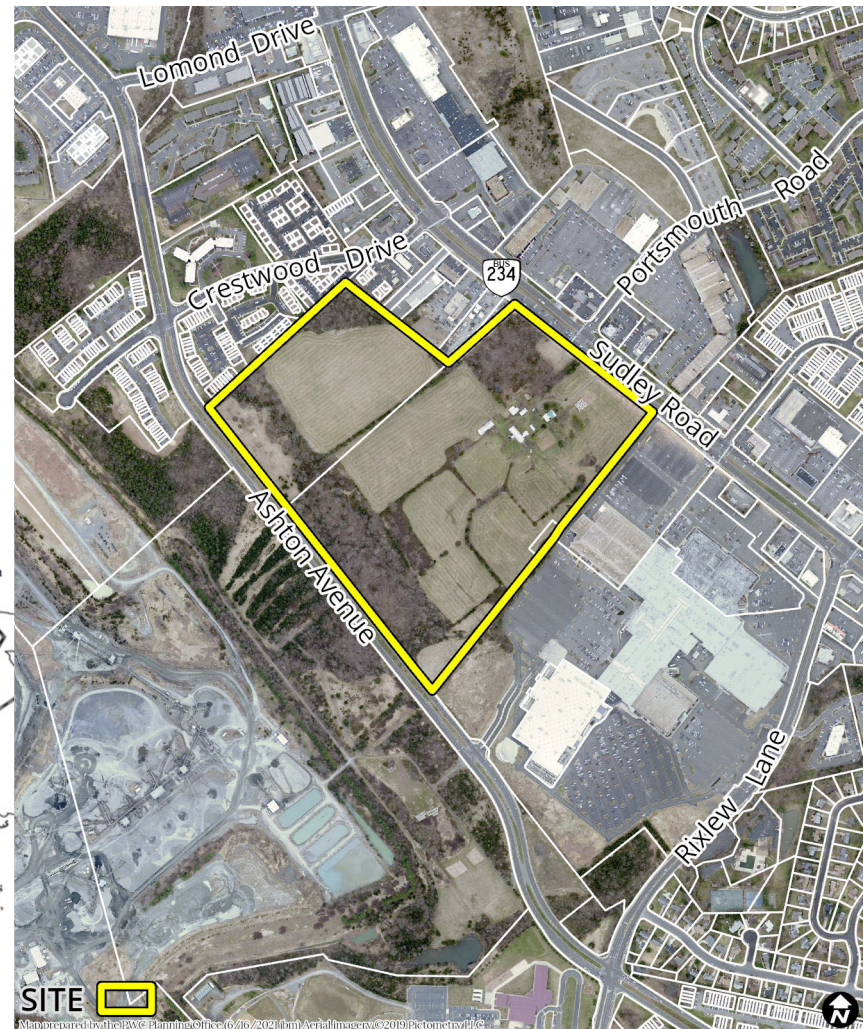
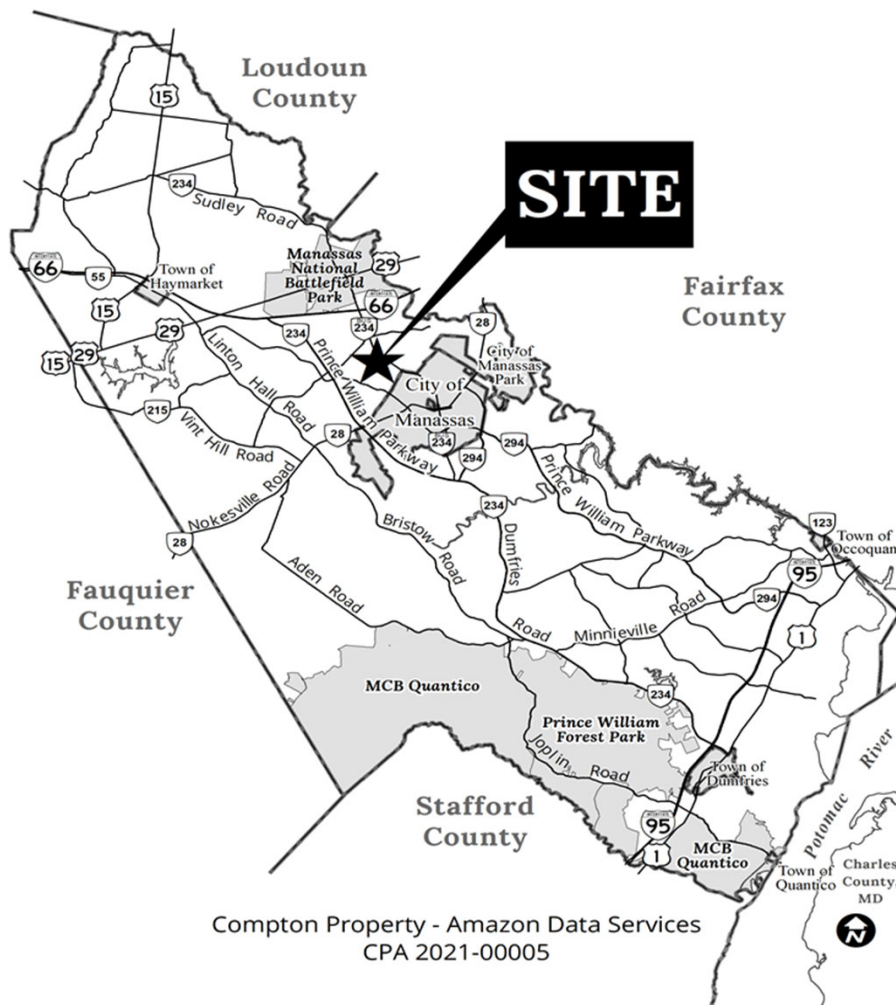


- Comprehensive Plan Amendments (CPAs) are accepted annually on the first Friday of the year.
- Applications for a targeted industry and/or with a concurrent rezoning are exempt from this due date requirement
- The Board has discretion whether to:
 - Initiate
 - Initiate with a different study area and/or different land use designation
 - Do not initiate

Location Map



PRINCE WILLIAM
COUNTY

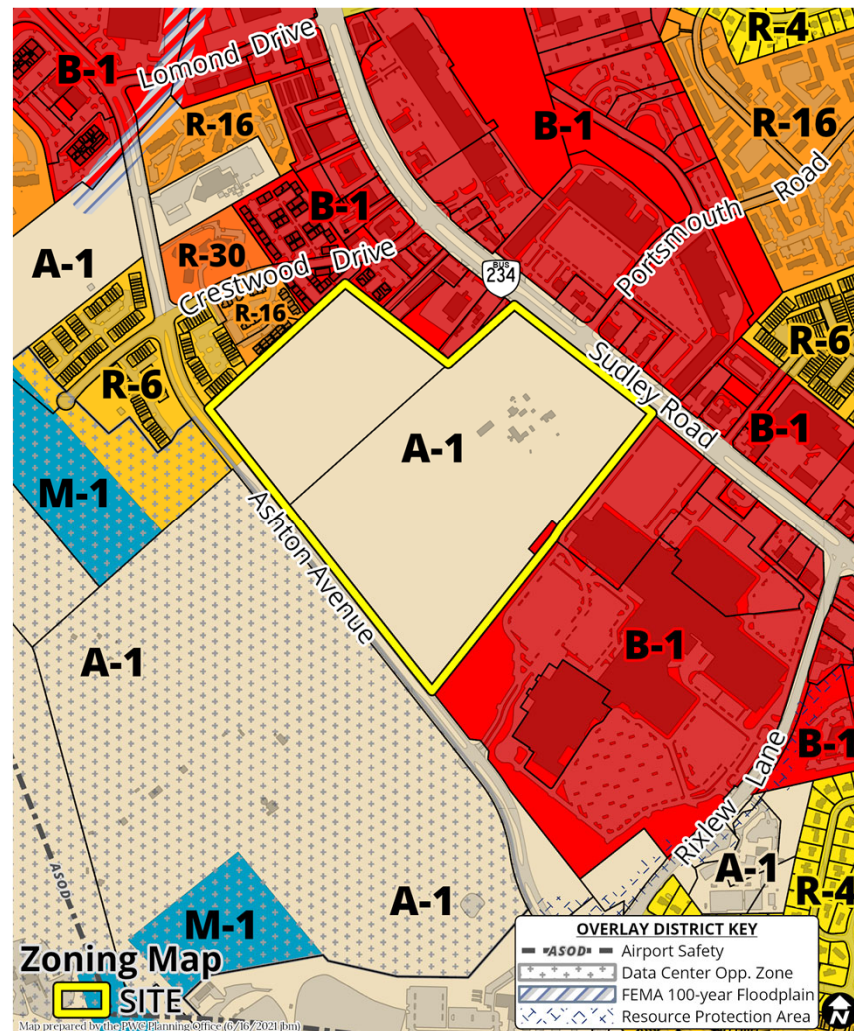


Compton Property Existing Zoning



Adjacent Uses

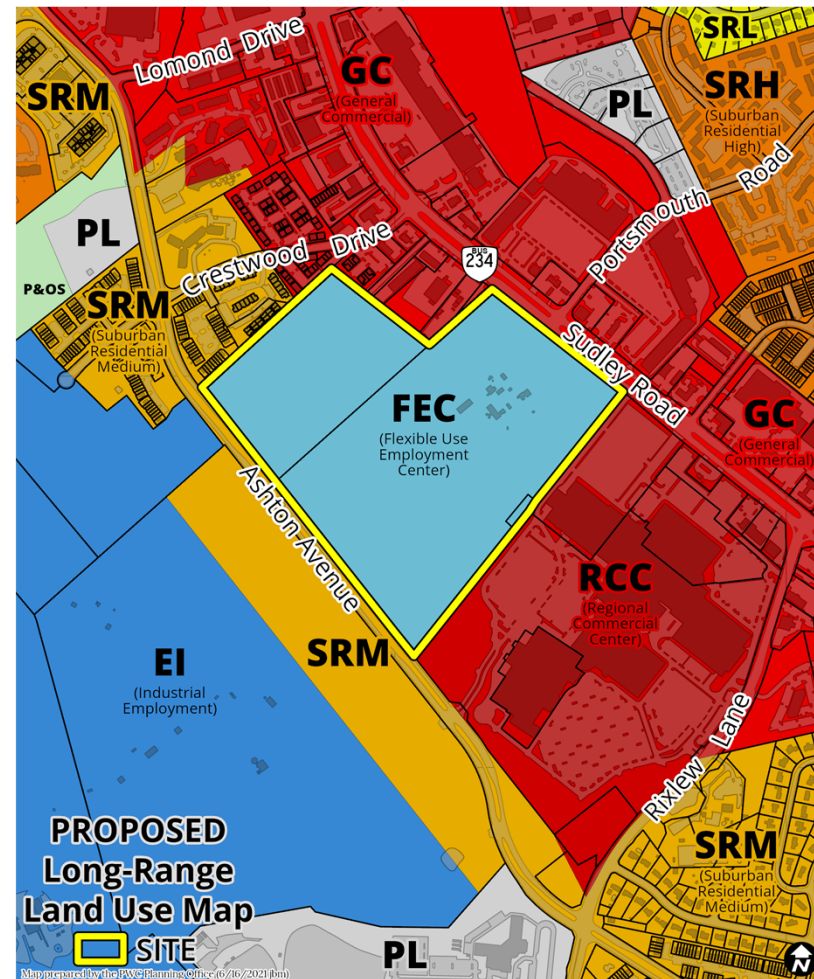
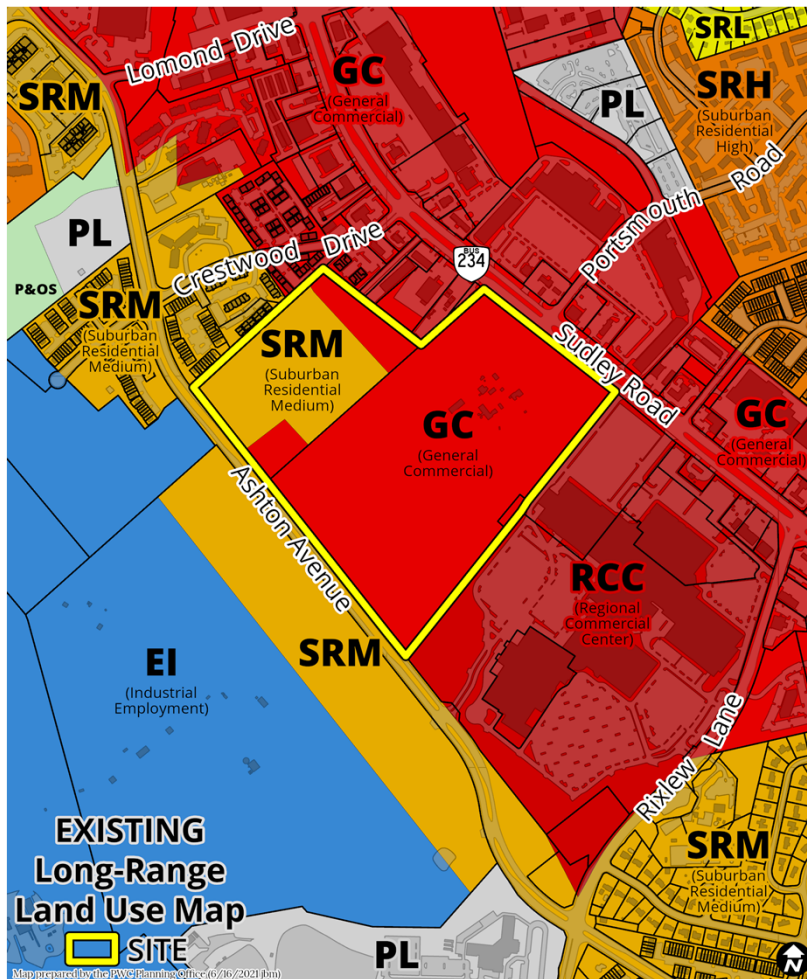
- Manassas Mall
- Quarry
- Retail
- Townhouse/Multi-family



Compton Property Land Use



PRINCE WILLIAM
COUNTY



Staff Recommendation- CPA2021-00005



Staff Recommendation – Initiate Comprehensive Plan Amendment #CPA2021-00005, Compton Property – Amazon Services for the following reasons:

- Allows for a more detailed analysis of requested land use and impacts.
- Initiation is for a targeted industry use.
- Additional evaluation would complement the Boards initiation of the Data Center Opportunity Zone Overlay District.