

MOTION:

**May 10, 2022
Regular Meeting
Ord. No. 22-**

SECOND:

**RE: REZONING #REZ2019-00013, BROAD RUN INDUSTRIAL PARK 1-I –
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to rezone ±2.12 acres from M-2, Light Industrial, to M/T Industrial Transportation; and

WHEREAS, the site is located on the north side of Industrial Road, approximately 600 feet west of the intersection of Industrial Road and Hornbaker Road and is identified on County maps as GPIN 7595-78-5881; and

WHEREAS, the site is designated EI, Industrial Employment; and

WHEREAS, the site is zoned M-2, Light Industrial and is located within the Data Center Opportunity Overlay District and the Airport Safety Overlay District; and

WHEREAS, the Planning Commission, at its public hearing on February 23, 2022, recommended approval, as stated in Resolution Number (Res. No.) 22-023, on the Expedited Agenda; and

WHEREAS, a Prince William Board of County Supervisors' (Board) public hearing, duly advertised in a local newspaper for a period of two (2) weeks, was held on May 10, 2022, and interested citizens were heard; and

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

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby approves Rezoning #REZ2019-00013, Broad Run Industrial Park 1-I, subject to the proffers dated December 21, 2021;

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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Page Two

ATTACHMENT: Proffers, dated December 21, 2021

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Ron Schools
Schools & Townsend, P.C.
9252 Mosby Street
Manassas, Virginia 20110

ATTEST: _____
Clerk to the Board

PROFFER STATEMENT

Re: Broad Run Industrial Park – Lot 1-I
REZ2019-00013

Owner/Applicant: J & F Investments LLC
12773 Crossman Creek Way
Bristow, VA 20136

Property: GPIN 7595-78-5881 “Property”
11108 Industrial Road – Manassas, VA 20109
2.1208 Acres – Light Industrial
M-2 Light Industrial to M/T, Industrial/Transportation

Date: December 21, 2021

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. Should the above-referenced rezoning not be granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the “GDP” shall be that plan prepared by Schools & Townsend, P.C entitled “Lot 1-I Broad Run Industrial Park”, dated December 21, 2021.

USES & SITE DEVELOPMENT

1. **General Development Plan** – The Property, consisting of approximately 2.1208 Acres, will be rezoned to the M/T, (Industrial/Transportation), Zoning District. The Property shall be developed in accordance with the M/T Zoning District. However, the **Applicant** may make minor changes approved by the County in connection with final site plan review.
2. **Uses** – All uses permitted in the M/T Zoning District shall be permitted on the Property, except that an asphalt/concrete plant and motor vehicle graveyard shall be prohibited. Also, no mixing or batching silo/tower like structures will be allowed on the site, with the exception of a non-operating batching silo, that may be stored on site if placed in a horizontal configuration.
3. **Redevelopment-**
 - a.) If, following the approval of this rezoning and acceptance of these Proffers, the Applicant constructs additional gross square feet on the Property in addition to the existing.

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Proffer Statement

building (the Property is currently developed with approximately 4464 square feet of buildings), such construction shall be considered for purposes of these Proffers as “Redevelopment”. Redevelopment shall not mean reconstruction and restoration of a building damaged by casualty in accordance with Part 601 of the Zoning Ordinance.

b.) In accordance with the Zoning Ordinance and Design and Construction Standards Manual (“DCSM”), the Applicant shall submit a site plan, in accordance with DCSM requirements, for any Redevelopment of the Property at which time the Applicant shall comply with the requirements set forth in these Proffers for Redevelopment of the Property. The existing stormwater management easement will be vacated, and stormwater management for the site will be provided pursuant to the DCSM requirements, to be reviewed and approved with final site plan approval. The new stormwater management easement will not encroach into the proposed 10-foot-wide landscape strip, except to allow for the outfall.

COMMUNITY DESIGN

4. If cranes are stored on the Property, they shall be stored in a lowered position. This shall exclude any cranes used during construction on the Property.
5. **Signage** – Any new freestanding sign for the Property shall be monument style, with a masonry base and such sign shall meet the requirements of the Zoning Ordinance. A sign permit shall be required for said new freestanding sign. Landscaping will be provided in accordance with Proffer 15(d). The maximum height of the sign shall not exceed 10 feet.
6. **Architecture**-If the existing building is removed, any new building façade oriented toward Industrial Road shall incorporate brick, stone, and/or split faced black as the primary building materials. Compliance with the above shall be demonstrated by the submission of building elevations to the Development Services Department Land Development Division for approval as a condition of building permit release letter issuance.
7. **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.”
8. The maximum building height shall be 65 feet.

TRANSPORTATION

9. **Access** – Access to the Property shall be provided from Industrial Road via the existing entrance, as shown on the GDP. The entrance shall be designed in accordance with the County Department of Transportation and Virginia Department of Transportation standards.

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10. **Bike Rack**-The Applicant shall provide one bike rack on the Property. The location and design of the bike rack shall be determined at final site plan review.

FIRE AND RESCUE

11. **Monetary Contribution** – Upon Redevelopment, the Applicant shall contribute to the Board of County Supervisors the sum of \$0.61 per square foot of any new gross building floor area for fire and rescue purposes. Said contributions shall be paid prior to and as a condition of the approval of each building permit for a building, excluding any structural parking facilities, on the Property.

ENVIRONMENT

12. **Monetary Contribution** – The Applicant shall contribute to the Board of County Supervisors the sum of \$75.00 per acre for the County to conduct water quality monitoring, stream restoration projects, and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of the final site plan.
13. **Water and Sewer**- The property shall be served by public sanitary sewer and water.
14. **Hazardous Material**- In connection with the submission of any future site plan for any use on the Property which involves the storage of hazardous materials, a “Spill contingency Plan” in accordance with Prince William County requirements shall be submitted to the Fire Marshall for approval.
15. **Landscaping** – Upon Redevelopment, the Applicant shall:
- a) Use only indigenous, native species
 - b) Provide landscaping that meets the minimum standards of section 800 of the DCSM.
 - c) Provide edging, i.e., a protective barrier, such as, but not limited to wheel stops, curbing, berming and the like, as needed, along new planting areas/buffers, in accordance with the DCSM.
 - d) Landscaping will be provided around the base of any signage provided along the road frontage. The landscaping will include flowering shrubs and perennials complementary to the road frontage landscape design.
 - e) To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to

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planting: A) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) shall be removed and the soil loosened to a depth of a minimum of 3', and B) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sand clay loam. The topsoil shall not be mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stone, slag, coarse fragments, sticks, roots, trash, or other material larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% neutral fine organic matter, such as leaf, mold, peat moss, etc.

- d) The proposed retaining wall along the eastern boundary shall be constructed by a method that does not preclude planting trees and shrubs within the 10 foot landscape strip that lies adjacent to the wall.

MISCELLANEOUS

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

SIGNATURES APPEAR ON FOLLOWING PAGES

Re: Broad Run Industrial Park – Lot 1-I
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Proffer Statement

SIGNATURE PAGE

J & F INVESTMENTS LLC

By: _____.

Name: _____.

Title: _____.



STAFF REPORT

| | |
|---------------------------|--|
| BOCS Meeting Date: | May 10, 2022 |
| Agenda Title: | Rezoning #REZ2019-00013, Broad Run Industrial Park 1-I |
| District Impact: | Brentsville Magisterial District |
| Requested Action: | Approve Rezoning #REZ2019-00013, Broad Run Industrial Park 1-I, subject to proffers dated December 21, 2021. |
| Department: | Planning Office |
| Staff Lead: | Rebecca Horner, AICP, CZA, Acting Planning Director |

EXECUTIVE SUMMARY

This is a request to rezone ±2.12 acres from M-2, Light Industrial, to M / T, Industrial / Transportation. The rezoning seeks to enhance the industrial capacities of the property by permitting additional uses within an existing building and, alternatively, would allow redevelopment, which would trigger additional proffered commitments. The site is addressed as 11108 Industrial Road, which is located in Broad Run Industrial Park. The subject property is identified on County maps as GPIN 7595-78-5881.

It is the recommendation of the Planning Commission and Staff that the Prince William Board of County Supervisors (Board) approve Rezoning #REZ2019-00013 Broad Run Industrial 1-I, subject to the proffers dated December 21, 2021.

BACKGROUND

- A. Request: To rezone ±2.12 acres from M-2, Light Industrial, to M / T, Industrial / Transportation. The site is improved with an 1,800 square foot office building, a 2,400 square foot warehouse building, and a 264 square foot shed, and associated parking and outdoor gravel storage area. The rezoning seeks to enhance the industrial capacities of the property by permitting additional uses within the existing building and on developed portions of the parcel, and alternatively, would allow redevelopment, which would trigger additional proffered commitments.

| Feature/Standard | Existing Standards M-2, Light Industrial | Proposed Standards (Redevelopment) M/T, Industrial/Transportation |
|---------------------|--|--|
| Building Area | 4,464 square feet (existing) | As proffered any additional square footage above the existing 4,464 square feet constitutes redevelopment; no specific building additions are proposed at this time |
| Maximum Height | 60 feet | Permitted 75 feet, but limited by proffer to 65 feet |
| Minimum Open Space | 20% | 15% required |
| FAR | 0.50 | Permitted 0.75 |
| Landscaping/Buffers | 10-foot-wide landscape strip along Industrial Road | <ul style="list-style-type: none"> - 10-foot-wide landscape strip along Industrial Road. - 30-foot-wide landscape area at the rear property line consisting of tree preservation and supplemental plantings. - 10-foot-wide landscape strip on the eastern property line. |
| Site Entrance | 1 full movement access off Industrial Road | 1 full movement access off Industrial Road |

- B. Site Location: The site is located on the north side of Industrial Road, approximately 600 feet west of the intersection of Industrial Road and Hornbaker Road; is currently addressed 11108 Industrial Road; and is identified on County maps as GPIN 7595-78-5881.
- C. Comprehensive Plan: The site is designated EI, Industrial Employment, in the Comprehensive Plan.

- D. Zoning: The site is zoned M-2, Light Industrial, and is located within the Data Center Opportunity Overlay District and the Airport Safety Overlay District.
- E. Surrounding Land Uses: The subject site is located within the Broad Run Industrial Park and is among existing industrial uses. The properties to the north and to the east are zoned M-1, the property to the west is zoned M / T, and Industrial Road is south of the site, the property on the other side of the road is zoned M / T.
- F. Planning Commission Recommendation: At the February 23, 2022 public hearing, the Planning Commission recommended approval of Rezoning #REZ2019-00013, Broad Run Industrial Park 1-I, subject to the proffers dated December 21, 2021.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2019-00013, Broad Run Industrial Park 1-I, subject to the proffers dated December 21, 2021 for the following reasons:

- The requested M / T, Industrial / Transportation, zoning district is intended to implement the EI, Industrial Employment, land use designation.
- Within the Broad Run Industrial Park, the surrounding character of the area is primarily industrial, and the proposed rezoning to the M / T zoning district will be consistent with the nearby existing industrial uses.
- As proposed, the proffers sufficiently mitigate the anticipated impacts.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The proposed zoning district of M / T, Industrial / Transportation, as proffered, directly implements the current EI, Industrial Employment, land use designation, and is consistent with the area context.

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

| | | | |
|--------------------------|--|--|---------------------------------|
| Water Quality | \$75 per acre | ±2.12 acres | \$159 upon redevelopment |
| Fire & Rescue | \$0.61 per square foot for any new GFA over 4,464 square feet (the existing buildings) | Only applicable for new gross floor area provided with redevelopment; no specific building additions proposed at this time | N/A at this time |
| TOTAL | | | \$159 upon redevelopment |

Strategic Plan

Resilient Economy: The proposed rezoning is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The rezoning will result in an increased assessed tax value and commercial tax base, and more direct implementation of the EI designation.

Transportation & Mobility: The proposed rezoning is favorably aligned with the County's Transportation & Mobility objective to improve multi-modal options by proffering bike racks upon redevelopment.

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the subject property. As of the date of this staff report, the Planning Office has not received any feedback from the community, and staff is not aware of any opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the rezoning is approved, the site could be developed with industrial uses, as proffered, through the M/T Industrial/Transportation, zoning district. The site is currently zoned M-2, Light Industrial, without proffers, and could continue to be utilized with current and by-right M-2 uses if the rezoning is not approved. Legal issues resulting from the Board of County Supervisors action are appropriately addressed by the County Attorney's Office.

Timing

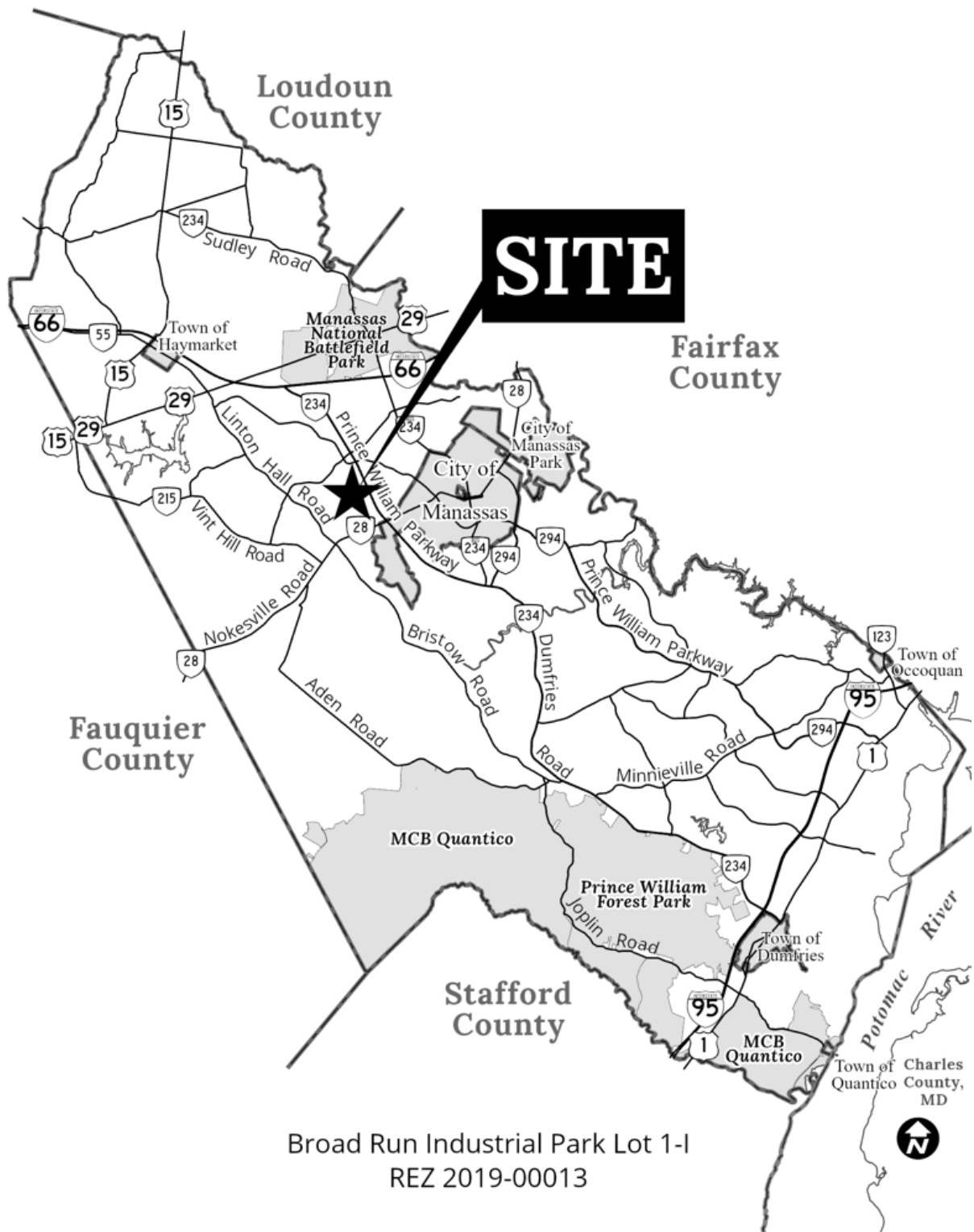
There is no legal timeframe for Board of County Supervisors' action on a rezoning application. However, it is the Planning Office's recommendation that final action be taken within one year of acceptance of the application. In this case, the one-year timeframe will end on April 12, 2022.

STAFF CONTACT INFORMATION

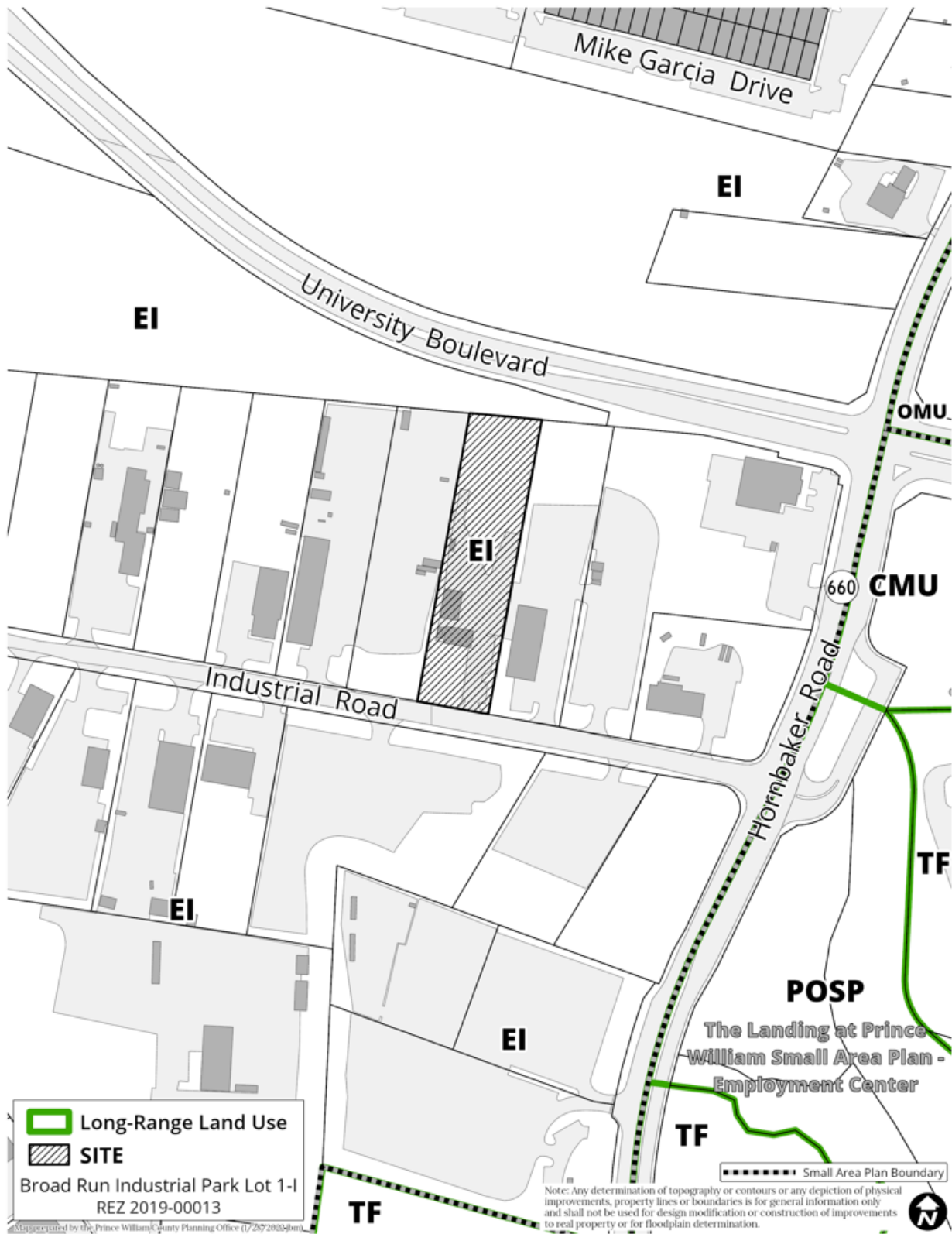
Christopher Perez | (703) 792-8050
cperez@pwcgov.org

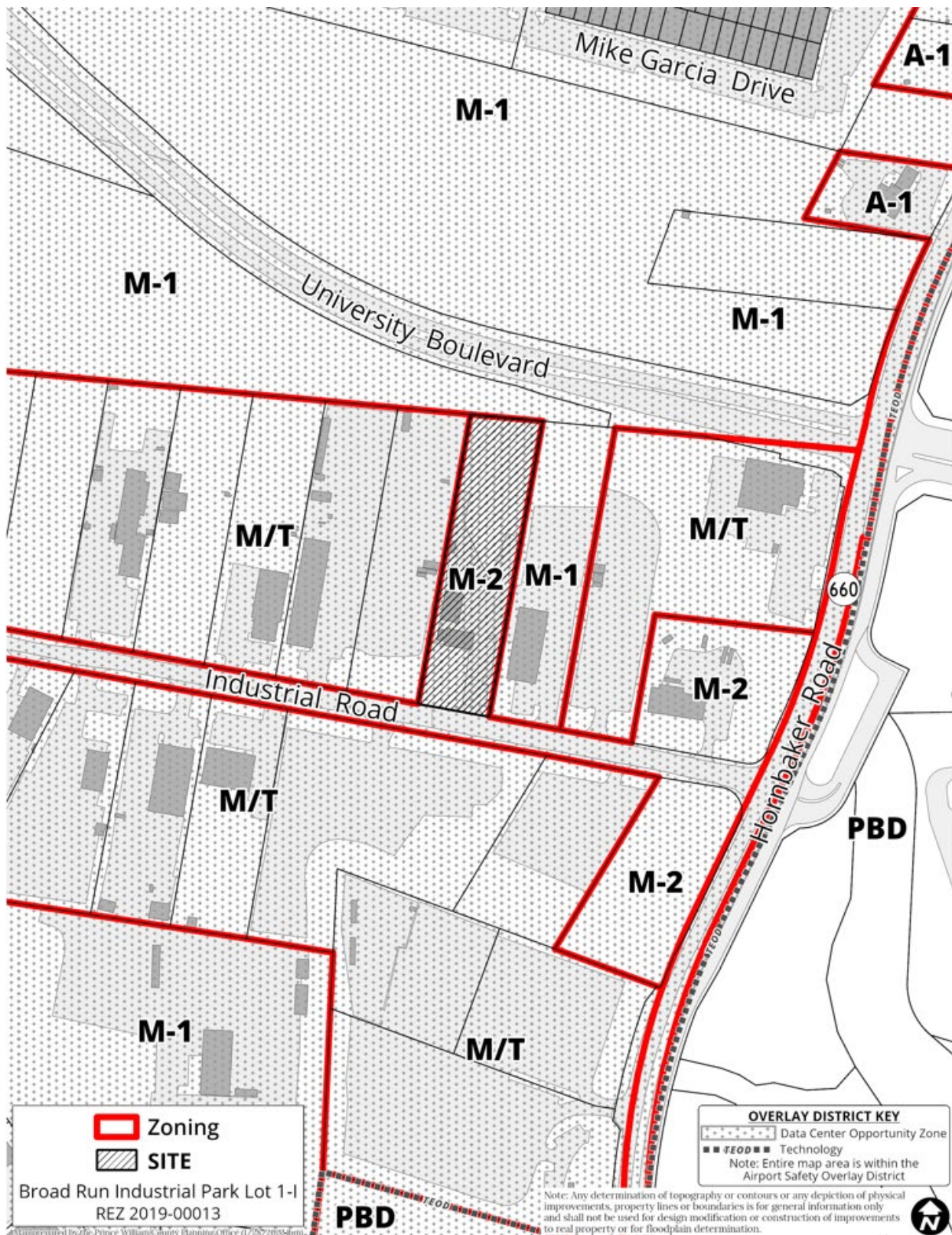
ATTACHMENTS

Attachment A - Proffer Statement (Redlined)
Attachment B - Generalized Development Plan (GDP)
Attachment C - Planning Commission Resolution









Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

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

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see attached maps):

| Direction | Land Use | Long Range Land Use Designation | Zoning |
|------------------|-----------------|--|---------------|
| North | Industrial Use | EI | M-1 |
| South | Industrial Use | EI | M/T |
| East | Industrial Use | EI | M-1 |
| West | Industrial Use | EI | M/T |

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community;

complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The Applicant is requesting to rezone the subject property from M-2, Light Industrial, to M/T Industrial/Transportation. This site is located within the Development Area and is designated as EI, Industrial Employment. The M/T zoning district implements the EI designation. The site is developed with 4,464 square feet of office and warehouse buildings, associated parking, and outdoor storage area. This rezoning is proposed to expand the available use options for the site, which are allowed by the M/T district. The following table summarizes the uses and densities intended within the EI land use designation:

| Long-Range Land Use Map Designation | Intended Uses and Densities |
|-------------------------------------|--|
| Industrial Employment (EI) | The purpose of the Industrial Employment classification is to provide for areas of economic base industries that must be screened and buffered from major transportation corridors and adjacent land uses. These screening and buffering requirements shall be as contained in the Zoning Ordinance and DCSM. Primary uses in the EI classification are manufacturing, industrial parks, truck and auto repair, wholesale/distribution facilities, warehouses, certain public facilities and utilities, and other industrial uses. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total EI 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 EI project. Within an EI designated area, the more intense uses shall be located in the core of the area and the less intense uses shall be located in the core of the area and the less intense uses at the periphery, to act as a transition between the EI project and adjacent areas designated or developed for different uses. Performance standards for off-site impacts- such as dust, particulates, and emissions-are to be applied. Stand-alone office and office-like facilities that are primary uses within an EI designated area should be discouraged in any EI area. |

Proposal's Strengths

- **Land Use & Zoning Compatibility:** The proposed rezoning of the subject property from M-2, Light Industrial, to M/T, Industrial/Transportation, directly implements the current EI, Industrial Employment, land use designation within the Comprehensive Plan. The proposed M/T zoning is consistent with and compatible to the existing zoning of adjacent properties, particularly along the frontage of Industrial Road.

- Consistency with Surrounding Area: Since the site is within Broad Run Industrial Park, it is already among existing industrial uses and in an area where these types of uses are preferred. The existing office/warehouse facility and storage yard are consistent with existing uses adjacent to and within proximity to the property. The subject request to rezone the site to M/T as well as the proposed uses will be consistent with the surrounding industrial character of the area.
- Prohibited Uses: As proffered, the Applicant has prohibited the following uses on the property based on their intensity and surrounding uses:
 - Asphalt/concrete plant
 - Motor vehicle graveyard
 - No mixing or batching silo/tower like structures will be allowed on the site, with the exception of a non-operating batching silo, that may be stored on site if placed in a horizontal configuration.

Staff notes that an ancillary office use currently exists on the property.

Proposal's Weaknesses

- None identified.

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

Community Design Plan Analysis

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

- The site is improved with 4,464 square feet of office and warehouse buildings, as well as associated parking. The rezoning seeks to enhance the industrial capacities of the property by permitting additional uses within an existing building and on developed portions of the parcel. Additionally, redevelopment would trigger additional proffered commitments that address architectural, landscaping, and signage improvements. If the Applicant constructs additional gross square feet on the property in addition to the existing buildings (the property is currently developed with approximately 4,464 square feet of buildings), such construction shall be considered for purposes of these Proffers as "Redevelopment". Staff is comfortable with this scenario as it expands the use options for the existing buildings, but also includes additional design expectations should the site redevelop.

- At the rear of the site is an existing stormwater management easement (Deed Book 1321 Page 485) that is proffered to be vacated. Stormwater management will be provided pursuant to the DCSM requirements, to be reviewed and approved with final site plan approval. The vacation of the stormwater management easement will allow this portion of the site to be developed with uses permitted in the M/T zoning district. The site contains adequate landscape buffers, which consist of a 30-foot-wide undisturbed area along the property's Industrial Road frontage that contains a proposed 10-foot-wide landscaped planting strip, a 30-foot-wide landscape area at the rear property line consisting of tree preservation and supplemental plantings, and a 10-foot-wide landscape strip on the eastern property line.

Proposal's Strengths

- Limited Height: The Applicant proffers that the maximum height of any building on the property shall be limited to 65 feet.
- Crane Storage Provision: The Applicant proffers that if cranes are stored on the property, they shall be stored in the lowered position.
- Landscape Improvements: As proffered, upon redevelopment, landscaping shall be provided per the DCSM and will only use native species in any new plantings and/or landscaping areas.
- Architecture: As proffered, if the existing building is removed, any new building façade oriented toward Industrial Road shall incorporate brick, stone, and/or split faced black as the primary building materials.
- Signage: As proffered, upon redevelopment, any freestanding signage shall be monument style and limited to 10 feet in height.
- Buffering/Landscaping: A 30-foot-wide undisturbed area along the property's Industrial Road frontage is provided and within that area is a proposed 10-foot-wide landscaped planting strip. Along the eastern property line is a proposed 10-foot-wide landscaped planting strip. Additionally, along the northern property line, is a proposed 30-foot-wide landscaped planting strip, which includes the preservation of some existing trees as well as supplemental plantings.

Proposal's Weaknesses

- Chain Link Fence: The gravel storage yard will be surrounded by a chain link fence with opaque inserts; however, a wooden or vinyl fence is preferred.

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use 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 subject property is surrounded by industrial uses and portions of the site have been previously disturbed due to road construction and other activities. There are no archaeological and architectural sites or graves recorded in the project area. The Historical Commission reviewed this proposal at its December 11, 2018 and recommended no further work. The County Archaeologist concurs.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its December 11, 2018, meeting and determined that no further work was needed. The County Archaeologist concurs.

Proposal's Weaknesses

- None identified.

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

Economic Development

An enhanced, diverse nonresidential tax base creates quality jobs, allowing people to live, work and recreate in Prince William County. The Economic Development Plan sets out policies and action strategies that further the County's goal of attracting and fostering the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- Nonresidential Development: The application proposes nonresidential development that will increase the County's nonresidential tax base and help to enhance industrial uses.
- Increase At-place Employment: The proposal to rezone to M/T will enhance the industrial use options and will help contribute to the overall goal to increase growth in at-place employment.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

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

The site is developed and is located within the Broad Run Industrial Park. At the rear of the site is an existing stormwater management easement (Deed Book 1321 Page 485) that is proffered to be vacated. Stormwater management will be provided pursuant to the DCSM requirements, to be reviewed and approved with final site plan approval. The vacation of the stormwater management easement will allow this portion of the site to be developed with uses permitted in the M/T zoning district. The site contains adequate landscape buffers, which consist of a 30-foot-wide undisturbed area along the property's Industrial Road frontage that contains a proposed 10-foot-wide landscaped planting strip, a 30-foot-wide landscape area at the rear property line consisting of tree preservation and supplemental plantings, and a 10-foot-wide landscape strip on the eastern property line.

Proposal's Strengths

- Water Quality Monetary Contribution: A \$75 per acre (±2.12 acres) monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.
- Landscape Improvements: As proffered, upon redevelopment, landscaping shall be provided per the DCSM and will only use native species in any new plantings and/or landscaping.

- **Buffering/Landscaping:** A 30-foot-wide undisturbed area along the property's Industrial Road frontage is provided and within that area is a proposed 10-foot-wide landscaped planting strip. Along the eastern property line is a proposed 10-foot-wide landscaped planting strip. Additionally, along the northern property line, is a proposed 30-foot-wide landscaped planting strip, which includes the preservation of some existing trees as well as supplemental plantings.

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.

Fire/Rescue Station #25 (Braemar) is the first due fire/rescue resource for the project site. The facility is outside the required 4.0-minute travel time for Basic Life Support and Fire Suppression, but within the required 8.0-minute travel time for Advanced Life Support. In FY 2019, Station #25 responded to 3,350 incidents, with a workload station capacity of 4,000 incidents per year.

Proposal's Strengths

- **Monetary Contribution:** Upon Redevelopment, the Applicant shall contribute to the Board of County Supervisors the sum of \$0.61 per square foot of any new gross building floor area for fire and rescue purposes. Said contributions shall be paid prior to and as a condition of the approval of each building permit for a building, excluding any structural parking facilities, on the Property.
- **Inside of 8.0-Minute Travel Time:** The site is located within the 8.0-minute travel time for advanced life support services.
- **Spill Contingency:** As proffered, a spill contingency plan shall be prepared in coordination with the Fire Marshal's Office prior to final site plan approval and approved prior to issuance of an occupancy permit for any proposed use that incorporates fuels, solvents, or other hazardous materials.

- Station Workload: FY 2019 data shows the number of incidents in the Fire/Rescue Station 25 area as 3,350 incidents, while the workload capacity is 4,000 incidents. As such, it is operating under capacity.

Proposal's Weaknesses

- Outside of 4.0-Minute Travel Time: The site is currently located outside the recommended 4.0-minute travel time for fire suppression and basic life support.

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 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) principles, which can be found at the following: <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>

Details on the type(s) of onsite security measures should also be considered, in addition to access control, alarm systems, access/guard gates, and onsite lighting during the site plan review process.

Proposal's Strengths

- No Significant Impact: The Police Department does not believe this application will create significant impacts on calls for service.
- Graffiti Removal & Reporting: As proffered, the Applicant agrees to remove any graffiti from the property. Any graffiti is to be reported to the Police Department before removal.
- Gated Access & Perimeter Fencing: The site is fenced. This controls access into the site and provides a level of onsite security.

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. The site is currently served by an existing 30-inch water main located on Industrial Road.

Proposal's Strengths

- **Water Connection & Service**: The site is currently served by public water, and per the proffers, the Applicant is responsible for on-site or off-site improvements needed to facilitate an increase in future demand generated by 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 subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. The site is current served by public sewer via an existing two-inch low pressure force main located along Industrial Road.

Proposal's Strengths

- Sewer Connection & Service: The site is currently served by public sewer, and per the proffers, the Applicant shall be responsible for all onsite and offsite improvements required to facilitate any increase in future demand generated by 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

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

A full Traffic Impact Analysis (TIA) was not required due to the moderate anticipated traffic generation. Ingress/egress to the site will be from Industrial Road as depicted on the GDP. The Applicant has confirmed that this existing access meets Virginia Department of Transportation (VDOT) sight distance requirements. No additional improvements to the roadway network are necessitated by or proposed with this application.

Proposal's Strengths

- Site Access: Access to the property will be from an existing entrance from Industrial Road, as depicted on the GDP.
- Provision for Bicycle Racks: As proffered, the Applicant shall provide at least one (1) inverted U bicycle in an approximate location as depicted on the GDP.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The 2021-2024 Strategic Plan was developed through extensive community input, research of county policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. In an effort to implement this vision, the Strategic Plan Team developed seven strategic focus areas to guide Board actions: "Health, Wellbeing & Human Services," "Safe and Secure Community," "Resilient Economy," "Quality Education & Workforce Development," "Environmental Conservation," "Sustainable Growth," and "Transportation and Mobility." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

- **Resilient Economy**: The proposed rezoning is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The rezoning will result in an increased assessed tax value and commercial tax base.
- **Transportation & Mobility**: The proposed rezoning is favorably aligned with the County's Transportation & Mobility objective to improve multi-modal options by proffering bike racks upon redevelopment.

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 are being requested and are incorporated into this rezoning request:

- None identified.

Proffer Issues / Deficiencies

- 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 Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range Planning
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation

PROFFER STATEMENT

**Re: Broad Run Industrial Park – Lot 1-I
REZ2019-00013**

Owner/Applicant: J & F Investments LLC
 9013 Weir Street 12773 Crossman Creek Way
 Manassas, VA 20110 Bristow, VA 20136

Property: GPIN 7595-78-5881 **“Property”**
 11108 Industrial Road – Manassas, VA 20109
 2.1208 Acres – Light Industrial
 M-2 Light Industrial to M/T, Industrial/Transportation

Date: **December 21, October 1,** 2021

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. Should the above-referenced rezoning not be granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the “GDP” shall be that plan prepared by Schools & Townsend, P.C entitled “Lot 1-I Broad Run Industrial Park”, dated **December 21, October 1,** 2021.

USES & SITE DEVELOPMENT

1. **General Development Plan** – The Property, consisting of approximately 2.1208 Acres, will be rezoned to the M/T, (Industrial/Transportation), Zoning District. The Property **shall be developed in accordance with the M/T Zoning District.** will be developed as depicted on the GDP, landscape plan and architectural prepared by Schools and Townsend, P.C. dated October 1, 2021. However, the **Applicant** may make minor changes approved by the County in connection with final site plan review.
2. **Uses** – All uses permitted in the M/T **zoning district Zoning District** shall be permitted on the Property, except that an asphalt/concrete plant and motor vehicle graveyard shall be prohibited. Also, no mixing or batching silo/tower like structures will be allowed on the site, **with the exception of a non-operating batching silo, that may be stored on site if placed in a horizontal configuration.**
3. **Redevelopment-**
 a.) **If, following the approval of this rezoning and acceptance of these Proffers, the Applicant constructs additional gross square feet on the Property in addition to the existing**

Re: Broad Run Industrial Park – Lot 1-I
REZ2019-00013
Proffer Statement

building (the Property is currently developed with approximately 4462 square feet of buildings), such construction shall be considered for purposes of these Proffers as “Redevelopment”. Redevelopment shall not mean reconstruction and restoration of a building damaged by casualty in accordance with Part 601 of the Zoning Ordinance.

b.) In accordance with the Zoning Ordinance and Design and Construction Standards Manual (“DCSM”), the Applicant shall submit a site plan, in accordance with DCSM requirements, for any Redevelopment of the Property at which time the Applicant shall comply with the requirements set forth in these Proffers for Redevelopment of the Property.”

COMMUNITY DESIGN

4. **If cranes are stored on the Property, they shall be stored in a lowered position. This shall exclude any cranes used during construction on the Property.**
5. **Signage** – Any new freestanding sign for the Property shall be monument style, with a masonry base and such sign shall meet the requirements of the Zoning Ordinance. A sign permit shall be required for said new freestanding sign. Landscaping will be provided in accordance with Proffer 15(d). **The maximum height of the sign shall not exceed 10 feet.**
6. **Architecture**- Any portion of proposed building which faces to the south towards Industrial Road will incorporate, as the primary building material, brick, stone or split-faced block. Architectural elevations will be submitted to demonstrate compliance at the time of submission of building plans. **If the existing building is removed, any new building façade oriented toward Industrial Road shall incorporate brick, stone, and/or split faced black as the primary building materials. Compliance with the above shall be demonstrated by the submission of building elevations to the Development Services Department Land Development Division for approval as a condition of building permit release letter issuance.**
7. **Graffiti Removal**- The owner will remove graffiti from the property. Prior to removal, the graffiti will be reported to the Prince William County Police. **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.”**
8. **The maximum building height shall be 65 feet.**

TRANSPORTATION

9. **Access** – Access to the Property shall be provided from Industrial Road via the existing entrance, as shown on the GDP. The entrance shall be designed in accordance with the County Department of Transportation and Virginia Department of Transportation standards.

Re: Broad Run Industrial Park – Lot 1-I

REZ2019-00013

Proffer Statement

10. **Bike Rack**-The Applicant shall provide one bike rack on the Property. The location and design of the bike rack shall be determined at final site plan review.

FIRE AND RESCUE

11. **Monetary Contribution** – Upon Redevelopment, the Applicant shall contribute to the Board of County Supervisors the sum of \$0.61 per square foot of **any new** gross building floor area for fire and rescue purposes **for any new buildings**. Said contributions shall be paid prior to and as a condition of the approval of each building permit for **a building, excluding any structural parking facilities, area associated with development** on the Property.

ENVIRONMENT

12. **Monetary Contribution** – The Applicant shall contribute to the Board of County Supervisors the sum of \$75.00 per acre for the County to conduct water quality monitoring, stream restoration projects, and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of the final site plan.
13. **Water and Sewer**- **The property shall be served by public sanitary sewer and water.**
14. **Hazardous Material**- **In connection with the submission of any future site plan for any use on the Property which involves the storage of hazardous materials, a “Spill contingency Plan” in accordance with Prince William County requirements shall be submitted to the Fire Marshall for approval.**
15. **Landscaping** – Upon Redevelopment, the Applicant shall:
- a) Use only indigenous, native species
 - b) Provide landscaping that meets the minimum standards of section 800 of the DCSM.
 - c) Provide edging, i.e., a protective barrier, such as, but not limited to wheel stops, curbing, berming and the like, as needed, along new planting areas/buffers, in accordance with the DCSM.
 - d) Landscaping will be provided around the base of any signage provided along the road frontage. The landscaping will include flowering shrubs and perennials complementary to the road frontage landscape design.
 - e) To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to

Re: Broad Run Industrial Park – Lot 1-I
REZ2019-00013
Proffer Statement

planting: A) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) shall be removed and the soil loosened to a depth of a minimum of 3', and B) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sand clay loam. The topsoil shall not be mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stone, slag, coarse fragments, sticks, roots, trash, or other material larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% neutral fine organic matter, such as leaf, mold, peat moss, etc.

- d) The proposed retaining wall along the eastern boundary shall be constructed by a method that does not preclude planting trees and shrubs within the 10 foot landscape strip that lies adjacent to the wall.

MISCELLANEOUS

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

SIGNATURES APPEAR ON FOLLOWING PAGES

Re: Broad Run Industrial Park – Lot 1-I
REZ2019-00013
Proffer Statement

SIGNATURE PAGE

J & F INVESTMENTS LLC

By: _____.

Name: _____.

Title: _____.

Re: Broad Run Industrial Park – Lot 1-I
REZ2019-00013
Proffer Statement

building (the Property is currently developed with approximately 4464 square feet of buildings), such construction shall be considered for purposes of these Proffers as “Redevelopment”. Redevelopment shall not mean reconstruction and restoration of a building damaged by casualty in accordance with Part 601 of the Zoning Ordinance.

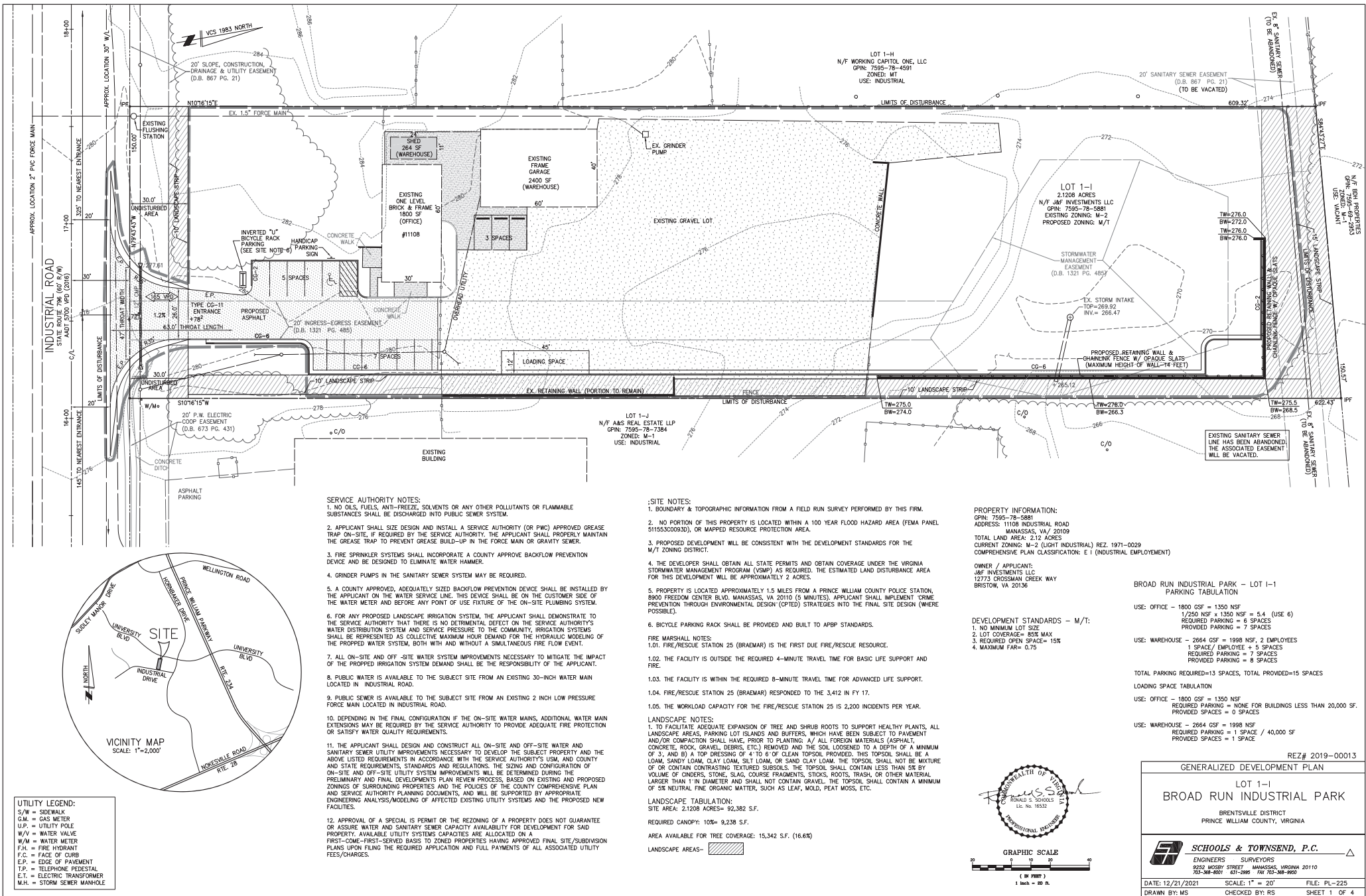
b.) In accordance with the Zoning Ordinance and Design and Construction Standards Manual (“DCSM”), the Applicant shall submit a site plan, in accordance with DCSM requirements, for any Redevelopment of the Property at which time the Applicant shall comply with the requirements set forth in these Proffers for Redevelopment of the Property. The existing stormwater management easement will be vacated, and stormwater management for the site will be provided pursuant to the DCSM requirements, to be reviewed and approved with final site plan approval. The new stormwater management easement will not encroach into the proposed 10-foot-wide landscape strip, except to allow for the outfall.

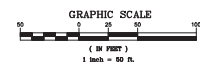
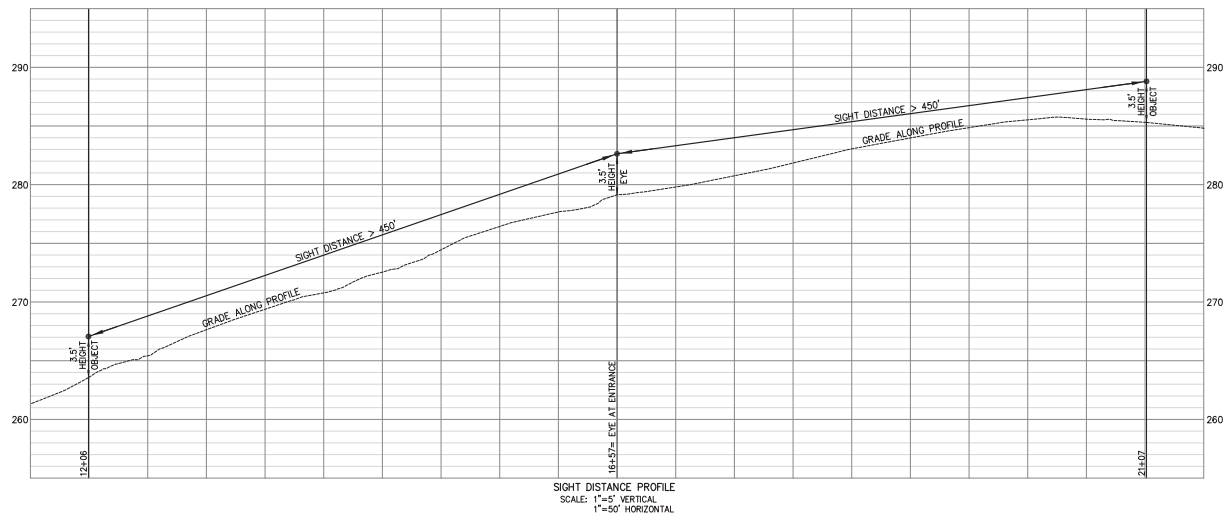
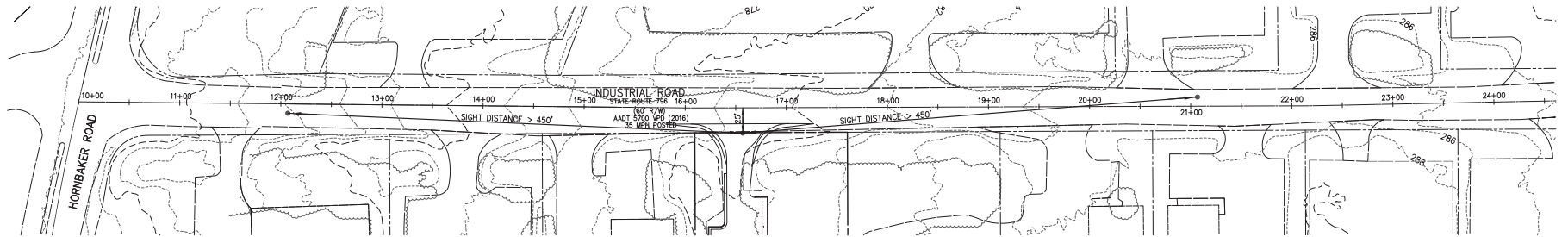
COMMUNITY DESIGN


4. If cranes are stored on the Property, they shall be stored in a lowered position. This shall exclude any cranes used during construction on the Property.
5. **Signage** – Any new freestanding sign for the Property shall be monument style, with a masonry base and such sign shall meet the requirements of the Zoning Ordinance. A sign permit shall be required for said new freestanding sign. Landscaping will be provided in accordance with Proffer 15(d). The maximum height of the sign shall not exceed 10 feet.
6. **Architecture**-If the existing building is removed, any new building façade oriented toward Industrial Road shall incorporate brick, stone, and/or split faced black as the primary building materials. Compliance with the above shall be demonstrated by the submission of building elevations to the Development Services Department Land Development Division for approval as a condition of building permit release letter issuance.
7. **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.”
8. The maximum building height shall be 65 feet.

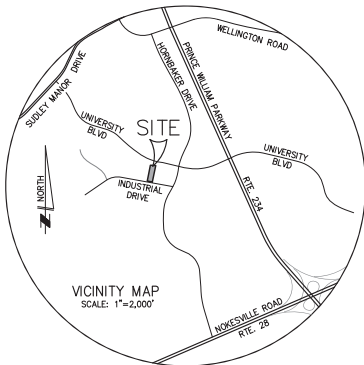
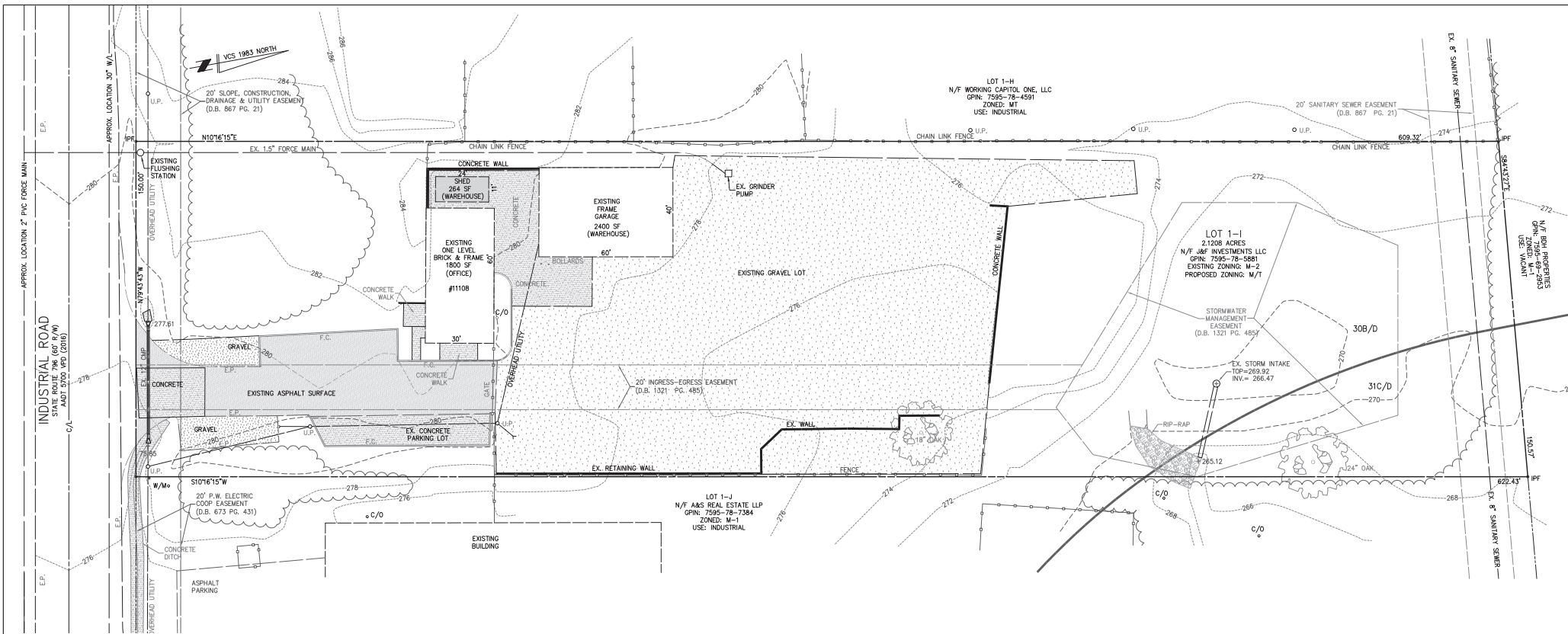
TRANSPORTATION

9. **Access** – Access to the Property shall be provided from Industrial Road via the existing entrance, as shown on the GDP. The entrance shall be designed in accordance with the County Department of Transportation and Virginia Department of Transportation standards.

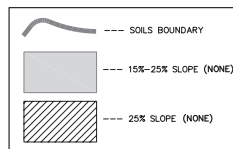




| | |
|--|---|
| REZ# 2019-00013 SIGHT DISTANCE PROFILE LOT 1-I BROAD RUN INDUSTRIAL PARK BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA | |
|  SCHOOLS & TOWNSEND, P.C. ENGINEERS SURVEYORS 9252 MOSBY STREET MANASSAS, VIRGINIA 20110 703-346-8001 671-2960 FAX 703-346-8002 | DATE: 12/21/2021 SCALE: AS SHOWN FILE: PL-225 DRAWN BY: MS CHECKED BY: RS SHEET 2 OF 4 |



| SOILS DATA | | | | | | |
|------------|----------------------------|---------------------|----------------|--------------|--------------------------|-----------------------|
| NO. | SOILS NAME | SLOPE RANGE PERCENT | EROSION HAZARD | PERMEABILITY | DEPTH TO BEDROCK, INCHES | HYDROLOGIC SOIL GROUP |
| 30B | JACKLAND SILT LOAM | 2-7 | MODERATE | MODERATE | 60+ | D |
| 31C | JACKLAND-HAYMARKET COMPLEX | 7-15 | MODERATE | MODERATE | 60+ | D |



PROPERTY DESCRIPTION:
THE SUBJECT PROPERTY IS USED AS A CONTRACTORS SHOP IN THE M-2 ZONE, WITH SEVERAL EXISTING OUT-BUILDINGS.

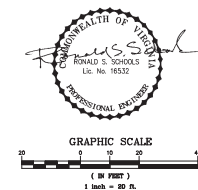
THE LAND HAS GENTLE SLOPES BETWEEN 2 AND 7 PERCENT, AND IS COVERED WITH APPROXIMATELY 5% EXISTING VEGETATION, WITH THE REMAINDER BEING COVERED WITH TYPICAL FIELD GRASS OR GRAVEL. VEGETATION DESCRIPTION IS A MIXTURE OF NATIVE HARDWOOD TREES AND MIXED EVERGREEN. TREES ON THE SUBJECT LOT GREATER IN DIAMETER THAN 12 INCHES ARE IDENTIFIED. SPECIES GENERALLY DESCRIBED AS FOLLOWS:

HARDWOODS: WHITE & RED OAK, RED & SILVER MAPLE, PIGNUT HICKORY, WINGED ELM, COMMON PERSIMMON, WALNUT.
EVERGREENS: VIRGINIA PINE, RED CEDAR

ENVIRONMENTAL:
1. THERE IS NO 100 YEAR FLOOD HAZARD AREA OR MAPPED RESOURCE PROTECTION AREA LOCATED ON THIS PROPERTY.

2. THERE ARE CURRENTLY NO DOCUMENTED OCCURRENCE OF THREATENED OR ENDANGERED SPECIES IN THE PROJECT AREA. FURTHER, THERE IS NO DOCUMENTED OCCURRENCE OF UNIQUE HABITATS OF SPECIAL CONCERN, OR HABITATS FOR RARE, THREATENED OR ENDANGERED SPECIES.

UTILITY LEGEND:
S/W = SIDEWALK
G.M. = GAS METER
U.P. = UTILITY POLE
W/V = WATER VALVE
W/M = WATER METER
F.H. = FIRE HYDRANT
F.C. = FACE OF CURB
E.P. = EDGE OF PAVEMENT
T.P. = TELEPHONE PEDestal
E.T. = ELECTRIC TRANSFORMER
M.H. = STORM SEWER MANHOLE



REF# 2019-00013

ENVIRONMENTAL CONSTRAINTS

LOT 1-I

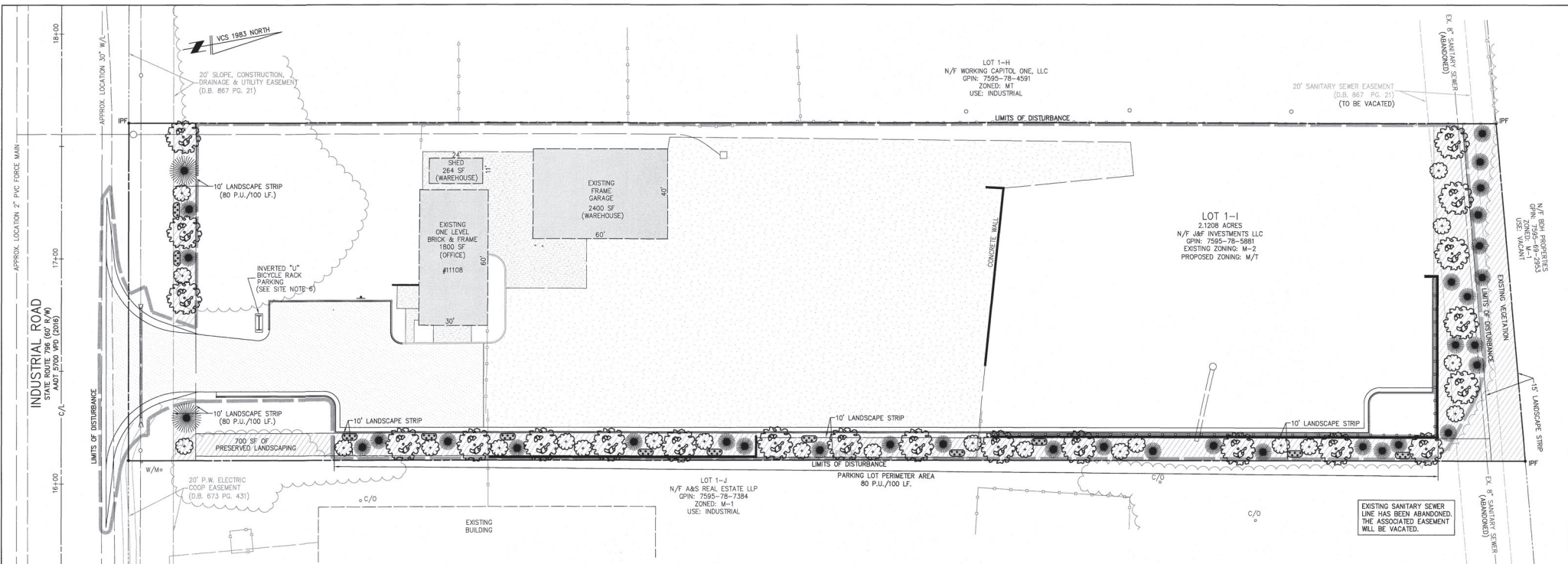
BROAD RUN INDUSTRIAL PARK

BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCHOOLS & TOWNSEND, P.C.

ENGINEERS & SURVEYORS
9252 MOBBY STREET MANASSAS, VIRGINIA 20110
703-461-0001 631-296 FAX 703-461-0003

DATE: 12/21/2021 SCALE: 1" = 20' FILE: PL-225
DRAWN BY: MS CHECKED BY: RS SHEET 3 OF 4



| LEGEND | |
|--------|--------------------------------|
| | PROPOSED LARGE CANOPY TREE |
| | PROPOSED MEDIUM CANOPY TREE |
| | PROPOSED LARGE EVERGREEN TREE |
| | PROPOSED MEDIUM EVERGREEN TREE |
| | PROPOSED 5 SHRUB PLANTINGS |
| | PERIMETER PLANTING AREA |

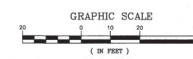
| SCHEDULE B NONRESIDENTIAL LANDSCAPED STRIP ALONG RIGHT-OF-WAY | |
|---|--------------------------|
| 1.) LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING DRIVEWAY ENTRANCES: | 118 LF. |
| 2.) TOTAL NUMBER OF PLANT UNITS REQUIRED: | 80/100 LF X 118= 94 P.U. |
| 3.) NUMBER OF LARGE DECIDUOUS TREES PROVIDED: | 3 X 10 P.U. = 30 P.U. |
| NUMBER OF LARGE EVERGREEN TREES PROVIDED: | 2 X 10 P.U. = 20 P.U. |
| NUMBER OF EVERGREEN UNDERSTORY TREES PROVIDED (MEDIUM, SMALL OR COMPACT): | 2 X 5 P.U. = 10 P.U. |
| NUMBER OF DECIDUOUS UNDERSTORY TREES PROVIDED (MEDIUM, SMALL OR COMPACT): | 3 X 5 P.U. = 15 P.U. |
| NUMBER OF SHRUBS: | 10 X 2 P.U. = 20 P.U. |
| NUMBER OF ORNAMENTAL GRASSES: | X 1 P.U. = P.U. |
| NUMBER OF PERENNIALS: | X 0.25 P.U. = P.U. |
| 4.) TOTAL NUMBER OF PLANT UNITS PROVIDED: | 95 |
| * MAXIMUM 30/100 LF LARGE DECIDUOUS MAXIMUM 40/100 LF LD & LE | |

NOTES

- THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE/PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.
- LAND DESIGNATED AS BUFFER AREA SHALL PRESERVE EXISTING VEGETATION, AS APPROPRIATE, OR SHALL BE LANDSCAPED AND MAY ONLY BE USED FOR USES OR FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE AND THE DESIGN AND CONSTRUCTION STANDARDS MANUAL.

| SCHEDULE D TREE COVER CALCULATIONS | |
|--|--------------------------|
| TREE COVER REQUIRED: | |
| 1.) GROSS SITE AREA: | 2,1208 AC. = 92,382 S.F. |
| 2.) PERCENT OF TREE COVER REQUIRED: | 10% (M/T) |
| 3.) TOTAL AREA OF TREE COVER REQUIRED: | 9,238 S.F. |
| TREE COVER PROVIDED: | |
| 4.) TREE COVER FROM LANDSCAPING: | 9,325 S.F. |
| 5.) TREE COVER FROM PRESERVATION: | 700 S.F. |
| 6.) TOTAL TREE COVER PROVIDED: | 10,025 S.F. |

| SCHEDULE E PARKING LOT PERIMETER AREA | |
|---|---------------------------|
| 1.) LINEAR FEET OF PROPERTY LINE ADJACENT TO PARKING LOT: | 492 LF. |
| 2.) TOTAL NUMBER OF PLANT UNITS REQUIRED: | 80/100 LF X 492= 394 P.U. |
| 3.) NUMBER OF PLANTS PROVIDED ADJACENT TO PROPERTY LINE: | |
| NUMBER OF LARGE DECIDUOUS TREES PROVIDED: | 13 X 10 P.U. = 130 P.U. |
| NUMBER OF LARGE EVERGREEN TREES PROVIDED: | X 10 P.U. = P.U. |
| NUMBER OF EVERGREEN UNDERSTORY TREES PROVIDED (MEDIUM, SMALL OR COMPACT): | 18 X 5 P.U. = 90 P.U. |
| NUMBER OF DECIDUOUS UNDERSTORY TREES PROVIDED (MEDIUM, SMALL OR COMPACT): | 15 X 5 P.U. = 75 P.U. |
| NUMBER OF SHRUBS: | 50 X 2 P.U. = 100 P.U. |
| NUMBER OF ORNAMENTAL GRASSES: | X 1 P.U. = P.U. |
| NUMBER OF PERENNIALS: | X 0.25 P.U. = P.U. |
| 4.) TOTAL NUMBER OF PLANT UNITS PROVIDED: | 395 |



| | |
|--|---|
| REZ# 2019-00013 LANDSCAPE PLAN LOT 1-I BROAD RUN INDUSTRIAL PARK BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA | |
| SCHOOLS & TOWNSEND, P.C. ENGINEERS SURVEYORS 5252 WOBBY STREET MANASSAS, VIRGINIA 20110 703-368-8001 637-2985 703-368-8002 | DATE: 12/21/2021 SCALE: 1" = 20' FILE: PL-225 DRAWN BY: MS CHECKED BY: RS SHEET 4 OF 4 |


PLANNING COMMISSION RESOLUTION
MOTION: FONTANELLA
February 23, 2022
SECOND: GORDY
Regular Meeting
RES. No. 22-023
**RE: REZONING #REZ2019-00013, BROAD RUN INDUSTRIAL PARK 1-I
BRENTSVILLE MAGISTERIAL DISTRICT**
ACTION: RECOMMENDED APPROVAL

WHEREAS, this is a request to rezone ±2.12 acres from M-2, Light Industrial, to M/T, Industrial Transportation; and

WHEREAS, the site is located on the north side of Industrial Road, approximately 600 feet west of the intersection of Industrial Road and Hornbaker Road and is identified on County maps as GPIN 7595-78-5881; and

WHEREAS, the site is designated EI, Industrial Employment; and

WHEREAS, the site is zoned M-2, Light Industrial, and is located within the Data Center Opportunity Overlay District and the Airport Safety Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 23, 2022, and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good planning practices are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend approval of Rezoning #REZ2019-00013, Broad Run Industrial Park 1-I, subject to the proffers dated December 21, 2021, on the expedited agenda.

Votes:

Ayes: Berry, Brown, Fontanella, Gordy, Kuntz, Perry, McPhail

Nays: none

Abstain from Vote: none

Absent from Vote: Moses-Nedd

Absent from Meeting: Moses-Nedd

MOTION CARRIED

Attest:



Robbyn L. Smith
Clerk to the Planning Commission



PRINCE WILLIAM
COUNTY

Broad Run Industrial Park 1-I Rezoning #REZ2019-00013

Brentsville Magisterial District

Christopher Perez
Planning Office

Broad Run Industrial Park 1-I Rezoning #REZ2019-00013



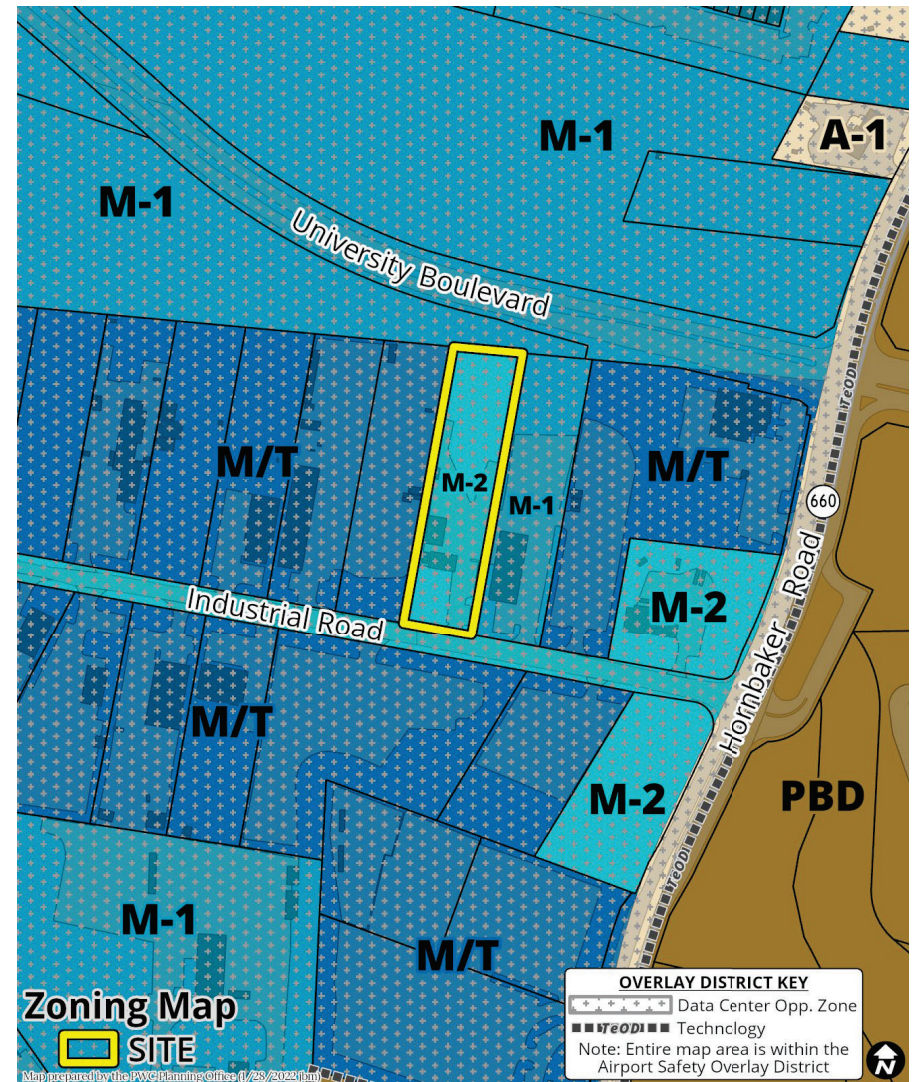
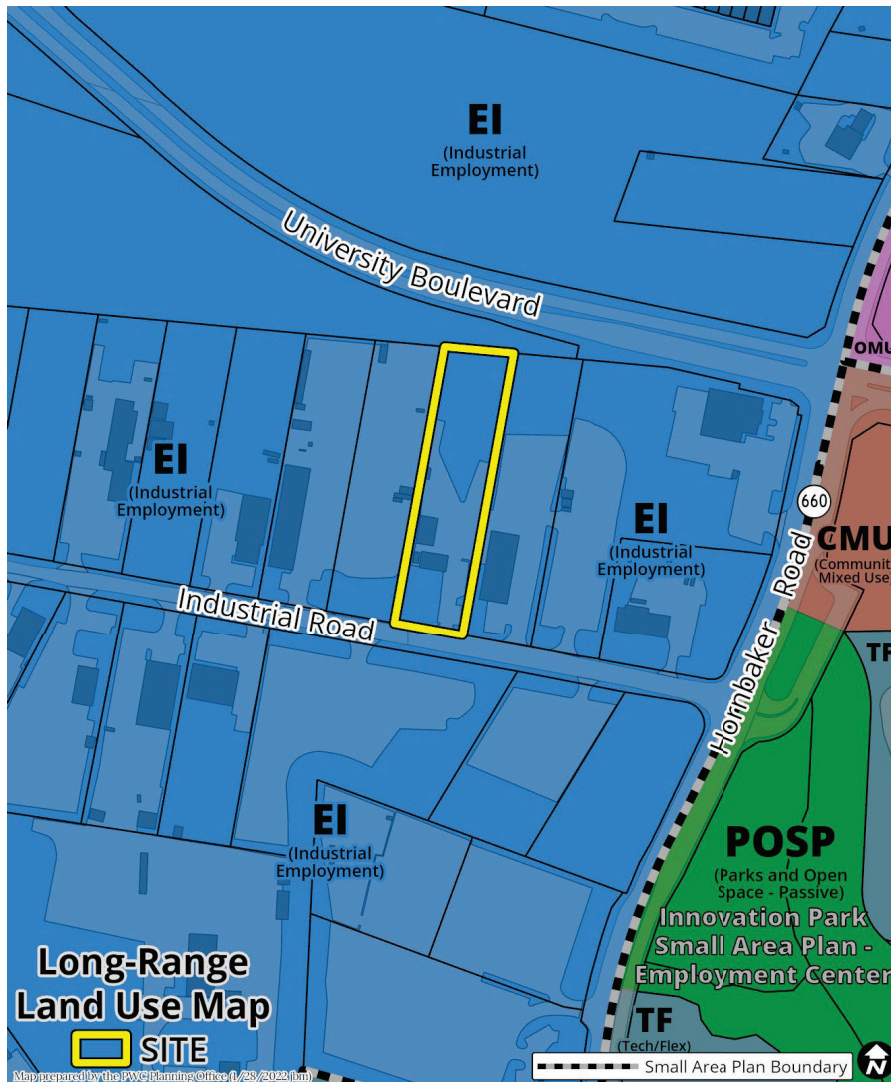
- ❑ **Request:** To rezone ± 2.12 acres from M-2, Light Industrial, to M/T, Industrial/Transportation. The site is improved with an 1,800 square foot office building, a 2,400 square foot warehouse building, and a 264 square foot shed, and associated parking and outdoor gravel storage area. The rezoning seeks to enhance the industrial capacities of the property by permitting additional uses within the existing building and on developed portions of the parcel, and alternatively, would allow redevelopment, which would trigger additional proffered commitments.
- ❑ **Location:** located on the north side of Industrial Road, approximately 600 feet west of the intersection of Industrial Road and Hornbaker Road.
- ❑ **Recommendation:** Approval



Broad Run Industrial Park 1-I Rezoning #REZ2019-00013



PRINCE WILLIAM
COUNTY



Broad Run Industrial Park 1-I

Rezoning #REZ2019-00013



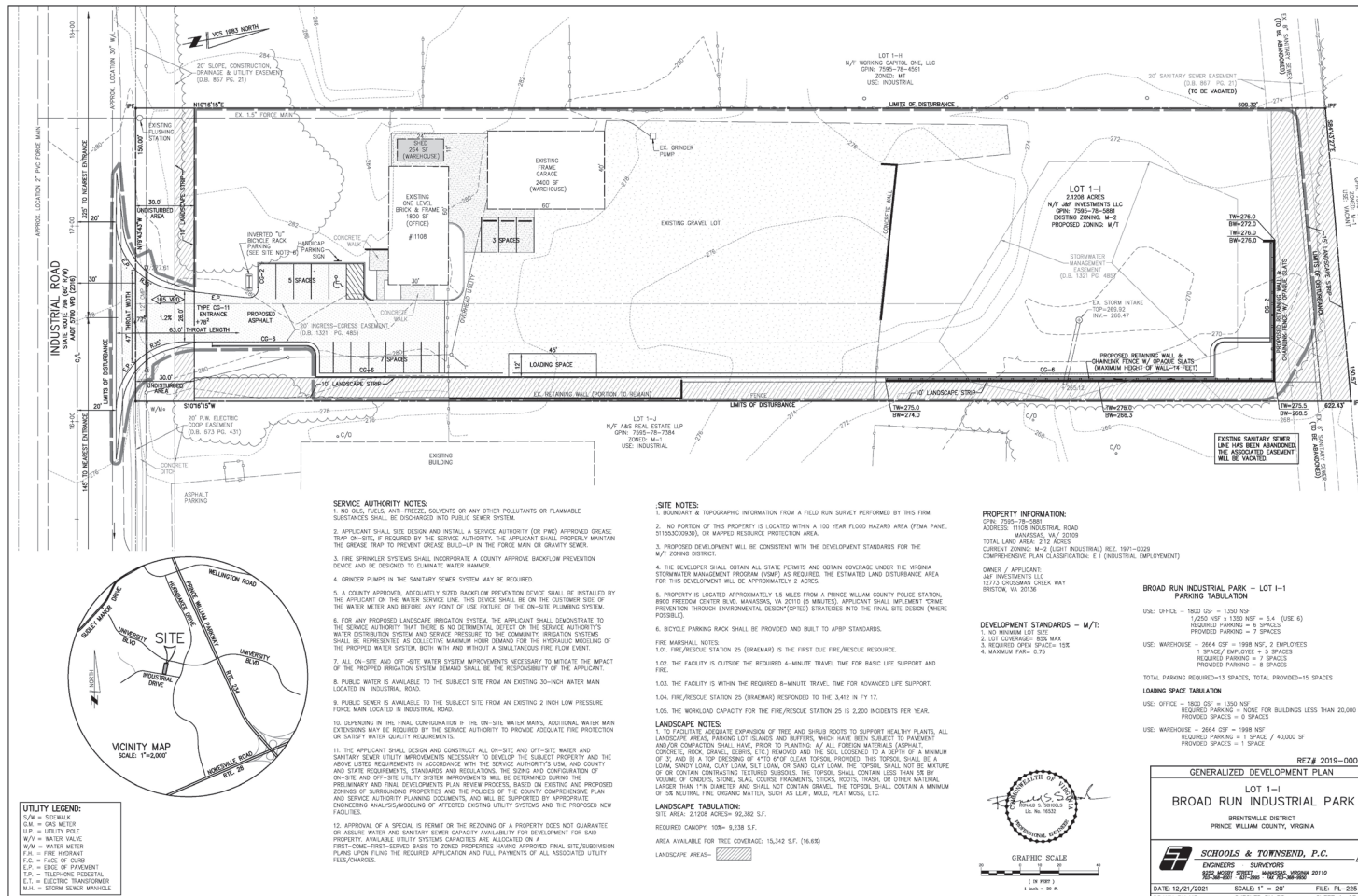
PRINCE WILLIAM
COUNTY

| Feature/Standard | Existing Standards M-2, Light Industrial | Proposed Standards (Redevelopment) M/T, Industrial/Transportation |
|---------------------|--|--|
| Building Area | 4,464 square feet (existing) | As proffered any additional square footage above the existing 4,464 square feet constitutes redevelopment; no specific building additions are proposed at this time |
| Maximum Height | 60 feet | Permitted 75 feet, but limited by proffer to 65 feet |
| Minimum Open Space | 20% | 15% required |
| FAR | 0.50 | Permitted 0.75 |
| Landscaping/Buffers | 10-foot-wide landscape strip along Industrial Road | <ul style="list-style-type: none"> - 10-foot-wide landscape strip along Industrial Road. - 30-foot-wide landscape area at the rear property line consisting of tree preservation and supplemental plantings. - 10-foot-wide landscape strip on the eastern property line. |
| Site Entrance | 1 full movement access off Industrial Road | 1 full movement access off Industrial Road |

Broad Run Industrial Park 1-I Rezoning #REZ2019-00013



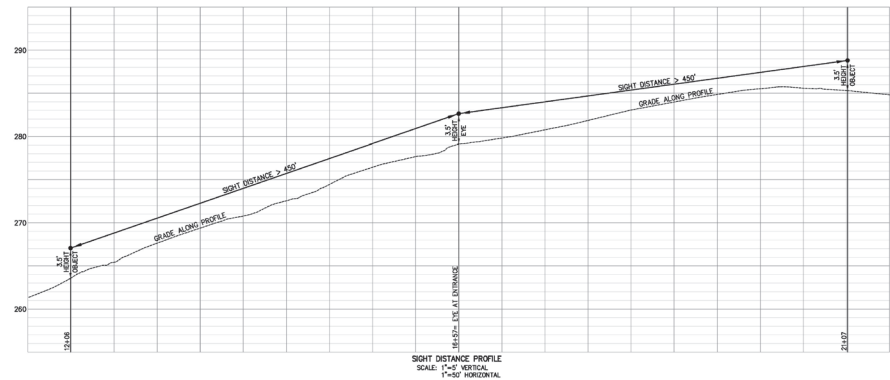
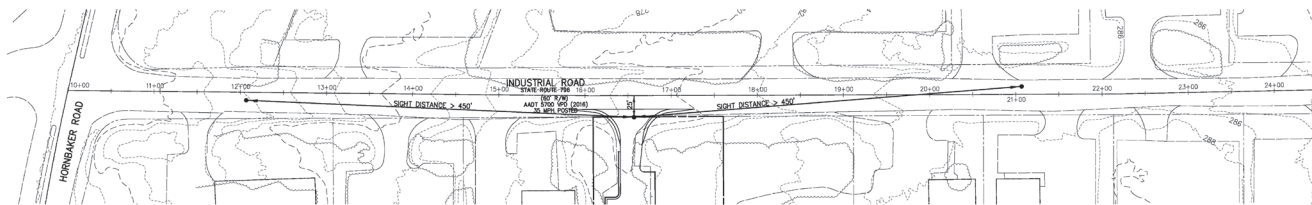
PRINCE WILLIAM
COUNTY



Broad Run Industrial Park 1-I Rezoning #REZ2019-00013



PRINCE WILLIAM
COUNTY



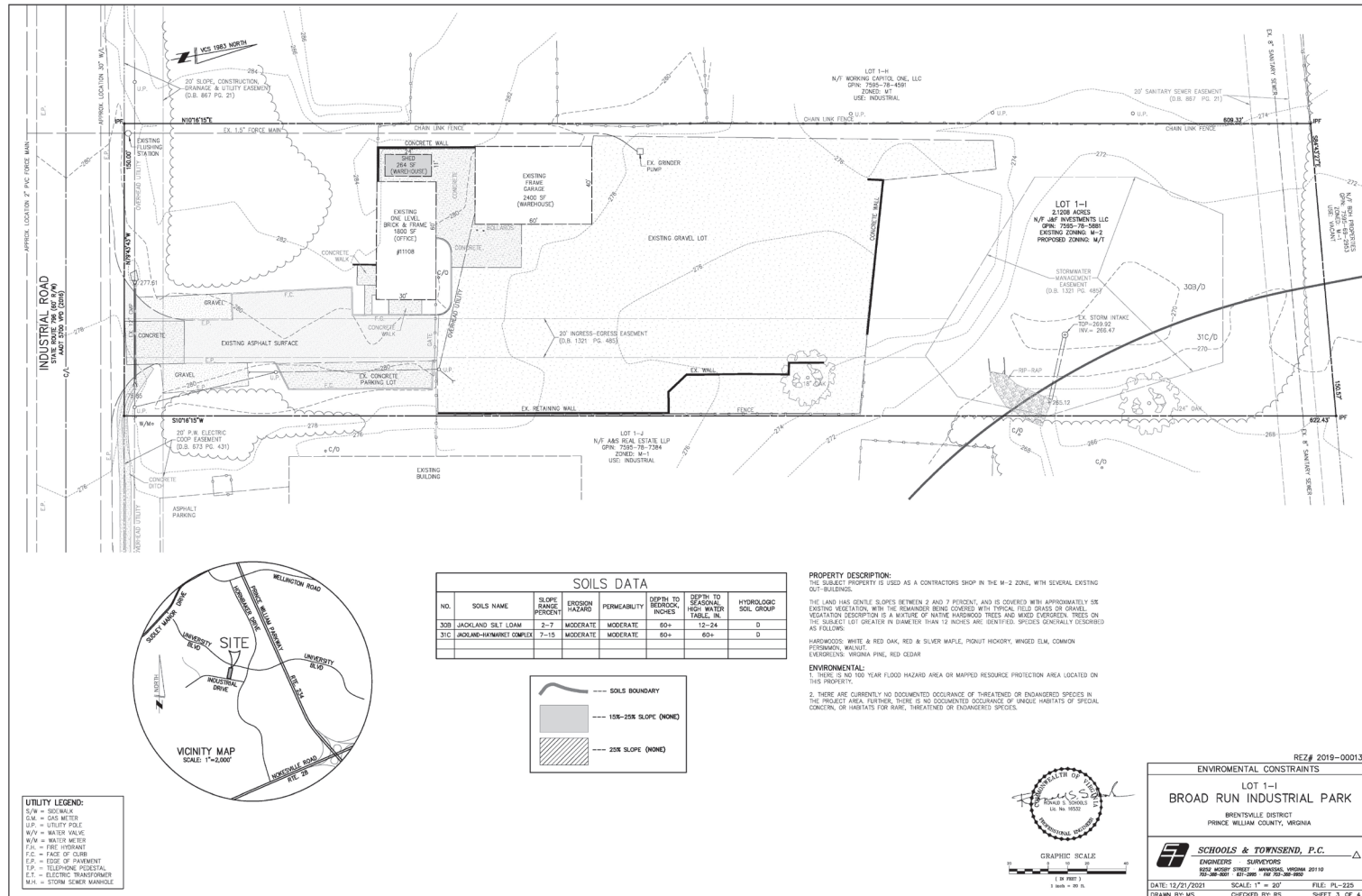
GRAPHIC SCALE
1" = 50' H.
1" = 5' V.

| | |
|--|-----------------|
| REZ# 2019-00013 | |
| SIGHT DISTANCE PROFILE | |
| LOT 1-I | |
| BROAD RUN INDUSTRIAL PARK | |
| BRENTDALE DISTRICT | |
| PRINCE WILLIAM COUNTY, VIRGINIA | |
| | △ |
| SCHOOLS & TOWNSEND, P.C. | |
| ENGINEERS SURVEYORS | |
| 8004 WOODBURY STREET, MANASSAS, VIRGINIA 20110 | |
| 703-798-8881 477-5881 FAX 703-798-8882 | |
| DATE: 12/21/2021 | SCALE: AS SHOWN |
| DRAWN BY: MS | CHECKED BY: RS |
| | FILE: PL-225 |
| | SHEET 2 OF 4 |

Broad Run Industrial Park 1-I Rezoning #REZ2019-00013



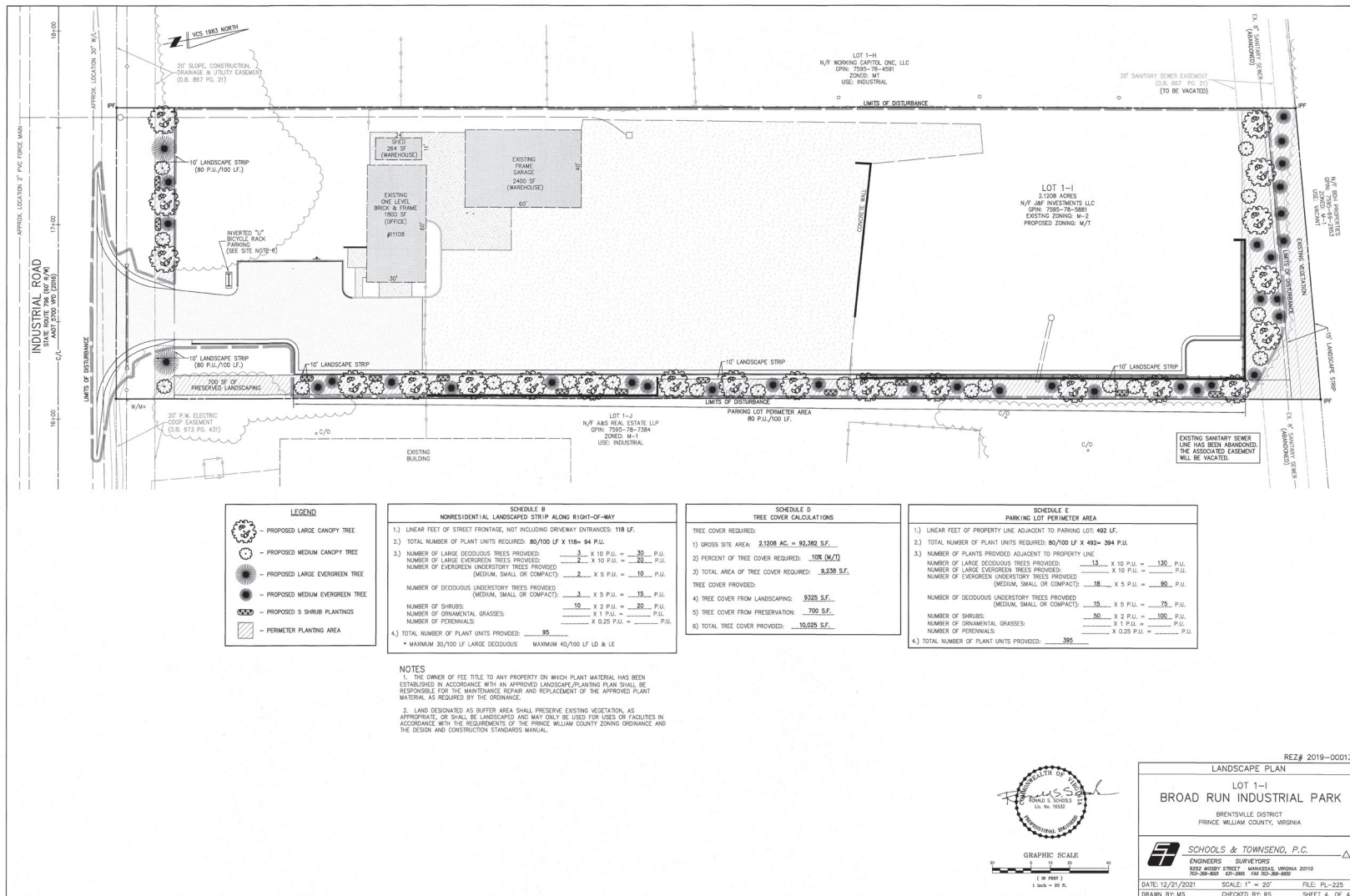
PRINCE WILLIAM
COUNTY



Broad Run Industrial Park 1-I Rezoning #REZ2019-00013



PRINCE WILLIAM
COUNTY



Broad Run Industrial Park 1-I Rezoning #REZ2019-00013



Planning Commission and Staff Recommendation: **Approval** of Rezoning #REZ2019-00013, Broad Run Industrial Park 1-I, subject to proffers dated December 21, 2021, for the following reasons:

- ❖ The requested M/T, Industrial/Transportation, zoning district is intended to implement the EI, Industrial Employment, land use designation.
- ❖ Within the Broad Run Industrial Park, the surrounding character of the area is primarily industrial, and the proposed rezoning to the M/T zoning district will be consistent with the nearby existing industrial uses.
- ❖ As proposed, the proffers sufficiently mitigate the anticipated impacts.