



STAFF REPORT

PC Meeting Date:	May 5, 2021
Agenda Title:	Rezoning #REZ2021-00007, Wellington Commerce Center
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2021-00007, Wellington Commerce Center, subject to proffers dated April 22, 2021
Department:	Planning Office
Case Planner:	Scott F. Meyer

EXECUTIVE SUMMARY

This is a request to rezone ±6.24 acres along the south side of Wellington Road from A-1, Agricultural, to M-1, Heavy Industrial, for industrial uses.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2021-00007, Wellington Commerce Center, subject to the proffers dated April 22, 2021.

BACKGROUND

- A. Request: This is a request to rezone ±6.24 acres from A-1, Agricultural, to M-1, Heavy Industrial, for industrial uses.

Uses/Features	Existing	Proposed
Zoning	A-1, Agricultural	M-1, Heavy Industrial
Use(s)	Vacant	M-1 by-right uses permitted, with 2 use prohibitions: - Asphalt/Concrete Plants; - Mineral Resource Extraction Facilities <i>(as proffered)</i>
Uses/Features	Allowed in M-1	Proposed
Floor Area Ratio (FAR)	0.50	Up to 0.50
Building Height	75 feet	Up to 65 feet <i>(as proffered)</i>
Open Space	15%	At least 15%; Proposed ±32,900 SF of wetlands/tree preservation area
Freestanding Signage	1 per street frontage (1 frontage, 1 sign) Up to 20 feet in height	1 sign/entrance feature proposed along Wellington Road, with maximum height up to 8 feet; <i>(as proffered)</i>

- B. Site Location: The subject property is located ±800 feet southeast of the Wellington Road and University Boulevard intersection, on the south side of Wellington Road, and is identified on County maps as GPIN 7497-21-1386.
- C. Comprehensive Plan: The site is designated EI, Industrial Employment, in the Comprehensive Plan.
- D. Zoning: The site is zoned A-1, Agricultural, and is within the Data Center Opportunity Zone Overlay District and the Airport Safety Overlay District.
- E. Surrounding Land Uses: The subject site is located in a corridor along Wellington Road that is surrounded by existing industrial-type uses, and is planned for industrial employment-type uses. To the north, is an industrial office building for a

construction/manufacturing company. A bus depot and motor vehicle repair/storage facility for Prince William County Schools is to the south and west of the site. An industrial storage and warehousing facility is located to the east. Further to the southeast and east is the Jiffy Lube Live amphitheater complex.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2021-00007, Wellington Commerce Center, subject to the proffers dated April 22, 2021 for the following reasons:

- The proposed rezoning to M-1, Heavy Industrial, is consistent with and directly implements the EI, Industrial Employment, use designation in the Comprehensive Plan.
- The requested M-1 zoning is consistent with the surrounding character of the area.
- As proposed, the proffers sufficiently mitigate the anticipated impacts.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is currently designated EI, Industrial Employment. The rezoning of the property to M-1, Heavy Industrial, as proffered, directly implements the intended uses of the property, and is consistent with the EI designation and 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	±6.24 acres	\$468.00
Fire & Rescue	\$0.61 per square foot (SF) of building area to be constructed	Up to ±102,390 SF (per Traffic/Turn Lane Assessment submitted by Applicant)	Up to \$62,457.90
TOTAL \$			Up to \$62,925.90

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-1, Heavy Industrial, zoning district. The site is currently zoned A-1, Agricultural, without proffers, and could continue to be utilized with current and by-right A-1 uses if the rezoning is not approved. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until August 3, 2021, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the rezoning request would meet the 90-day requirement.

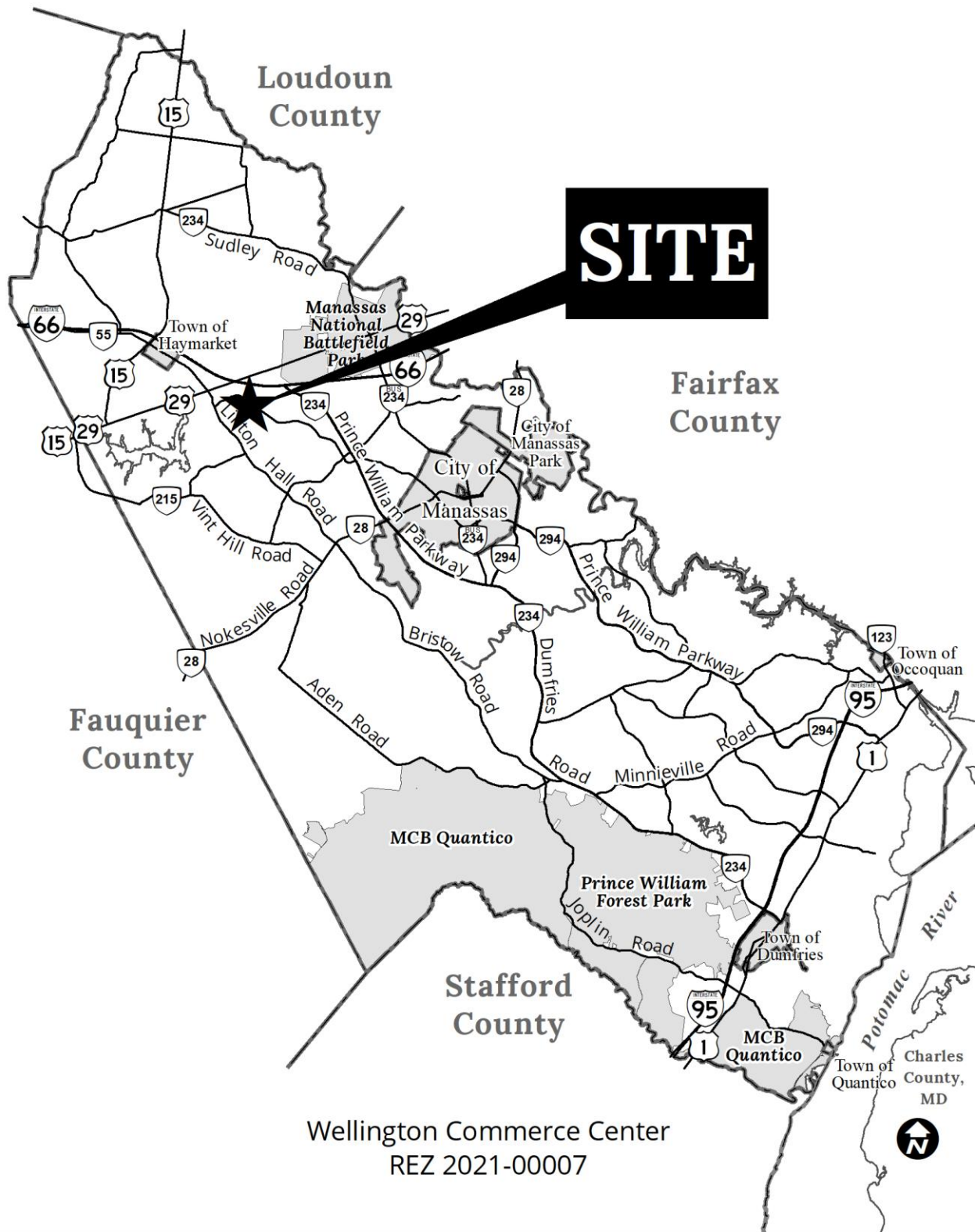
STAFF CONTACT INFORMATION

Scott F. Meyer | (703) 792-6876

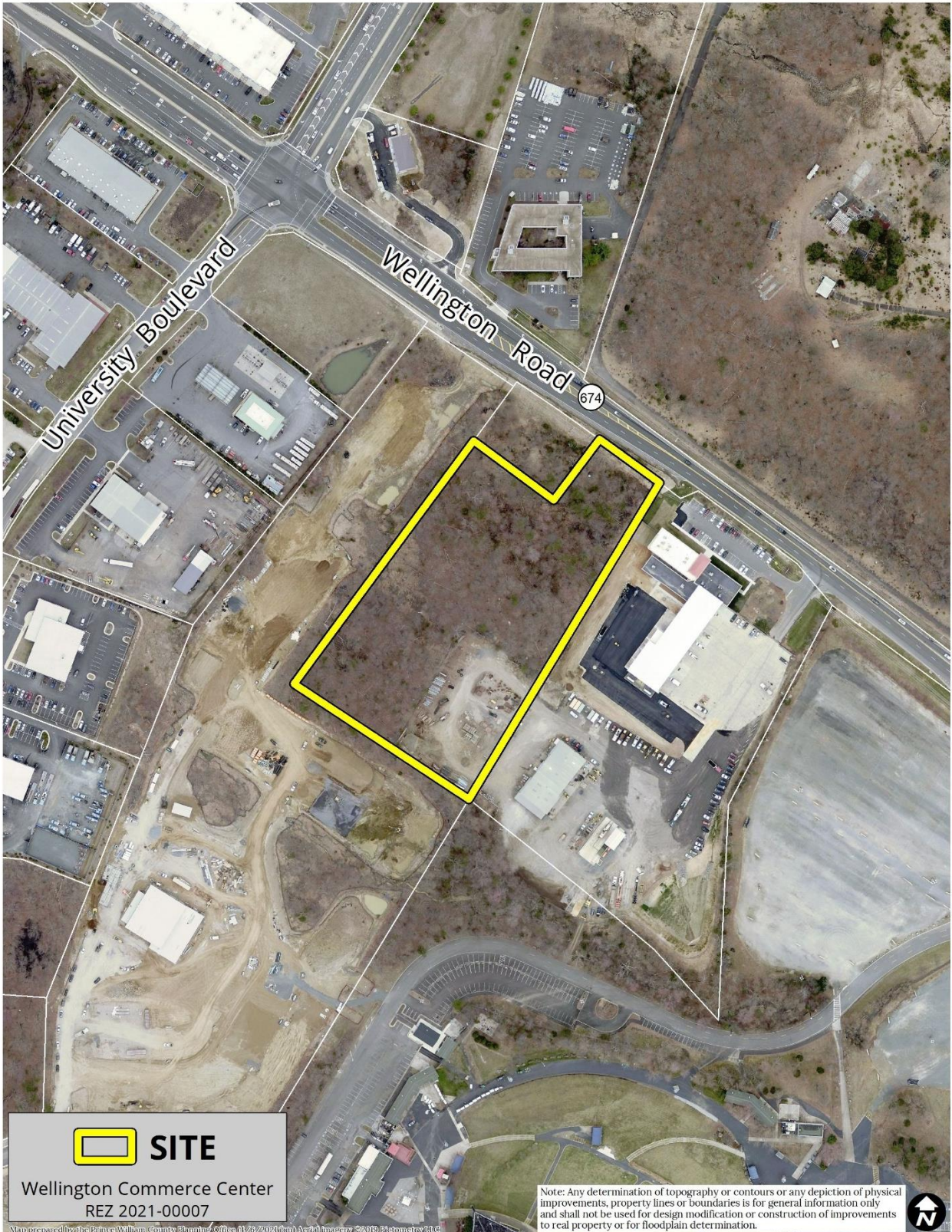
smeyer@pwcgov.org

ATTACHMENTS

Area Maps
Staff Analysis
Proffer Statement
Generalized Development Plan
Landscape Plan
Existing Conditions Exhibit/Map
Environmental Constraints Analysis Exhibit/Map
Signage Elevation
Historical Commission Resolution



Wellington Commerce Center
REZ 2021-00007

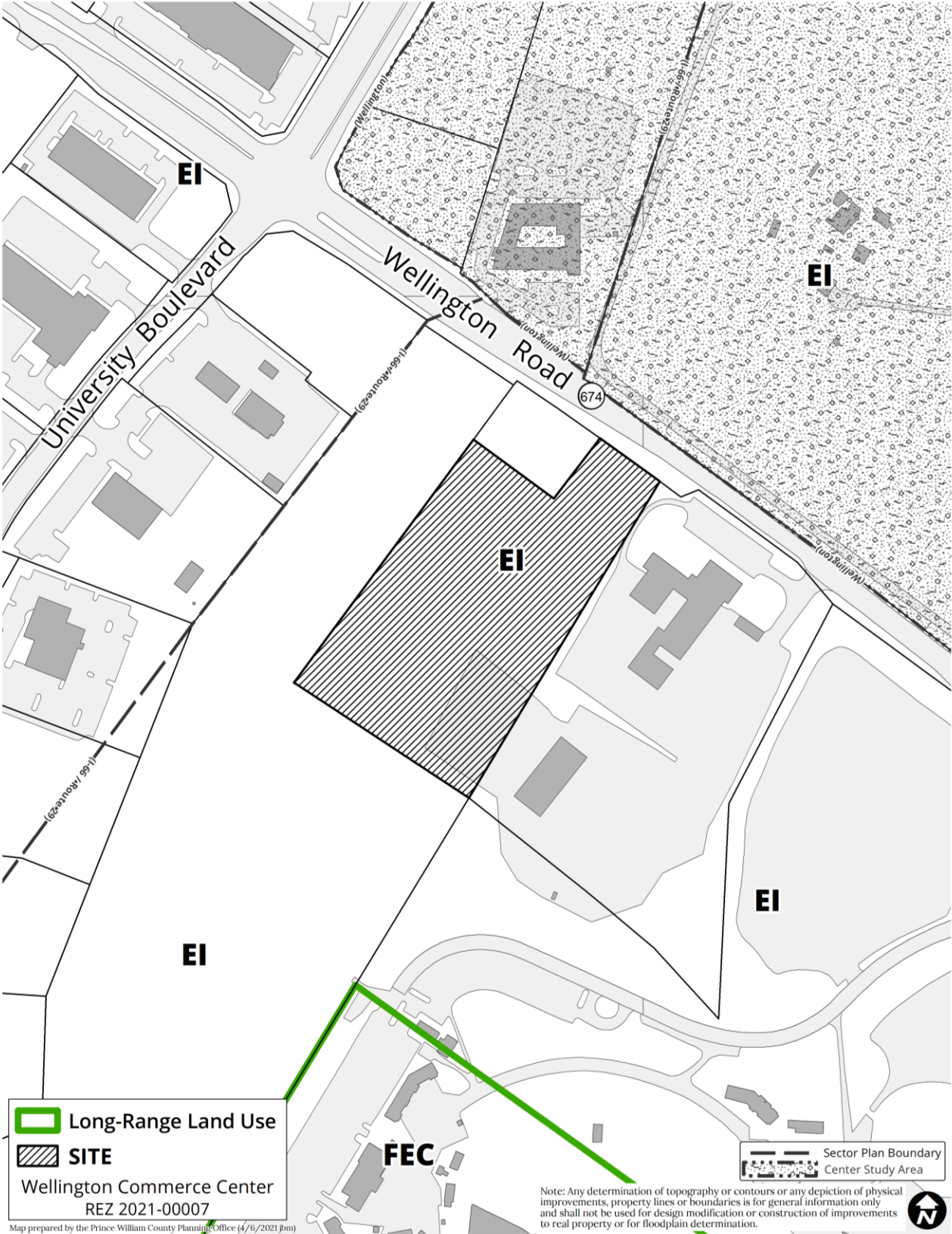


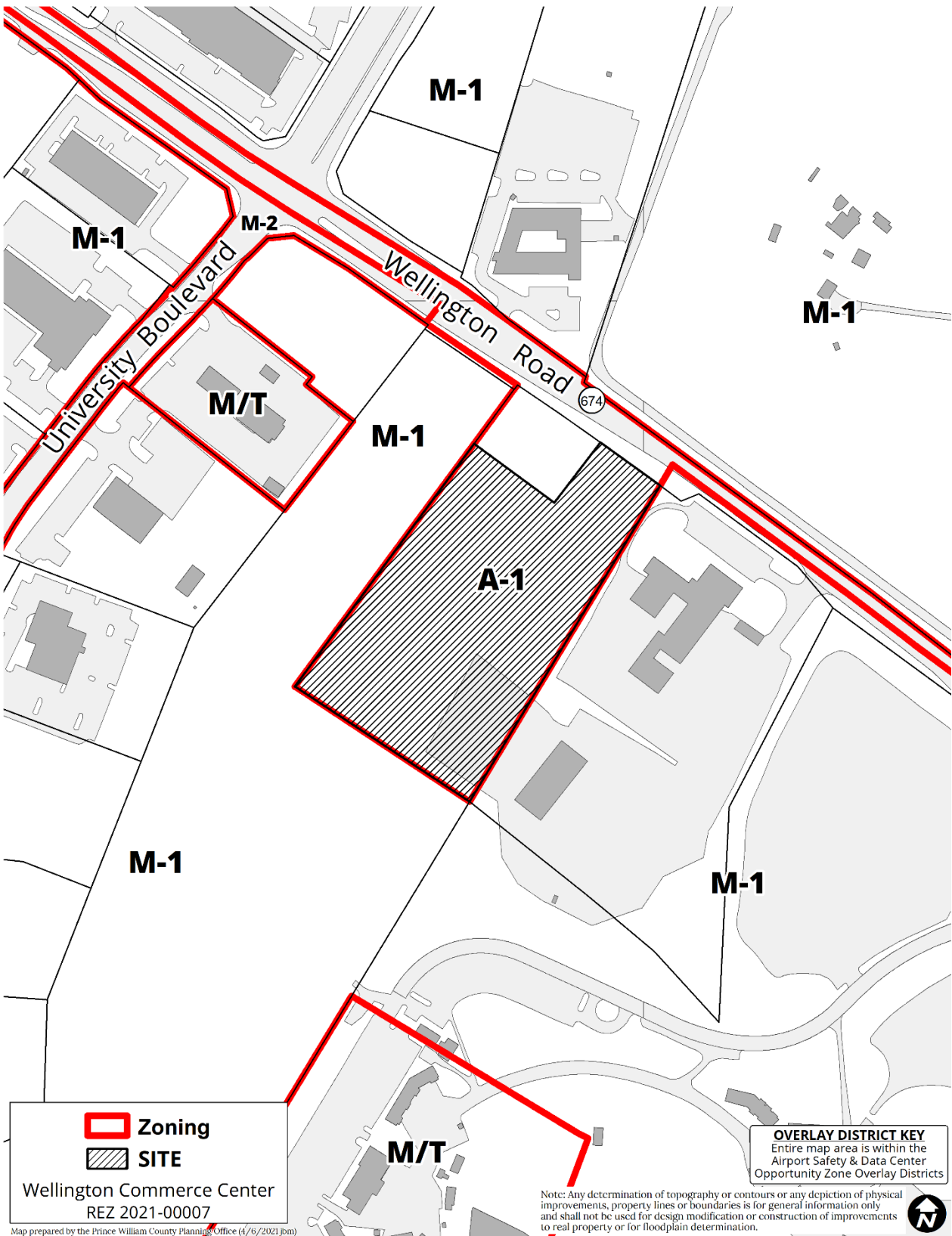
 **SITE**
Wellington Commerce Center
REZ 2021-00007

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.



Map prepared by the Prince William County Planning Office (Res 1178/2021) from Aerial Imagery ©2019 Esri/Trimble, LLC





Map prepared by the Prince William County Planning Office (4/6/2021,jm)

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

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

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Across Wellington Road; Industrial office building for construction/manufacturing company (Mid-Atlantic Construction)	EI	M-1
South	Bus depot and motor vehicle repair/storage facility for Prince William County Schools	EI	M-1
East	Industrial storage and warehousing facility; Jiffy Lube Live amphitheater to southeast/east	EI	M-1
West	Bus depot and motor vehicle repair/storage facility for Prince William County Schools, with industrial-zoned properties beyond	EI	M-1; 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 A-1 to M-1, to have the option to develop the site with heavy industrial-type uses.

This site is located within the Development Area, and is designated as EI, Industrial Employment. The following table summarizes the uses and densities intended within the EI 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 A-1, Agricultural, to M-1, Heavy Industrial, directly implements the current EI, Industrial Employment, land use designation within the Comprehensive Plan.
- **Consistency with Surrounding Area:** The site is among similar and existing industrial uses, and in an area where these types of uses are preferred and targeted. The site is surrounded by land that is zoned M-1 and M/T, which are all industrial zoning districts. The request to rezone to M-1 zoning is consistent with the surrounding industrial character of the area.

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.

Proposal's Strengths

- **Proffered Commitment to Quality Building Materials & Aesthetics:**
 - The façade of any future building on the property that is within 200 feet of Wellington Road shall be constructed of brick, stone, architectural concrete masonry unit (e.g., regal stone, split face, and/or precision ground face), and/or pre-cast concrete panels, but not plain concrete block. EIFS (Exterior Insulation and Finish System) architectural paneling may be used as a secondary building material.
 - All building walls within 200 feet of Wellington Road that are greater than 150 feet in length shall contain window openings, pilasters, or other architectural features that provide visual breaks along said walls.

- Screening for Loading & Service Areas:
 - As proffered, where loading and/or outdoor storage are oriented towards Wellington Road, such areas shall be fully screened with landscaping, walls, or fencing. Once determined, all outside storage and loading areas shall be shown on the final site plan(s).
 - All outside storage shall be oriented to the rear of the main building structure on each lot and shall be completely screened with opaque fencing.
- Landscape Buffering Adjacent to A-1 Zoned Property: As proffered, the Applicant shall provide a full 50-foot Type C buffer area, as depicted on the GDP, along the adjacent property identified as GPIN 7497-22-2721 and zoned, A-1 Agricultural.
- Frontage Landscaping Enhancements: As shown on the GDP, the Applicant is providing a 20-foot landscape strip along Wellington Road and additional tree preservation area at the northwestern corner of the site, adjacent to the access point.
- Freestanding Signage Entry Design: As proffered, the Applicant shall provide an entry wall sign feature with landscaping at the base in substantial conformance with the conceptual exhibit entitled "Wellington Commerce Center – Main Entry Wall Elevation". Any freestanding sign is to be monument style, and not to exceed 8 feet in height. The base of monument sign shall be constructed of materials that are compatible with the materials of the principal building and with low-growth landscaping.
- Overall Height Limitation: As proffered, any building on the property shall not exceed 65 feet in height. Furthermore, all equipment (including containers) shall be stored at a height not to exceed 65 feet.

Proposal's Weaknesses

- Lack of Layout & Illustrative Details: The Comprehensive Plan recommends that generalized development plans submitted with rezoning applications include a general layout, architectural, sign, lighting, and landscape concepts for all developments. In addition, proposed layouts and architectural elevations for all non-residential projects should be provided. Since there is no specific end user identified at this time, the subject application does not include a specific layout information, conceptual building design, and building location information for the ±6.24-acre industrial development. Thus, this creates challenges for analyzing all potential development options.

On balance, while this application lacks a project layout and illustrative building design information, staff finds the application to be consistent with the relevant components of the Community Design Plan. The level of detail provided with the application is generally consistent with similar projects requesting a speculative industrial rezoning that implements the underlying EI land use designation.

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 8, 2020 meeting, and requested that the Applicant commit to curate with the County any artifacts found during construction, if applicable. The County Archaeologist concurs. The resolution is attached at the end of this report.

Proposal's Strengths

- Commitment to Curation of Artifacts: As proffered, the Applicant shall curate any artifacts 50 years old or older uncovered and readily visible during clearing and grading. Furthermore, the Applicant shall curate with the County all artifacts. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the issuance of any occupancy permit.

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.

Most of the project site is covered by mature hardwood forest. A forested wetland complex covers ±1.28 acres of this ±6.24 acre site. The site currently has forest cover over approximately 80% of the total site area. Approximately 88% of the wetlands and 96% of the forest onsite is proposed to be cleared with the potential development of industrial uses.

SUBWATERSHED: Broad Run subshed 244

IMPERVIOUS / PERVIOUS: unknown

AREA OF DISTURBANCE: unknown

RARE, THREATENED, AND ENDANGERED SPECIES: None

SOILS:

No.	Soils name	Slope	Erodibility
30B	Jackland silt loam	2-7%	Moderate
56A	Waxpool silt loam	0-2%	Slight

The County's minimum standard on industrial sites is 10% tree cover and the DCSM calls for new development to emphasize preservation of existing tree cover over removal and replacement. Preservation of a portion of the forested wetland is shown on the GDP such that approximately 0.50 acres (39%) of all onsite wetlands will be preserved. With the latest submission, the Applicant has proposed to meet staff's recommendation of meeting the minimum 10% tree cover requirement through the preservation of a portion of the wetland forest system. This is consistent with Comprehensive Plan Policy EN-1.5 and DCSM 802.12.

Regarding the 48" oak tree shown to be preserved near the entrance, if the tree is healthy, staff requests that the Applicant pro-actively agree to providing a tree preservation plan to address proposed impacts to the tree and mitigate those impacts to help ensure the survival of this tree. Currently, the stated proffer language does not fully commit to providing a tree preservation plan.

Potential Conflicts with Minimum Development Standards

Virtually no site layout or design detail information has been provided on the GDP. Staff therefore recommends that the Applicant commit via proffer to meeting the minimum standards for interior parking lot landscaping (DCSM 802.44), stormwater management landscaping (DCSM 802.45), and any other standards of DCSM Section 800. At this time, these components have not been proffered. However, it is not uncommon to have such items not specifically called out when development details are not fully known at the time of a rezoning application. At the time of site plan review when more details are known, the above-mentioned components will need to be addressed.

Proposal's Strengths

- Water Quality Monetary Contribution: A \$75 per acre (±6.24 acres) monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.
- Limits of Clearing & Grading: As proffered, limits of clearing and grading shall be in substantial conformance with those areas as shown on the GDP Landscape Plan.
- Additional Wetlands & Tree Preservation: As shown on the GDP, there is a proposed wetlands/tree preservation area along the western central and northwestern portions of the site, which encompasses a combined total area of 32,900 square feet. Portions of this area are being incorporated into a perimeter buffer and tree protection/save area.
- Intended Tree Protection: As proffered, a tree protection area around the site's 48" Oak tree at the northwestern portion of the site shall be provided in accordance with DCSM Sections 802.32 and 802.33 and reflected on the GDP. A tree preservation narrative will be provided with the site plan, which will include the tree's location, diameter at breast height (DBH), species identification, current condition, and any proposed preconstruction treatments and/or tree protection strategies. Although not the same level of commitment as a tree preservation plan, which is preferable, such tree protection efforts are still noteworthy.

Proposal's Weaknesses

- Wetland Impacts: As proposed, an intact forested wetland complex that covers ±1.28 acres of property will be impacted with the proposed development. There are two finger-like areas associated with the system that protrude into the portion of the site to be developed. With the current proposal, approximately 88% of the onsite wetlands will be cleared. Although the property is planned and zoned for heavy industrial uses, within a specific layout and end user, the Applicant could still have taken greater efforts to reduce the overall extent of impacts to the wetlands.

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 #4 (Gainesville) 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 #4 responded to 4,138 incidents, with a workload station capacity of 4,000 incidents per year.

The FY 2021-2026 Capital Improvement Program (CIP) includes Station #22 (Groveton). The location of Station #22 will affect the total response for Station #4, but the full effect has yet to be determined. Station #22 opened in January 2021 and is operational. Systemwide response times are expected to improve and ease the burden on existing nearby stations.

Proposal's Strengths

- Monetary Contribution: As proffered, the Applicant shall make a monetary contribution of \$0.61 per square foot of building area for any building(s) to be constructed on the property. Based on the estimated size of the potential building(s), this may be up to \$62,457.
- Inside of 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.
- Expected Workload Improvements: With the opening of nearby Station #22, the first due Station (#4) will experience workload improvements. Systemwide workload improvements are also projected to improve, which will help ease emergency response call volume and burden on other existing stations.
- 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.

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

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

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. There is an existing 12-inch water main located on Wellington Road and an existing 8-inch water main on the adjacent property east of the subject site. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

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

Proposal's Strengths

- Water Connection & Service: As proffered, the Applicant shall plan, design, and construct all 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 not available at the site. The closest existing asset is a 12-inch gravity sewer main located on the parcel on the north side of Wellington Road, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

Grinder pumps in the sanitary sewer system may be required. The Applicant shall design and construct all new on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards, and regulations.

Proposal's Strengths

- Sewer Connection & Service: As proffered, 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.

A full Traffic Impact Analysis (TIA) was not required due to the moderate anticipated traffic generation. However, an Eastbound Right-Turn Lane Assessment for the site access was provided by Gorove/Slade Associates, Inc. and was submitted with the application package. Approximately 102,390 SF of industrial uses are being proposed with access to the site being provided by a single right-in/right-out (RI/RO) entrance along Wellington Road. The assumed build-out year is 2023.

To assess warrants for the eastbound right-turn lane into the site, weekday morning (AM) and weekday afternoon (PM) peak hour future traffic volumes along Wellington Road were derived based on 2019 traffic counts at the signalized intersection of Wellington Road and University Boulevard, and then applied to the proposed access point. Traffic generated was calculated based on the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th edition*.

The proposed development is anticipated to generate approximately 45 AM peak hour trips, 37 PM peak hour trips, and approximately 446 trips during an average weekday. In addition, based on the turn warrant analysis, the entrance to the development would warrant a 100-foot eastbound right turn taper, which will be provided by the Applicant.

The following summary table provides the latest Virginia Department of Transportation (VDOT) traffic count information in the vicinity of the site for Wellington Road and University Boulevard.

Roadway Name	Number of Lanes	2019 VDOT Annual Average Traffic Count	2015 Daily LOS
Wellington Road	2	16,000 AADT	D
University Boulevard	4	6,400 AADT	B

According to the Comprehensive Plan, the segment of Wellington Road adjacent to the site is planned as a 6-lane facility with an MA-1 standard right of way of 128', or 64' from centerline, with turn lanes. The DCSM requires provision of a 250-foot right-turn lane plus a 100-foot taper into the site entrance, given that Wellington Road is a Category VI road. However, based on the turn lane warrant analysis, only the 100-foot eastbound taper is warranted. The Applicant has submitted a DCSM waiver request to the Department of Transportation for review and consideration to allow for the 100-foot taper, as proposed. The extent of existing right-of-way needs to be further assessed in order to determine what access improvements are feasible, based on existing conditions. At this time, the waiver is still under review.

It is important to also note that although the Applicant has approached the adjacent owner along the frontage to participate in the proposed rezoning, they were not interested at this time. As such, this has contributed in part to limited access options based on the frontage, as currently proposed.

Proposal's Strengths

- Site Access: Access to the property shall be provided with a right-in/right-out access along Wellington Road, as shown on the GDP and as proffered.
- Dedication of Wellington Road Right-of-Way: The Applicant shall dedicate 64 feet of right-of-way from the center line of Wellington Road, at no cost to Prince William County or VDOT, as depicted on the GDP. The right-of-way dedication shall be shown on the first final site plan for the Property, and the right-of-way shall be dedicated prior to and as a condition of the first final site plan approval.
- Sidewalk: The Applicant shall construct a 5-foot sidewalk along its frontage on Wellington Road, as proffered.
- Interparcel Access: As proffered, the Applicant shall provide interparcel access with the adjacent parcel to the west along the frontage, currently identified as County GPIN 7497-22-2721.

- Provision for Bicycle Racks: As proffered, the Applicant shall provide at least one (1) bike rack in each land bay to be developed. The location and design of the bike rack(s) shall be determined at first final site plan for the respective land bay.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

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

Increase commercial tax base

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

Increase at-place employment

- The rezoning contributes to the County's goal to increase growth in at-place employment by more than 3,300 jobs per year.
- The proposed rezoning contemplates infill industrial development in an area of the County that currently accommodates heavy and light industrial uses. Business(es) associated with the future development of the property will generate needed jobs for those employed in industrial sectors. Tax revenues produced by the use of this property, including real estate taxes and sales taxes, will result in a positive economic benefit to the County.

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.

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 / Proffer Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

PROFFER STATEMENT
Wellington Commerce Center
#REZ2021-00007

Applicants/
Record
Owner: Allen S. Oddenino, Trustee and William Conway, Trustee

Property: GPIN 7497-21-1386; ±6.24743 acres
(the "Property")

Rezoning
Requested: A-1, Agricultural, to M-1, Heavy Industrial

District: Brentsville Magisterial District
Prince William County, Virginia

Date: April 22, 2021

The undersigned hereby proffers that the use and development of the Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, this Proffer Statement shall be withdrawn and become null and void. The headings of the Proffer Statement 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 provisions of the Proffer Statement. 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 Generalized Development Plan (GDP) shall be the plan prepared by Ross France PC entitled Wellington Commerce Center and dated October 15, 2020, and revised through April 6, 2021.

USES AND SITE DEVELOPMENT

1. The Property, consisting of ±6.24743 shall be developed in accordance with the M-1, Heavy Industrial, Zoning District regulations. Development of the Property shall be in substantial conformance with the Generalized Development Plan (GDP). However, development may be subject to minor changes approved by Prince William County (the "County") in connection with final site plan review, including subdivision of the Property into two or more lots.
2. The following uses shall be prohibited on the Property:
 - Asphalt/Concrete Plant, and
 - Mineral Resource Extraction Facilities.

TRANSPORTATION

3. Access to the Property shall be provided from Wellington Road as a right-in/right-out configuration, in substantial conformance with the GDP, and as approved by the Virginia Department of Transportation (VDOT) and the County.
4. The Applicant shall dedicate 64 feet of right-of-way from the center line of Wellington Road, at no cost to Prince William County or VDOT, as depicted on the GDP. The right-of-way dedication shall be shown on the first final site plan for the Property, and the right-of-way shall be dedicated prior to and as a condition of the first final site plan approval.
5. The Applicant shall construct a right turn lane and taper within existing right of way as shown on the GDP, unless it is waived to allow a shorter turn lane and/or taper.
6. The Applicant shall construct a 5-foot sidewalk along the Property's frontage on Wellington Road.
7. A minimum of one (1) inverted-U bike rack shall be provided for each building on the Property and shall be in accordance with Association of Pedestrian and Bicycle Professionals (APBP) Standards.

8. The Applicant shall provide interparcel access as depicted on the GDP serving the adjacent parcel to the northwest, identified as GPIN 7497-22-2721.

COMMUNITY DESIGN

9. The façade of any building on the Property that is within 200 feet of Wellington Road shall be constructed of brick, stone, architectural concrete masonry unit (e.g., regal stone, split face, and/or precision ground face), and/or pre-cast concrete panels, but not plain concrete block. EIFS (Exterior Insulation and Finish System) architectural metal paneling may be used as secondary building material on facades. Other materials may be used, if approved in advance in writing by the Planning Director or his/her designee. Architectural renderings of proposed buildings shall be provided upon final site plan review in accordance with the Community Design Chapter of the Comprehensive Plan.
10. All building walls within 200 feet of Wellington Road that are greater than 150 feet in length shall contain window openings, pilasters, or other architectural features that provide visual breaks along said walls.
11. Compliance with the architectural controls in Proffer #9, shall be evidenced with the submission to the Planning Office of building elevations prior to the issuance of the building permit release letter in connection with the issuance of a building permit.
12. Where loading and/or outdoor storage are oriented toward Wellington Road, said areas shall be fully screened with landscaping, walls, or fencing. All outside storage and loading areas shall be shown on the final site plan(s).
13. The Applicant shall provide an entry wall sign feature with low-growth landscaping at the base in substantial conformance with the exhibit entitled “Wellington Commerce Center – Main Entry Wall Elevation”, subject to minor changes approved by the County in connection with final site plan approval. All freestanding signs on the Property shall be monument style and shall not exceed eight (8) feet in height. The base of each monument sign shall be constructed of materials that are compatible with the materials of the principal building served by said sign. All signs may be illuminated and shall be subject to approval of a

Proffer Statement

PROFFER STATEMENT
Wellington Commerce Center, #REZ2021-00007
April 22, 2021
Page 4 of 7

sign permit.

14. Any building on the Property shall not exceed 65 feet in height. Furthermore, all equipment (including containers) shall be stored at a height not to exceed 65 feet.
15. All outside storage shall be oriented to the rear of the main building structure on each lot and shall be completely screened with opaque fencing.
16. The Applicant shall provide a 50-foot Type C minimum buffer area, through installation and/or preservation of existing vegetation, as depicted on the GDP, along the adjacent property identified as GPIN 7497-22-2721 and zoned, A-1 Agricultural. In the event this adjacent A-1-zoned property is rezoned for non-residential uses, then such buffer may be reduced and/or modified in accordance with the Design and Construction Standards Manual (“DCSM”), subject to site plan approval.
17. The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or markings on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. Access to the roof shall be designed to prevent scaling of walls by covering and/or enclosing drain pipes among similar measures.
18. The Applicant shall curate any artifacts 50 years old or older uncovered and readily visible during clearing and grading. Furthermore, the Applicant shall curate with the County all artifacts. A curation fee identical to the Virginia Department of Historic Resources curation fee will be paid by the Applicant at the time of delivery of the artifacts to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the issuance of any occupancy permit.

ENVIRONMENTAL

19. Prior to, and as a condition of, final site plan approval(s), the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, stream restoration projects, and/or drainage improvements.
20. As indicated on the GDP, the Applicant shall provide a 20-foot landscape strip along the frontage of Wellington Road. Said plantings within the landscape strip shall be exclusively native species.
21. Limits of clearing and grading shall be in substantial conformance with those areas as shown on the GDP Landscape Plan, revised through March 10, 2021.
22. To protect all perimeter landscape buffers, planting areas, tree save, and wetlands preservation areas, and to prevent encroachment from drive aisles and parking landscape areas/islands and/or storage areas, the Applicant shall provide a protective barrier (i.e., curbing, wheel blocks/stops, stone/masonry edging, fencing, or similar barrier). Such details shall be coordinated during site plan review.
23. A tree protection area around the site's 48" Oak tree shall be provided in accordance with DCSM Sections 802.32 and 802.33 and in accordance with the limit of clearing and grading, as shown on the GDP. A tree preservation plan for the 48" Oak shall be provided with the first submission of the final site plan. The tree preservation plan will include all the elements outlined in Section III of the Plant Selection Guide entitled "Tree Preservation Plan Requirements". The tree preservation plan shall be implemented as described on the approved final site plan.

FIRE AND RESCUE

24. Prior to issuance of any site development permit and as a condition of final site plan approval(s), the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building area to be constructed for fire and rescue purposes.

25. 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.

WATER AND SEWER

26. The Property shall be served by public sanitary sewer and public water. The Applicant shall be responsible for all those infrastructure and system improvements required in order to provide such service for the demand generated by the development of the Property.

MONETARY ESCALATION

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

Proffer Statement

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Wellington Commerce Center, #REZ2021-00007
April 22, 2021
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SIGNATURE PAGE

By: _____

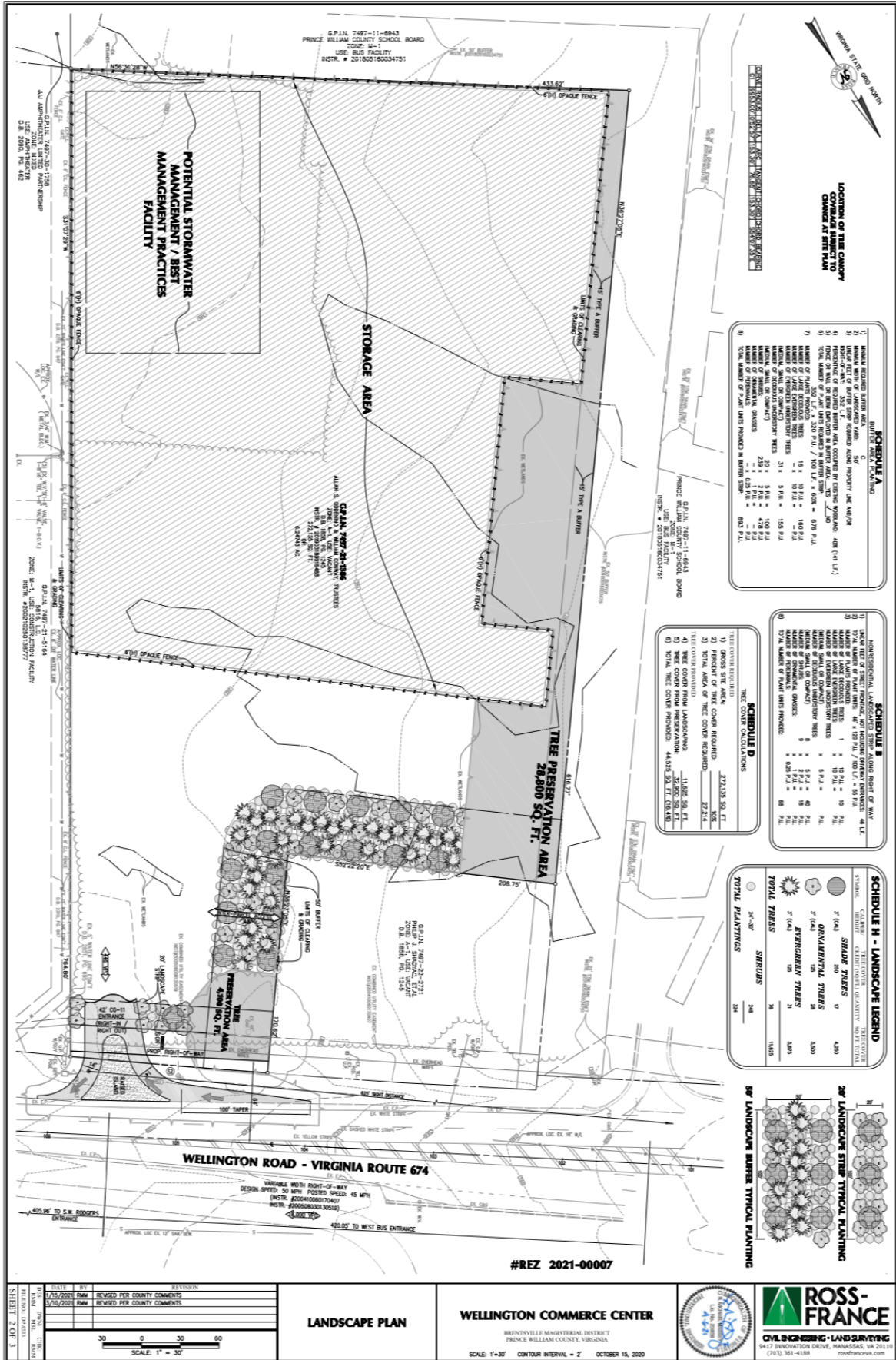
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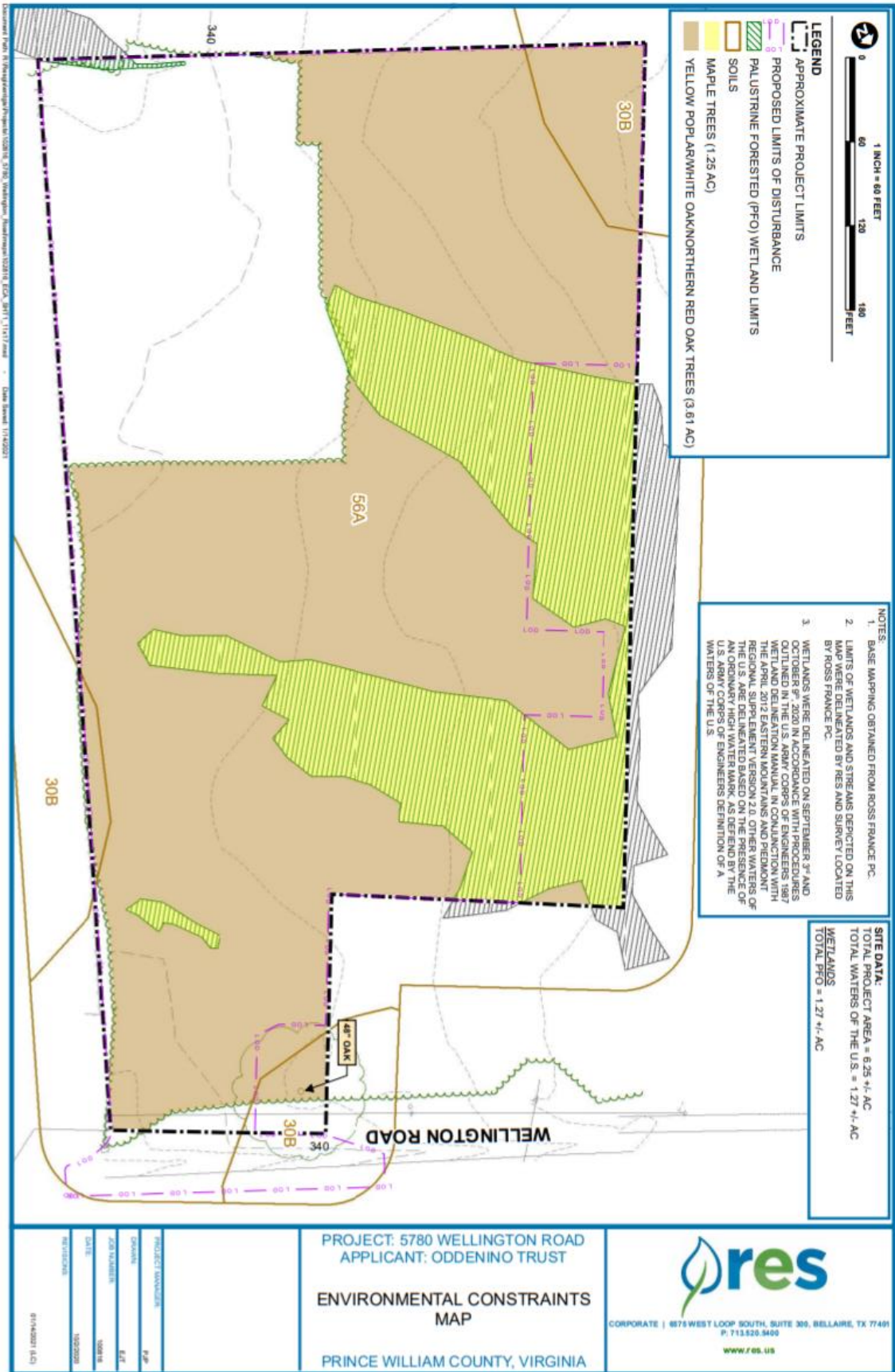
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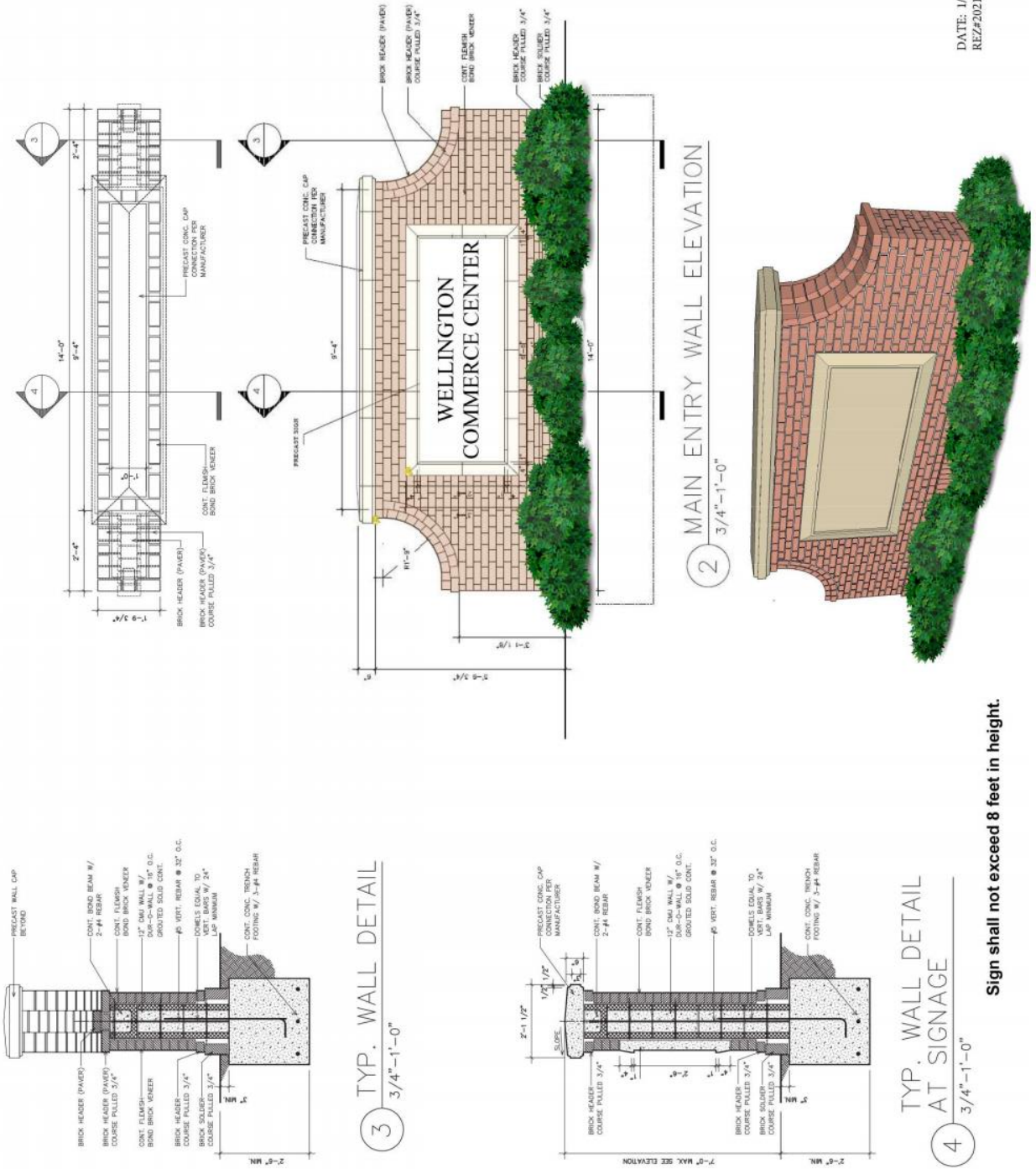
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Environmental Constraints Analysis Exhibit/Map



Wellington Commerce Center Exhibit
REZ2021-00007



DATE: 1/12/2021
REZ#2021-00007

Sign shall not exceed 8 feet in height.

Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

December 8, 2020

SECOND: JOHNSON

Regular Meeting

Res. No. 20-049

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2021-00003	John Marshall Commons Tech Park	Revise PH I report in accord with the County Archaeologist's comments dated 9/23/2020
REZ2020-00024	Village Place Technology Park Proffer Amendment - Second Submission	No Further Work
REZ2021-00007	Wellington Commerce Center	Request applicant curate with the County any artifacts found during construction of access road and shed.
REZ2021-00006	Bristow Plaza	Recommend delineation of cemetery and research past ownership to find family member of the deceased.

Historical Commission Resolution

December 8, 2020
Regular Meeting
Res. No. 20-049
Page 2

Case Number	Name	Recommendation
SUP2021-00010	Bristow Plaza Motor Vehicle Fuel Station	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Carter, Davis, Duley, Henson, Moser, Sargo, Shockley, Spinks

MOTION CARRIED

ATTEST: 
Secretary to the Commission