MOTION: May 10, 2022
Regular Meeting
SECOND: Ord. No. 22-

RE: REZONING #REZ2021-00004, CONGRESSIONAL STORAGE – COLES MAGISTERIAL

**DISTRICT** 

**ACTION:** 

**WHEREAS**, this is a request to rezone an approximately ±0.345-acre portion of the subject property, from A-1, Agricultural, to B-1, General Business; and

**WHEREAS**, the site is located  $\pm 0.6$  miles north of the Dumfries Road and Prince William Parkway intersection and  $\pm 600$  feet south of the intersection of Dumfries Road (Rt. 234) and Old Dominion Drove. The site is identified on County maps as GPIN 7794-78-2053 (pt.); and

**WHEREAS**, the site is designated CEC, Community Employment Center, in the Comprehensive Plan and is located within the Route 234 (Dumfries Road) Highway Corridor Overlay District and the Airport Safety Overlay District; and

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

**WHEREAS**, the application is being concurrently processed with a Special Use Permit, #SUP2021-00007, to allow a self-storage center and interim commercial parking; and

**WHEREAS**, the Planning Commission, at its public hearing on February 23, 2022, recommended approval, as stated in Resolution Number (Res. No.) 22-026, 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 Prince 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 #REZ2021-00004, subject to the proffers dated April 18, 2022;

**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.

May 10, 2022 Regular Meeting Ord. No. 22-Page Two

ATTACHMENT: Proffers, dated April 18, 2022

Votes: Ayes: Nays:

Absent from Vote:
Absent from Meeting:

#### For Information:

**Planning Director** 

Mr. Noah Klein Odin, Feldman, Pittleman, PC. 1775 Whiele Avenue, Suite 400 Reston, Virginia 20190

ATTEST:
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### PROFFER STATEMENT REZ2021-00004

#### **Congressional Storage**

Applicant/Owner: Congressional Dominion Self Storage, LLC
Proposed Zoning: B-1, General Business District
Property: A Portion of GPIN 7794-78-2053,
comprising ±0.3454 acres (the "Property")
Coles Magisterial District
February 18, 2021
July 13, 2021
November 12, 2021
January 26, 2022
April 18, 2022

Pursuant to Section 15.2-2303 of the Code of Virginia, as amended, the undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. Unless otherwise specified, any improvements proffered herein shall be provided at the time of development of the portion of the project adjacent to the improvement or within the same section, as shown on the Generalized Development Plan. The term "Applicant," as used herein, shall include within its meaning all current and future owners, successors in interest, tenants, and assigns of the Property. These proffers are contingent on the approval of SUP #2021-00007 as well as (i) the rezoning of the Property as requested in REZ2021-00004, and (ii) the acceptance of these proffers by the Board of County Supervisors. If this rezoning is approved and these proffers are accepted, these proffers will supersede and replace all previously approved proffers and conditions that may be applicable to any portion of the Property. In the event this rezoning is not granted as applied for by the Applicant, these proffers shall be deemed withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers.

The following document is hereby incorporated herein and proffered as part of this rezoning application: the General Development Plan prepared by Tri-Tek Engineering, Inc. and titled *General Development Plan/Special Use Permit Plat, Congressional Storage*, dated 06/02/20, last revised 2/11/22, and containing seven (7) sheets (the "GDP").

- 1. **USE**. The development of the property shall be governed by the GDP and the conditions of SUP #2021-00007.
- 2. **DESIGN.** The self-storage building(s) and materials shall be in substantial conformance with the building elevations prepared by bwdarchitects inc. and entitled *Congressional Self Storage Building Addition*, dated 1/9/20, last revised 2/2/22. (the "Building Elevations")
- 3. **SITE DEVELOPMENT**. Cranes not being used during construction on the Property shall be stored at a lowered height.

#### PROFFER STATEMENT REZ2021-00004 Congressional Storage Dated: April 18, 2022

4. ADJACENT PROPERTY. Provided that the Applicant retains ownership of GPIN 7794-78-2374 at the time of Phase 1 site development on the subject Property, the Applicant shall both extend the fence along the frontage of GPIN 7794-78-2374 and provide upgraded landscaping along the Property frontage, all substantially as shown on the Building Elevations. The type and quantity of the landscaping shall remain within the Applicant's sole discretion. The fence extension shall occur at the time of the fence installation on the subject Property, and landscaping shall be provided concurrent with Phase 1 site development.

[SIGNATURE TO FOLLOW ON NEXT PAGE]

### PROFFER STATEMENT REZ2021-00004 Congressional Storage Dated: April 18, 2022

Congressional Dominion Self Storage, LLC

By:	Congressional Dominion Self Storage, LLC
	By:
	Brian C. Athey, President

#5224461v1



Office of the County Executive Elijah T. Johnson, Acting County Executive

### **STAFF REPORT**

**The Board of County Supervisors** 

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

Yesli Vega

**BOCS Meeting Date:** May 10, 2022

**Agenda Title:** Rezoning #REZ2021-00004, Congressional Storage

Special Use Permit #SUP2021-00007, Congressional Storage

**District Impact:** Coles Magisterial District

**Requested Action:** Approve Rezoning, #REZ2021-00004, Congressional Storage, subject to

proffers dated April 18, 2022

Approve Special Use Permit #SUP2021-00007, Congressional Storage,

subject to conditions dated April 18, 2022

**Department:** Planning Office

**Staff Lead:** Rebecca Horner, AICP, CZA, Acting Planning Director

#### **EXECUTIVE SUMMARY**

This request includes two concurrent applications intended to permit a self-storage center on 2.47 acres. More specifically, this request includes the following:

- 1. <u>#REZ2021-00004</u>: To rezone an approximately ±0.345-acre portion of the subject property, from A-1, Agricultural, to B-1, General Business.
- 2. <u>#SUP2021-00007</u>: To allow a 42,972 square foot self-storage center consisting of two buildings to be constructed in two phases as well as an interim commercial parking use in the first phase.

It is the recommendation of the Planning Commission and Staff that the Board of County Supervisors approve both Rezoning #REZ2021-00004, Congressional Storage, subject to proffers dated April 18, 2022, and Special Use Permit #SUP2021-00007, Congressional Storage, subject to conditions dated April 18, 2022.

#### **BACKGROUND**

A. Request: This request consists of two concurrent applications intended to allow a 42,972 square foot self-storage center on 2.47 acres. More specifically, #REZ2021-00004 proposes to rezone an approximately ±0.345-acre portion of the subject property, from A-1, Agricultural, to B-1, General Business. #SUP20021-00007 will allow a self-storage center consisting of two one-story buildings, 21,946 square feet and 20,306 square feet, respectively, to be built in two phases. Phase one will include interim commercial parking in the future footprint of the phase two building.



Graphic depicting self-storage center use at Phase 2 build-out

Uses/Features	Existing	Proposed (Rezoning & SUP)	
Zoning	A-1, Agricultural, to B-1, General Business	B-1, General Commercial (with proffers)	
SUP	N/A	Self-Storage; Interim Commercial Parking <i>(with SUP)</i>	
Allowable Uses	Any B-1 or A-1 use on the requisite portions of the site; no proffered restrictions.	Self-Storage; Interim Commercial Parking (with SUP)	

Uses/Features	Allowed per Zoning Ordinance	Proposed (SUP)	
Landscaping	No existing buffers on the site; existing vegetation limited to the rear (eastern) property adjacent to an area of on-site wetlands.	20-foot HCOD buffer along the front (west) property boundary  15-foot Type A buffer along the side (south) property boundary adjacent to existing A-1 zoned property; 10-foot planting strip adjacent to the B-1 zoned property  50-foot Type C buffer along the rear (east) property boundary adjacent to Bradley Square	
Signage	2 façade signs (Up to 400 SF in total area allowed)  One free-standing sign (up to 80 square feet)	2 façade signs (45 & 46 square feet)  1 monument sign (80 square feet)	

- B. <u>Site Location</u>: The site is located on the east side of Dumfries Road, approximately 600 hundred feet south of the intersection of Dumfries Road and Old Dominion Drive. The site is addressed as 10613 and 10615 Dumfries Road and is identified on County maps as GPINs 7794-78-1662 and 7794-78-2053.
- C. <u>Comprehensive Plan</u>: The site is designated CEC, Community Employment Center, in the Comprehensive Plan and is located within the Route 234 (Dumfries Road)
  Highway Corridor Overlay District and the Airport Safety Overlay District.
- D. <u>Zoning</u>: The site is zoned B-1, General Business, and A-1, Agricultural.
- E. <u>Surrounding Land Uses</u>: To the north of the subject site is the Dominion Self Storage and the United Excavating and Land Development storage facility further north. To the south of the site is an auto body repair shop. To the east of the site are single-family attached residences located within the Bradley Square neighborhood. To the west of the site, across Dumfries Road, is the Virginia National Guard Readiness Center.

- F. <u>Background and Context</u>: The subject property is currently zoned A-1, Agricultural, and B-1, General Business.
- G. <u>Planning Commission Recommendation</u>: At the February 23, 2022 public hearing, The Planning Commission recommended approval of Rezoning, #REZ2021-00004, Congressional Storage, subject to the proffers dated January 26, 2022 and Special Use Permit, #SUP2021-00007, Congressional Storage, subject to conditions dated January 26, 2022.

#### STAFF RECOMMENDATION

Staff recommends approval of both Rezoning #REZ2021-00004, Congressional Storage, subject to proffers dated April 18, 2022, and Special Use Permit #SUP2021-00007, Congressional Storage, subject to conditions dated April 18, 2022 for the following reasons:

- The applications will facilitate the redevelopment of an existing blighted and underutilized commercial retail property and will incorporate buffering/landscaping pursuant to the DCSM where none currently exists.
- The requested rezoning will remove a small area currently zoned A-1 and will allow for the entire site to be administered as B-1, which will aid in the redevelopment of the property.
- As conditioned through this SUP, specific use and operational parameters, site layout, improved access, building elevations, signage details, and landscaping upgrades are being proposed to adequately mitigate the impacts.

#### **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: The subject property is designated CEC, Community Employment Center, in the Comprehensive Plan and is currently zoned A-1, Agricultural, and B-1, General Business. Per the Compatibility Matrix Figure 4, B-1 is not an implementing zoning district for CEC. However, the rezoning is only applicable to a 0.345 portion of the property currently zoned A-1 and will allow a currently split-zoned parcel to be fully administered as B-1. In addition, a self-storage facility is not a use that would typically be anticipated within an area designated CEC. It is the expectation that the Applicant incorporate other architectural elements into the design to emulate the form, mass, and design of a CEC use.

<u>Level of Service (LOS)</u>: The LOS impacts related to the subject SUP request would be mitigated through monetary contributions, as follows:

Fire & Rescue	\$0.61 per square foot (SF)	New building proposed (up to 43,000 square	\$26,230
		feet)	
Water Quality	\$75 per acre	±2.47 acres	\$185.25
TOTAL			\$26,415.25

#### **Community Input**

Notice of this rezoning and special use permit application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any community opposition.

#### **Other Jurisdiction Comments**

Information pertaining to these applications was previously transmitted to the City of Manassas and the City of Manassas Regional Airport for review and comment. The City of Manassas indicated that Dumfries Road is designated in the City's 2040 Comprehensive Plan as a character area corridor, warranting additional attention to building and site design. As such, the City recommends enhanced landscaping along Dumfries Road and additional detail on proposed building architecture. The City of Manassas Regional Airport recommended consideration be given to standing water and trash that would attract birds, mitigation of potential dust plumes, and notification as to whether any cranes will be used/stored on site.

#### **Legal Issues**

If the subject rezoning is approved, the property could be developed with a self-storage use and interim commercial parking, which are permitted uses in the B-1 zoning district subject to the approval of a SUP. However, if the rezoning and/or SUP are denied, then the property could develop pursuant to the B-1 and A-1 districts, as applicable. Approval of the rezoning is necessary to implement the site/building layout as depicted on the SUP. Legal issues resulting from the Board of County Supervisors' action are appropriately addressed by the County Attorney's Office.

#### **Timing**

There is a one-year timeframe for Board of County Supervisors' action on a rezoning application. There is no required timeframe for Board of County Supervisors' action on a SUP application. However, it is the Planning Office's recommendation that final action be taken within one year of acceptance of the application. The one-year timeframe ended on August 28, 2021. In this instance,

Rezoning #REZ2021-00004, Congressional Storage Special Use Permit #SUP2021-00007, Congressional Storage May 10, 2022 Page 6

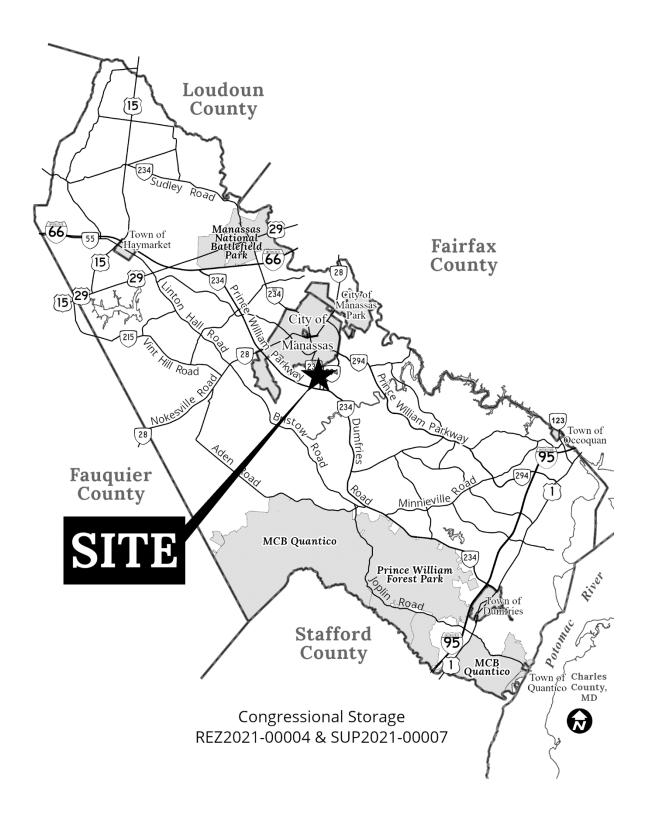
however, there have been multiple submissions by the Applicant to address outstanding issues as well as varying periods of time between those submissions.

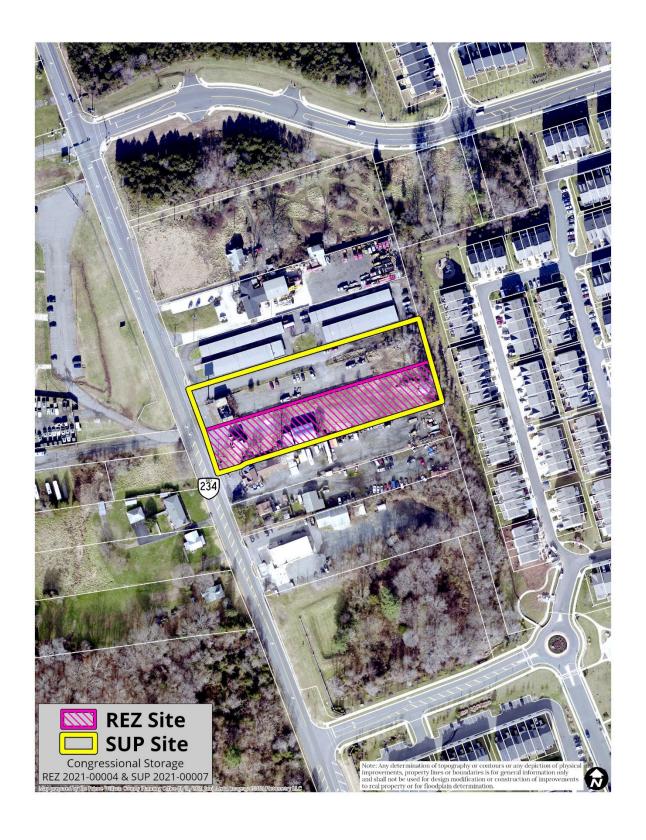
#### **STAFF CONTACT INFORMATION**

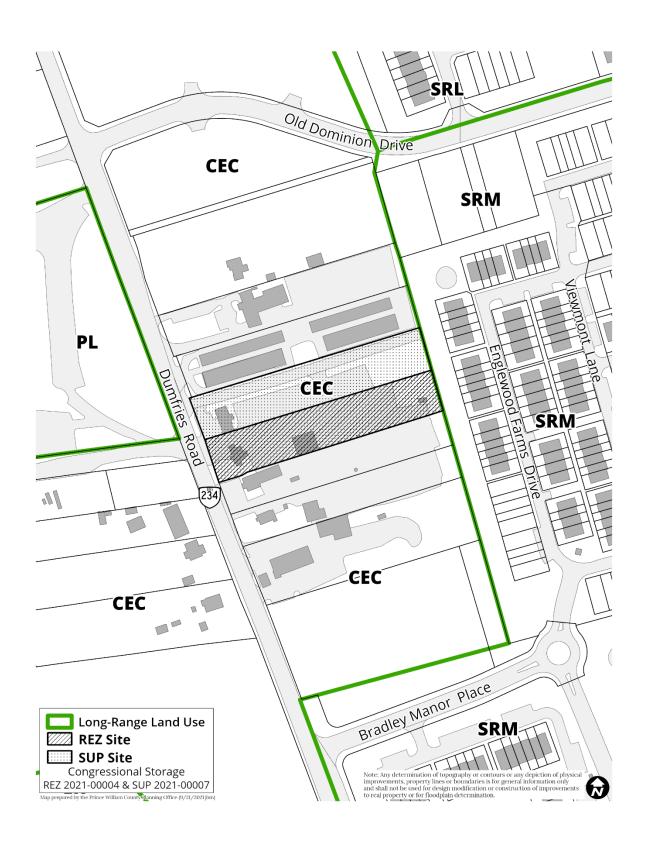
Stephen Gardner | (703) 792-5282 sgardner@pwcgov.org

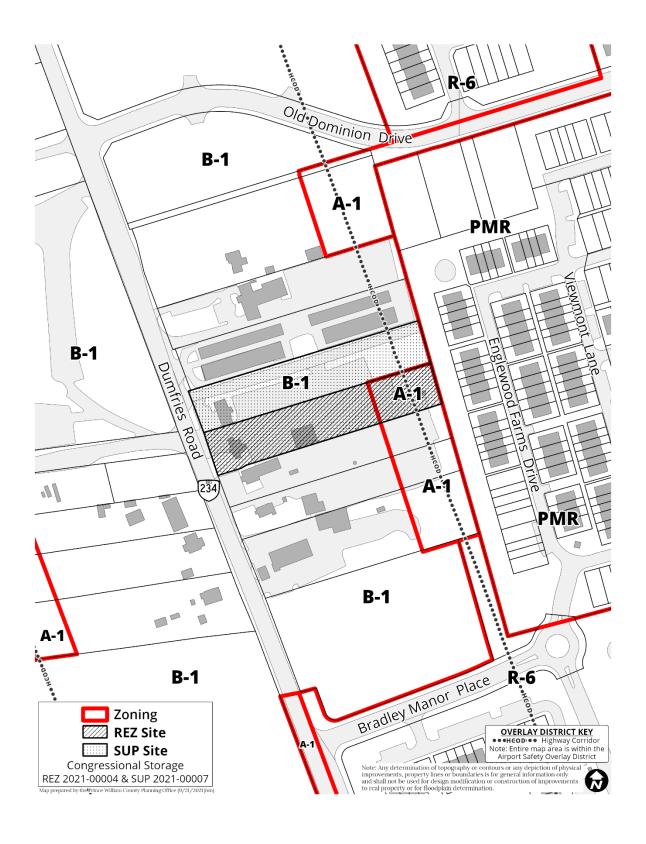
#### **ATTACHMENTS**

Area Maps Staff Analysis Proffers Special Use Permit Conditions Generalized Development Plan 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	No
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

#### **Part II. Comprehensive Plan Consistency Analysis**

The following table summarizes the area characteristics:

Direction	Land Use	Long Range Land	Zoning
		Use Designation	
North	Self-Storage	CEC	B-1
South	Commercial retail; Auto	CEC	B-1, A-1
	body repair shop		
East	Bradley Square	SRM	A-1, PMR
	subdivision		
West	VA National Guard	CEC, PL	B-1
	Readiness Center; Single-		
	Family Residence		

#### **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.

This site is located within the Development Area of the County, and is designated CEC, Community Employment Center, on the Long-Range Land Use Map. B-1 is not an implementing zoning district for CEC. However, the rezoning of the A-1 portion of the property to B-1 will allow the entire property to consistently administered as B-1. Although not a preferred use in CEC, a self-storage center could be considered appropriate provided the architectural design, building form, and massing incorporate the recommendations of the *Illustrative Guidelines for Office Development*, such that the building includes features emblematic of an office use. In this instance, the building incorporates higher quality architectural features along the front façade facing Dumfries Road but fails to provide the anticipated design features on the side and rear facades. Additional discussion on this issue will be included as part of the Community Design Analysis below. The following table summarizes the uses and densities intended within the CEC designation.

Long-Range Land Use Map Designation	Intended Uses and Densities		
Map Designation			
	The purpose of the Community Employment Center classification is to		
Community	provide for areas of low- to mid-rise offices (including government		
Employment Center	offices, particularly those for Prince William County agencies), research		
(CEC)	and development, lodging, and mixed-use projects planned and		
	developed in a comprehensive, coordinated manner. CEC projects shall		
	be located at or near the intersection of principal arterials and major		
	collector roads, or at commuter rail stations. Residential uses shall be		
	considered secondary uses and shall represent no greater than 25		
	percent of the total CEC gross floor area of the project. Drive- in/drive-		
	through uses are discouraged. Single-family attached or multifamily		
	housing including elderly housing is permitted, at a density of 6-12		
	units per gross acre, less the ER designated portion of a property.		
	Development in CEC projects shall occur according to an infrastructure		
	implementation plan submitted at the time of rezoning. The intent of		
	this plan is to ensure that critical infrastructure for office, employment,		
	and lodging uses is developed adequately for each phase of the		
	project. Development shall also occur according to a phasing plan that		
	must ensure that office, employment, and lodging uses are always the		

primary uses within the area rezoned. Office development in CEC areas is encouraged to be in accordance with the 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. A minimum office building height of 3-5 stories is preferred.

#### **Proposal's Strengths**

Redevelopment of Existing Uses: These applications propose the redevelopment of an
existing outdated and blighted property, including enhanced building architecture along
Dumfries Road, decorative fencing, and buffers that will serve as a visual improvement for
the larger area. The rezoning allows for consistent administration of the entire site as B-1,
which will aid in this redevelopment.

#### **Proposal's Weaknesses**

- Zoning Consistency with CEC: The proposed B-1 zoning is not an implementing zoning district for areas designated CEC, Community Employment Center. That being said, Staff recognizes that the scope of the rezoning is limited to 0.345 acres and is intended to allow consistent administration of the entire subject parcel as B-1.
- <u>Use Consistency with CEC:</u> Areas designated as CEC, Community Employment Center, should include low- to mid-rise offices as the predominant use. A self-storage facility is not indicative of the type of use anticipated within CEC areas. Mitigation of the use discrepancy could be achieved with the use of four-sided architecture and high-quality design that is typical of low- and mid-rise office development. Currently, only the front (west) façade incorporates high quality architectural materials.
- Consistency with the *Illustrative Guidelines for Office Development*/Building Architecture: Although the front (west) façade facing Dumfries Road includes architectural design techniques encouraged for office buildings located within areas designated CEC, the side (north and south) and rear (east) facades do not. The front façade includes brick as the predominant building material, the use of accent elements, windows, and the use of horizontal and vertical design elements, all of which are encouraged by the *Guidelines* for high-quality office development. The side/rear facades include metal siding as the predominant material, which is indicative of a warehouse/industrial building.

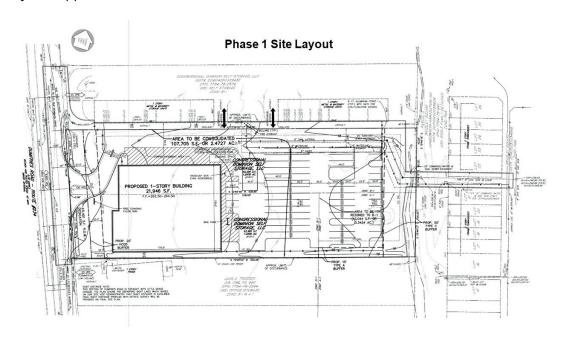
<u>On balance</u>, this application is found to be inconsistent with the relevant components of the Long-Range Land Use Plan. Consistency with the long-range land use could be achieved by the incorporation of high-quality building materials and four-sided architecture that would otherwise be anticipated within a CEC designated area.

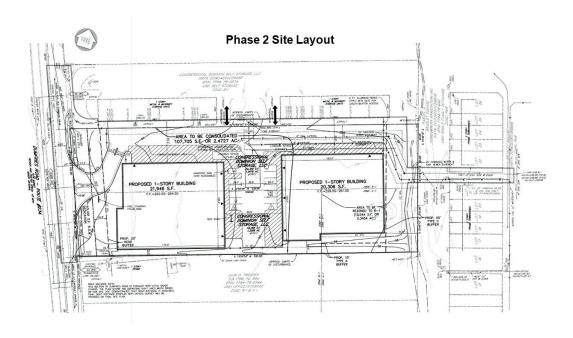
#### **Community Design Plan Analysis**

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.

These applications propose a self-storage facility consisting of two buildings to be constructed in phases. Phase 1 proposes a 21,946 square foot, one story structure adjacent to Dumfries Road with an interim commercial parking lot located behind the building. Per the SUP, this commercial parking area will accommodate vehicular parking as well as boats and RVs. Phase 2 replaces the commercial parking lot with a 20,306 square foot, one-story structure adjacent to the existing Bradley Square townhouse community. Parking and loading to serve both buildings would be located interior to the site between the two buildings.

Proposed landscaping includes the following: a fifty-foot wide Type C buffer is proposed along the rear (east) proposed boundary adjacent to Bradley Square; a fifteen-foot wide Type A buffer along the south side property boundary adjacent to the A-1 zoned property; a ten-foot planting strip along the south side property boundary adjacent to the B-1 zoned property; and a twenty-foot wide highway corridor overlay buffer along the front (west) boundary. No buffering/landscaping is proposed along the north side property boundary, adjacent to an existing self-storage use also owned by this Applicant.



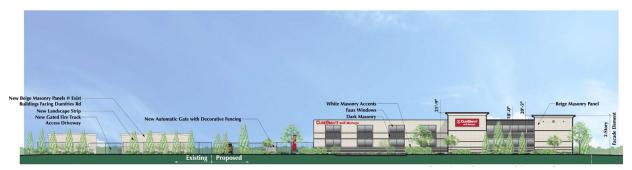


#### **Building Placement and Architecture**

The proposed Phase 1 building is situated just behind the HCOD buffer planting area along Dumfries Road, and the parking/loading areas are located along the rear of the structure. This proposed site layout ensures that the building remains the prominent feature when viewed from Dumfries Road, and parking/loading areas are screened from public view by a physical structure.

Architectural elevations have been submitted and proffered as part of these applications. Building materials for the front (west) façade include beige masonry panels accented with horizontal and vertical dark masonry panels. Windows have been arranged both horizontally and vertically to provide the appearance of a two-story structure. Two vertical pylon elements are located along the front building façade and extend above the roofline. These elements provide the dual function of providing vertical articulation along the building wall and variation along the roofline. In contrast to the front facade, the side (north and south) and rear (east) building façades consist predominantly of metal siding arranged in a dual, alternating beige and dark, color palette.

Subsequent to the Dispatch of the Planning Commission Public Hearing Staff Report, the Applicant extended the white and dark masonry accent panels approximately forty feet along the side (south) building façade in an effort to address the portion of the building that would be visible from Dumfries Road. Although staff considers this addition an improvement, it only partially addresses the concern, and Staff continues to recommend the white/dark masonry panels be included along the entire side (north and south) and rear (east) building façades to provide the four-sided architecture anticipated by the *Illustrative Guidelines for Office Development* for properties designated CEC, Community Employment Center.



Front (west) building elevations fronting Dumfries Road



Rear (east) building elevation fronting Bradley Square

#### **Off-Site Improvements**

The proposed self-storage center is being designed as an extension of an existing self-storage use located to the north of the site on GPIN 7794-78-2374, which is also owned by this Applicant. The existing conditions of this facility include limited landscaping and a large vehicular access from Dumfries Road. The proposed self-storage center subject to this SUP proposes an inter-parcel access to this site. Proffer 4 includes a commitment to extend the decorative fencing across the frontage of GPIN 7794-78-2374, including across the existing access drive. Building elevations referenced in Proffer 2 note the area of the existing access drive as "new gated fire truck access driveway." Proffer 4 also includes a commitment to provide upgraded landscaping along the Dumfries Road frontage of GPIN 7794-78-2374, although the language states the quantity and type shall be at the Applicant's sole discretion.

Notwithstanding the ambiguity regarding the extent of any proposed plantings, the commitment by this Applicant to provide off-site improvements that will further unify the two properties along Dumfries Road, as well as restricting the existing access to emergency vehicular use, is considered by staff a commitment that is above and beyond. These commitments represent a significant enhancement to the Dumfries Road corridor and a notable public benefit.

#### **Proposal's Strengths**

• <u>Site Layout and Building Placement</u>: The two buildings have been situated on the site such that the building is the predominant feature when viewed from Dumfries Road. Parking and loading are located interior to the site and are screened by the two buildings on either side.

- <u>Signage</u>: Signage will be consistent with the Zoning Ordinance and will include a 45 square foot façade sign, a 46 square foot façade sign, and an 80 square foot monument sign.
- <u>Landscaping Enhancements</u>: As noted on the GDP/SUP, redevelopment of the site will include landscaping/buffering, including a Type C buffer along the eastern property boundary and a HCOD buffer along the western property boundary fronting Dumfries Road. This will incorporate buffering/landscaping onto a property where none currently exist. All new plantings shall be drought-resistant and indigenous with final species to be determined at site plan.
- Off-Site Improvements: Proffer 4 includes an off-site commitment to extend decorative fencing and landscaping across the Dumfries Road frontage of GPIN 7794-78-2374, which is also owned by the Applicant. A profile of the decorative fencing is included as part of the proffered building elevations.

#### **Proposal's Weaknesses**

- <u>Side/Rear Building Architecture:</u> The use of metal siding along the side (north and south) and rear (east) building façades is not indicative of the high-quality, four-sided architecture anticipated by the uses located in and designated CEC, Community Employment Center.
- <u>Landscaping along Southern Property Boundary:</u> The landscaping along the side (south) property boundary consists of a ten-foot planting strip along the B-1 zoned property and a fifteen-foot Type A buffer along the A-1 zoned property. Staff recommends a consistent buffer width and planting scheme to ensure consistency along the entire frontage.

**On balance**, this application is found to be consistent with the relevant components of the Community Design Plan. Staff continues to recommend high-quality, four-sided architecture be incorporated into the building's north, south, and east facades to address the discrepancy between the site's CEC, Community Employment Center, designation and the proposed self-storage use.

#### **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 an existing commercial retail / outdoor storage use on a site that has previously been disturbed. The project area exhibits a low potential for finding cultural resources, and no cultural resource studies were recommended. The Historical Commission reviewed this proposal at its October 13, 2020 meeting, and determined that no further work was needed.

#### **Proposal's Strengths**

 No Further Work: The Historical Commission reviewed this proposal at its October 13, 2020 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.

#### **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 has been previously disturbed and is generally devoid of vegetation, the only exception being limited to an area within and surrounding linear wetlands located near the rear (east) property boundary.

#### **Proposal's Strengths**

- <u>Water Quality</u>: A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned.
- <u>Landscaping Enhancements</u>: As conditioned, landscaping/buffering will be incorporated into a site where none currently exist. Landscaping shall be provided in substantial conformance with the GDP/SUP Plan.
- <u>Limits of Disturbance:</u> Although the limits of disturbance generally extend to the property boundaries and include the entirety of the site, they do provide for the protection and preservation of a small area of linear wetlands located near the rear (east) property boundary.

#### **Proposal's Weaknesses**

• <u>Utility Easements within Fifty-Foot Buffer Adjacent to Bradley Square:</u> The proposed fifty-foot, Type C buffer along the rear (east) property boundary adjacent to the Bradley Square townhome community includes a water and sewer connection and associated easement that is oriented diagonally through the buffer. Plantings within this easement will be limited to shrubs and ornamental grasses. Ideally, utility crossings should be oriented perpendicular to any buffers to minimize impacts. In this instance, the proximity of the Phase 2 building placement relative to the buffer precludes the transition of the utility easement outside of the buffer. To address this concern, staff has proposed a condition that would not permit a reduction in the aggregate number of evergreen/deciduous trees within the total buffer area, and any evergreen/deciduous trees displaced by the easement would need to be realized elsewhere within the fifty-foot buffer strip.

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

#### **Fire and Rescue Plan Analysis**

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

The nearest responding fire station is Fire & Rescue Station #7 (Lake Jackson). The site is located inside the 4.0-minute travel area for fire suppression and basic life support and is within the 8.0-minute travel time for advanced life support services. In FY 2019, Fire/Rescue Station #7 responded to 1,828 incidents, while the station workload capacity is 4,000 incidents.

#### **Proposal's Strengths**

- <u>Monetary Contribution</u>: As conditioned, the Applicant shall make a monetary contribution of \$0.61 per square foot of new building area constructed.
- <u>Inside 4.0-Minute Travel Time</u>: The site is located within the 4.0-minute travel time for fire suppression and basic life support.

• <u>Inside 8.0-Minute Travel Time</u>: The site is located within the 8.0-minute travel time for advanced life support services.

#### **Proposal's Weaknesses**

None identified.

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

#### **Police Plan Analysis**

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

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: <a href="http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx">http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx</a>

#### **Proposal's Strengths**

• <u>Impacts to Levels of Service</u>: The Police Department does not believe this application will create significant impact on calls for service.

#### **Proposal's Weaknesses**

None identified.

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

#### **Potable Water Plan Analysis**

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available from an existing 8-inch water main stub-out located approximately 140 feet east of the property near Englewood Farms Drive within an existing public utility easement.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.

#### **Proposal's Strengths**

• <u>Water Connection & Service</u>: As conditioned, the Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop the subject property.

#### **Proposal's Weaknesses**

None identified.

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

#### **Sanitary Sewer Plan Analysis**

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

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available onsite from an existing from an existing 8-inch gravity sewer main located on the adjacent parcel near the eastern property boundary within an existing public utility easement

#### **Proposal's Strengths**

• <u>Sewer Connection & Service</u>: As conditioned, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

#### **Proposal's Weaknesses**

None identified.

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

#### **Transportation Plan Analysis**

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.

Ingress/egress to the site is proposed via a single access from Dumfries Road. In addition, the site layout includes an inter-parcel access that will serve an existing self-storage facility located on GPIN 7794-78-2374. Proffer 4 provides for the extension of the decorative fencing across the frontage of GPIN 7794-78-2374, and graphics included as part of this application note the existing access into GPIN 7794-78-2374 as being restricted to fire access. As such, the proposed access from Dumfries Road will serve both properties.

A waiver of the TIA was granted due to the low trip generation anticipated by the self-storage facility use. Trip generation is anticipated to be four vehicular trips in the AM peak, eight vehicular trips in the PM peak, and 67 total daily vehicular trips. No impacts to the regional roadway network are anticipated, and a waiver to permit a reduced turn lane length (i.e., taper) into the site was approved by Prince William County Department of Transportation (PWC DOT) on July 23, 2021. In addition, the Applicant has agreed to dedicate right-of-way equivalent to 52-feet from the centerline of Dumfries Road for future widening and roadway improvements.

The following summary table provides the latest Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Lanes	2020 VDOT Volume	2015 Daily LOS
Dumfries Road (Route 234)	4	6,500	С

#### **Proposal's Strengths**

- Access Points/Inter-Parcel Connection: Access to the Property shall be as shown on the SUP Plan. The site layout includes an inter-parcel connection to GPIN 7794-78-2374, which will allow the existing access point into this adjoining property to be restricted to emergency vehicles.
- <u>Dumfries Road Right-of-Way Dedication</u>: The GDP/SUP depicts a right-of-way dedication of 52-feet from the road centerline along the frontage of Dumfries Road, which will allow for future roadway widening and improvements by others.

#### **Proposal's Weaknesses**

None identified.

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

#### **Strategic Plan**

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy," "Mobility," "Wellbeing," "Safe and Secure Community," and "Quality Education and Workforce Development." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

#### Increase commercial tax base

 The proposed proffer amendment and special use permit are favorably aligned with the County's goal to increase the commercial tax base and redevelop existing sites and buildings to attract new business investment.

#### **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.

#### **Proffer Issues / Deficiencies**

• None identified.

#### **Modifications / Waivers**

Zoning Ordinance Section 32-400.16 includes general provisions for self-storage centers. Paragraph 2 states the following: "All storage shall be inside a building. Vehicle parking shall be for tenants and employees only while they are on the site. Motor vehicles shall not be parked overnight or otherwise stored outside within the center."

This application proposes the outside storage of vehicles as interim commercial parking as part of Phase 1. The GDP/SUP notes this storage will include car storage, boat storage, and RV storage. The provision of this request constitutes a modification of the general standards, which is permissible per Sec. 32-400.16(7).

Staff does not object to the provision of interim commercial vehicle parking, given the landscaping and buffering proposed as part of the site design. Staff has included conditions of approval specific to the interim commercial parking, including lighting standards, a requirement that all vehicles stored on site be maintained in an operable condition, and no maintenance of vehicles of any kind.

#### **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: Current / Long-Range Planning / Zoning & Proffer Administration
- PWC Police / Crime Prevention
- PWC Public Works Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)



**Planning Commission** 

#### PLANNING COMMISSION RESOLUTION

MOTION: FONTANELLA February 23, 2022

SECOND: BERRY Regular Meeting RES. No. 22-026

RE: REZONING #REZ2021-00004, CONGRESSIONAL STORAGE

**COLES MAGISTERIAL DISTRICT** 

ACTION: RECOMMEND APPROVAL

**WHEREAS**, this is a request to rezone an approximately ±0.345-acre portion of the subject property from A-1, Agricultural, to B-1, General Business; and

**WHEREAS**, the site is located ±0.6 miles north of the Dumfries Road and Prince William Parkway intersection and ±600 feet south of the intersection of Dumfries Rd. (Rt. 234) and Old Dominion Dr. The site is identified on County maps as GPIN 7794-78-2053 (pt.); and

**WHEREAS**, the site is designated CEC, Community Employment Center, in the Comprehensive Plan and is located within the Route 234 (Dumfries Road) Highway Corridor Overlay District and the Airport Safety Overlay District; and

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

**WHEREAS**, the application is being concurrently processed with a Special Use Permit, #SUP2021-00007 to allow a self-storage center and interim commercial parking, and

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

**WHEREAS**, the Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by a recommendation of approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby recommend approval of Rezoning #REZ-2021-00004, subject to the proffers dated January 26, 2022, on the Expedited Agenda.

5 County Complex Court, Prince William, Virginia 22192 • 703-792-7615 | www.pwcva.gov/pc

February 23, 2022 Regular Meeting RES. No. 22-026 Page 2

Votes:

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

Nays:

Abstain from Vote:

**Absent from Vote:** Moses-Nedd **Absent from Meeting:** Moses-Nedd

MOTION CARRIED

Attest:

Clerk to the Planning Commission



**Planning Commission** 

#### PLANNING COMMISSION RESOLUTION

MOTION: FONTANELLA February 23, 2022
Regular Meeting

SECOND: BERRY RES. No. 22-027

RE: SPECIAL USE PERMIT #SUP2021-00007, CONGRESSIONAL STORAGE

**COLES MAGISTERIAL DISTRICT** 

ACTION: RECOMMEND APPROVAL

**WHEREAS**, this is a request to allow a self-storage center and interim commercial parking use; and

**WHEREAS**, the site is located  $\pm 0.6$  miles north of the Dumfries Road and Prince William Parkway intersection and  $\pm 600$  feet south of the intersection of Dumfries Rd. (Rt. 234) and Old Dominion Dr. The site is identified on County maps as GPINs 7794-78-1662 and 7794-78-2053; and

**WHEREAS**, the site is designated CEC, Community Employment Center, in the Comprehensive Plan and is located within the Route 234 (Dumfries Road) Highway Corridor Overlay District and the Airport Safety Overlay District; and

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

**WHEREAS**, the application is being concurrently process with a Rezone, #REZ2021-00004 to rezone  $\pm 0.345$ -acre portion of the subject property from A-1, Agricultural, to B-1, General Business; and

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

**WHEREAS**, the Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by a recommendation of approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby recommend approval of Special Use Permit #SUP2021-00007, subject to the conditions dated January 26, 2022, on the Expedited Agenda.

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February 23, 2022 Regular Meeting RES. No. 22-027 Page 2

Votes:

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

Nays:

Abstain from Vote:

**Absent from Vote:** Moses-Nedd **Absent from Meeting:** Moses-Nedd

**MOTION CARRIED** 

Attest: \_\_\_\_\_

Clerk to the Planning Commission



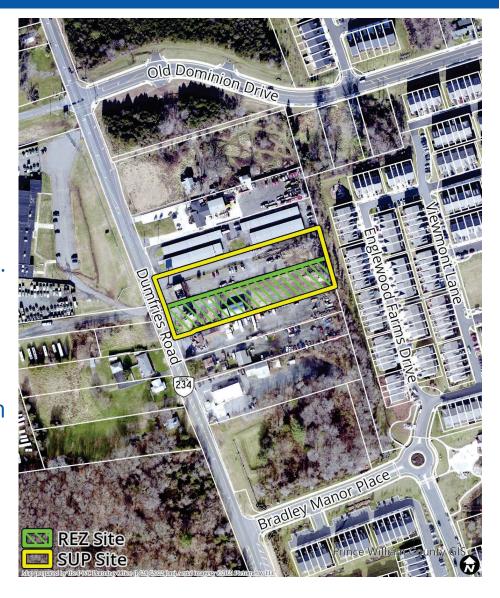
# Congressional Storage Rezoning #REZ2021-00004 Special Use Permit #SUP2021-00007

Coles Magisterial District

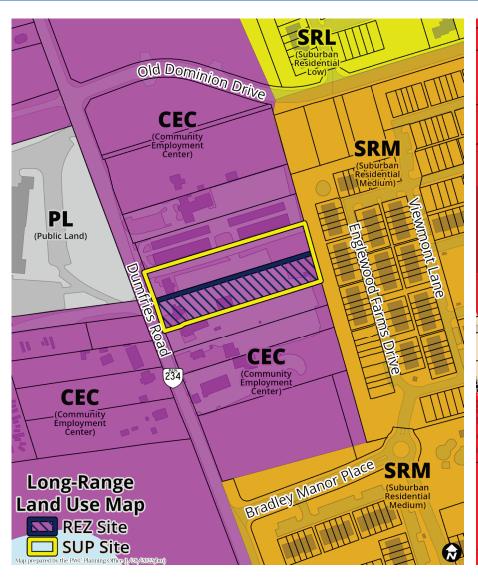
Stephen Gardner
Planning Office

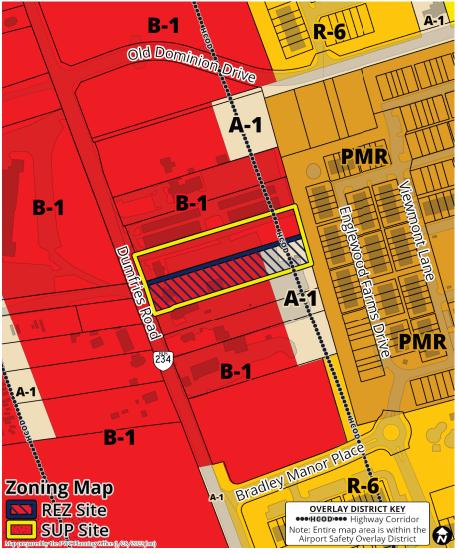


- Request: Two concurrent applications intended to allow a 42,972 sf self-storage center on 2.47 acres.
  - #REZ2021-00004 proposes to rezone
     ±0.345-acre portion from A-1,
     Agricultural, to B-1, General Business.
  - #SUP20021-00007 will allow a selfstorage center.
- **Location**: The site is located on the east side of Dumfries Rd, 600 ft south of the intersection of Dumfries Rd and Old Dominion Dr.
- Recommendation: Approval









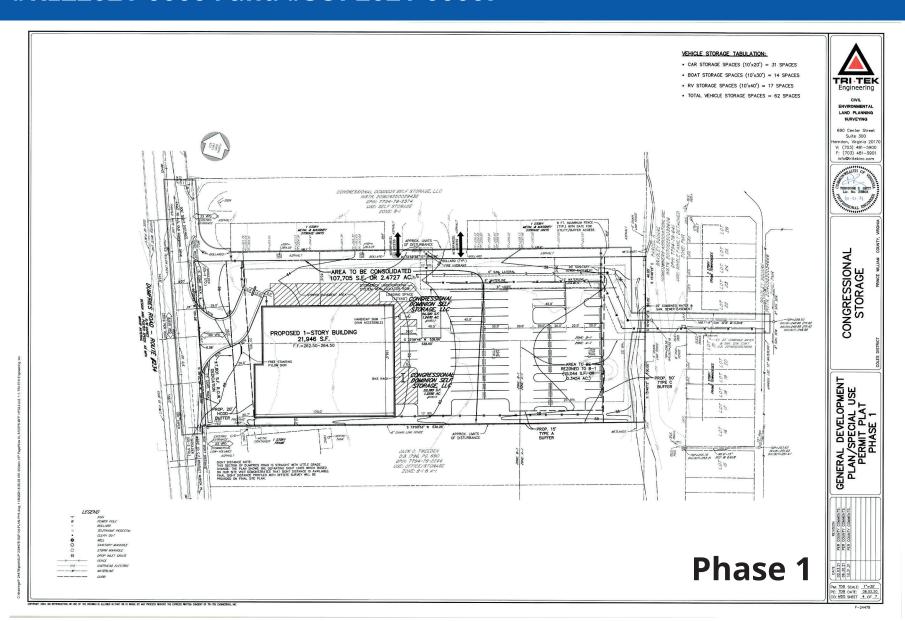




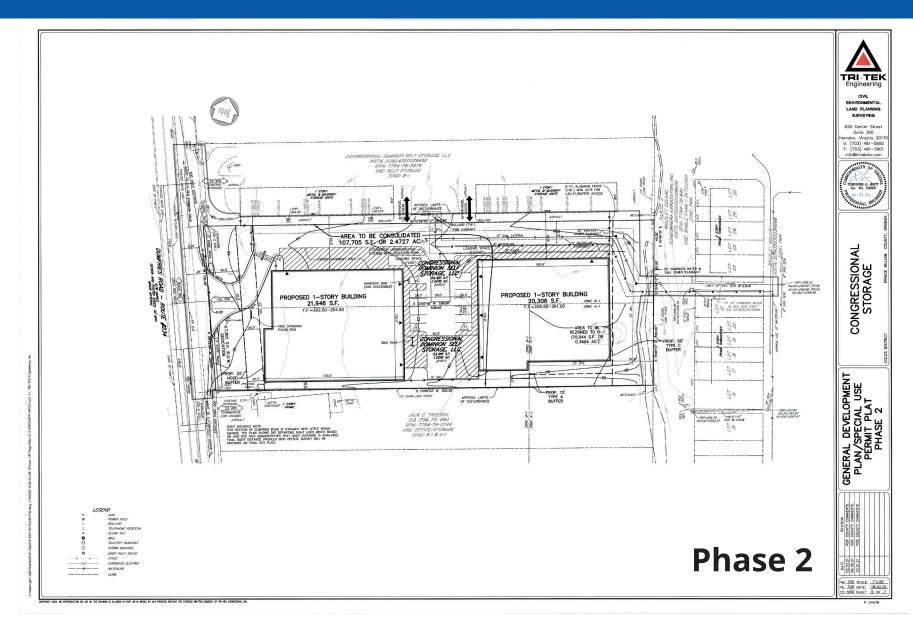




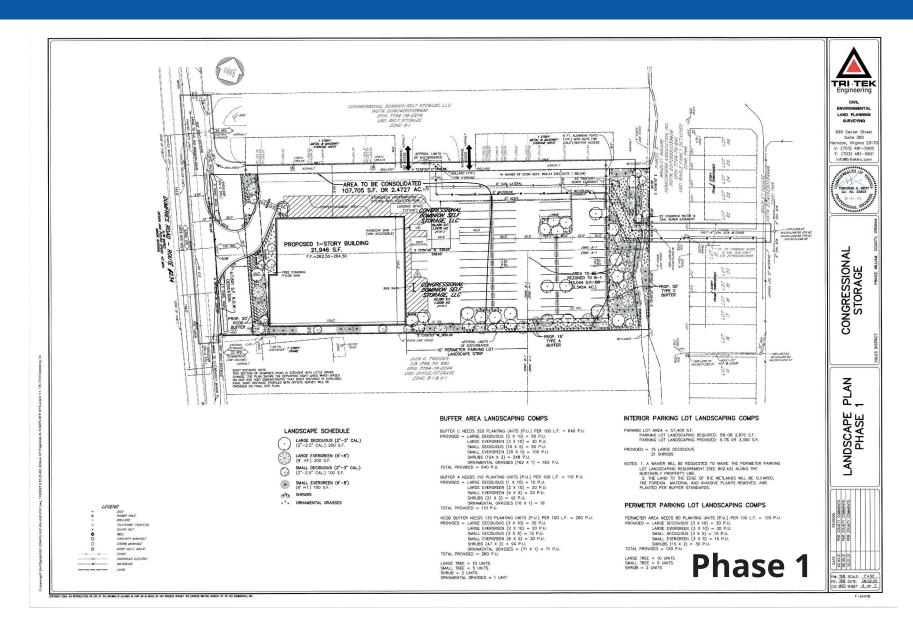




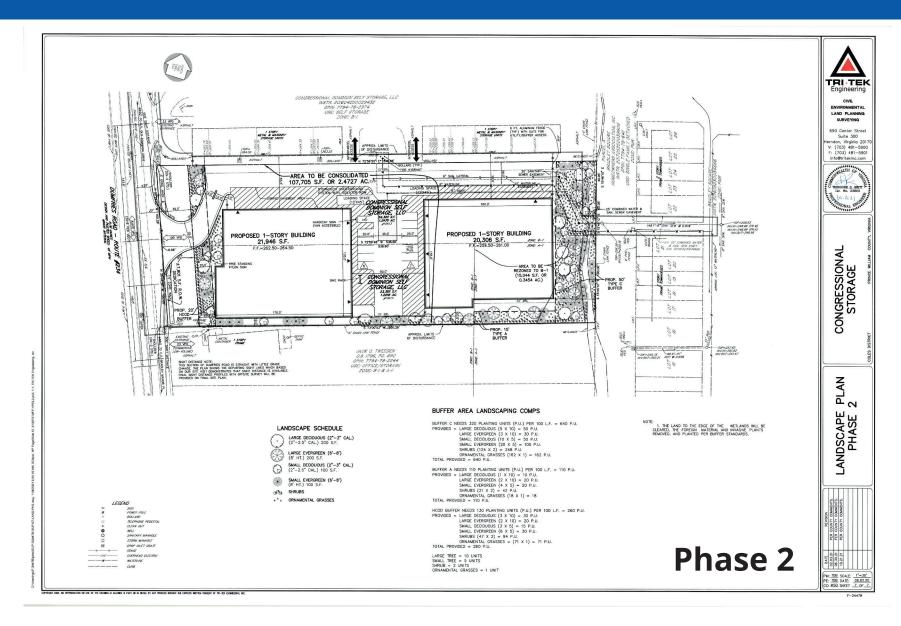




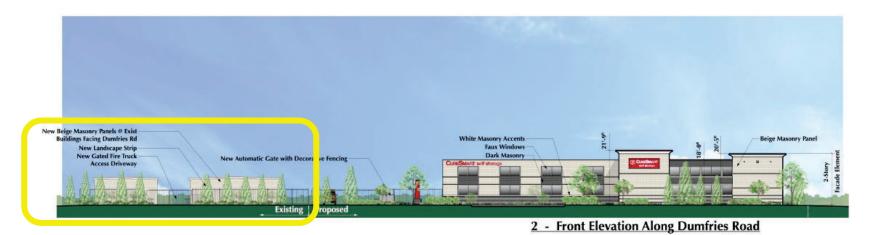
















<u>Planning Commission and Staff Recommendation</u>: <u>Approval</u> of both Rezoning #REZ2021-00004, Congressional Storage, subject to proffers now dated April 18, 2022, and Special Use Permit #SUP2021-00007, Congressional Storage, subject to conditions now dated April 18, 2022 for the following reasons:

- The applications will facilitate the redevelopment of an existing blighted and underutilized commercial retail property and will incorporate buffering/landscaping pursuant to the DCSM where none currently exists.
- ❖ The requested rezoning will remove a small area currently zoned A-1 and will allow for the entire site to be administered as B-1, which will aid in the redevelopment of the property.
- ❖ As conditioned through this SUP, specific use and operational parameters, site layout, improved access, building elevations, signage details, and landscaping upgrades are being proposed to adequately mitigate the impacts.