



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**November 20, 2024**

**SECOND:**

**Regular Meeting**

**Res. No. 24-xxx**

**RE:**

**PROFFER AMENDMENT REZ2025-00001, WALMART HAYMARKET  
GAINESVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**RECOMMEND APPROVAL**

**WHEREAS**, this is a request to amend proffers associated with #PLN2002-00017 and there is a concurrent request for a special use permit to allow a drive-up merchandise to pick up area and the expansion of the retail use exceeding 80,000 Sq. ft; and

**WHEREAS**, the subject site is located ±700 feet West from the intersection of James Madison Highway and John Marshall Highway; is addressed as 6530 Trading Square and is identified on County maps as GPIN 7298-62-4616 on ±12.75 acres.; and

**WHEREAS**, the site is designated MU-3, Mixed Use with transect T-3 in the Comprehensive Plan; and

**WHEREAS**, the site is currently zoned PMD, Planned Mixed District; and

**WHEREAS**, staff has reviewed the subject application and recommends approval, for reasons as stated in the staff report; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 20, 2024, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Proffer Amendment #REZ2025-00001 Walmart Haymarket, subject to the Proffers dated April 7, 2024.

Attachment: Proffers dated April 7, 2024.

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

**MOTION CARRIED**

Attest:

\_\_\_\_\_

Oly Peña

Clerk to the Planning Commission

**AMENDMENT TO PROFFER STATEMENT  
("AMENDMENT")**

**RE:** REZ2025-00001, Walmart Haymarket  
Amendment to PLN2002-00017, Market Center at Haymarket  
Applicant: Wal-Mart Real Estate Business Trust  
Record Owner: Haymarket Center LLC & Etal  
Property: G.P.I.N. 7298-62-4616  
12.7479 Acres  
Planned Mixed Use District (PMD)

Date: April 7, 2024

This Proffer Statement Amendment (the "Amendment") shall revise only those proffers as set forth below that relate to the approximate 12.7479 acre parcel known as GPIN 7298-62-4616 (the "Walmart Property"). Except as amended hereby, the Proffer Statement dated March 5, 2003, as approved by the Prince William County Board of County Supervisors on March 18, 2003, and as amended by Amendment to Proffer Statement (PLN2008-00680) dated March 10, 2009 and approved by the Office of Planning on April 7, 2009, shall remain in full force and effect and unchanged. The undersigned hereby proffers that the use and development of the subject Walmart Property, as defined above, shall be in strict conformance with the Proffer Statement dated March 5, 2003, as approved by the Prince William County Board of County Supervisors and as amended as of April 7, 2009, and as revised by this Amendment. In the event that this Amendment is not granted as applied for by the Applicant, this Amendment shall be withdrawn and be null and void, and the Proffer Statement dated March 5, 2003, as approved by the Prince William County Board of County Supervisors and as amended as of April 7, 2009, shall remain in full force and effect. For the avoidance of doubt, Wal-Mart Real Estate Business Trust is listed as the "Applicant" in the header to this Amendment, above, but shall not be considered the "Applicant" with respect to the portions of the Proffer Statement that are not amended hereby. Additionally, the Walmart Property is listed as the "Property" in the header to this Amendment, above, but shall not be considered the "Property" with respect to those portions of the Proffer Statement that are not amended hereby. The meanings of the terms "Applicant" and "Property", as defined in the original Proffer Statement, are not intended to be modified by this Amendment.

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. For purposes of reference in this Proffer Statement, references to Landbays 1, 2 and 3 shall be those Landbays as identified on the Master PMD Zoning Plan. In addition, references to plans and exhibits shall include the following:

1. "Master PMD Zoning Plan For Market Center", prepared by LandDesign, dated July 9, 2001, last revised February 10, 2003, consisting of the following sheets:
  - a. "Master PMD Zoning Plan" (sheet 2 of 6)
  - b. "Utilities and Road Plan For Market Center" (sheet 3 of 6)
  - c. "Landscape Buffer Plan" (sheets 4 & 5 of 6)

2. “Intersection/Frontage Improvements Route 55 and Route 15”, prepared by The Engineering Groupe, Inc. and dated June 10, 2002 (“Improvements Plan”).
3. “Proposed Reservation Exhibit - Market Center”, prepared by The Engineering Groupe, Inc. and dated August 6, 2002, last revised August 16, 2002 (“Interchange Plan”).
4. “Market Center North Property Access Road”, prepared by The Engineering Groupe, Inc. and dated December 9, 2001, last revised August 16, 2002 (“North Property Access Road Plan”).
5. “Market Center Development Design Guidelines” with Supplement, prepared by LandDesign, Inc. and dated September 12, 2002 (“Design Guidelines”).
6. Plan Deleted.
7. “Proffer Condition Amendment Plan”, Sheets 1 through 4 of 5, prepared by Urban Ltd., dated June 2008, last revised November 25, 2008 (“Illustrative Layout”).
8. “Comprehensive Building Signage Package for Market Village Center at Haymarket, Virginia”, prepared by Bignell Watkins Hasser Architects, P.C. and dated December 19, 2008 (“Façade Signage Plan”).
9. “Comprehensive Site Signage Package for Market Village Center at Haymarket, Virginia”, prepared by Bignell Watkins Hasser Architects, P.C. and dated March 10, 2009 (“Site Signage Plan”).
10. “General Development Plan” for Walmart Supercenter #3077-277, prepared by Bohler Engineering and dated February 1, 2024 (“Walmart Site Plan”).
11. “Exterior Elevations” for Walmart, prepared by LK Architecture and Engineering, PC and dated November 29, 2021 (“Walmart Elevations”).

## **TRANSPORTATION**

1. Route 55 - John Marshall Highway
  - a. The Applicant shall reserve and dedicate, at no cost to Prince William County or the Virginia Department of Transportation (VDOT), that additional right of way required up to a maximum of twenty-six feet (26’) from the existing northerly right of way line across the frontage of the Property as shown on the Improvements Plan. If not previously dedicated at the request of the County, said dedication shall be made in connection with the approval of the first plan for Landbay 3.

- b. Within existing right of way or the right of way to be dedicated pursuant to proffer #1.a. above, the Applicant shall construct a combined through and right turn lane on Route 55 across the frontage of the Property with a transition to existing pavement at the western boundary of the Property as shown on the Improvements Plan. Said improvements shall be constructed in not more than two phases, each phase to commence in conjunction with the respective site plan that includes each of the two full access entrances to the Property or with development of that portion of the Property adjacent to the roadway, whichever occurs first.
  - c. The Applicant shall construct left turn lanes at the two full movement entrances to the Property as shown on the Improvements Plan. Said improvements shall be provided at the time each entrance to the Property on Route 55 is constructed. The exact location of said entrances shall be determined at the time of final engineering.
  - d. The Applicant shall construct signalization at the two full movement entrances to the Property on Route 55 if warranted and approved by VDOT during development of the Property.
  - e. Notwithstanding the right-in/right-out access points shown on the Improvements Plan, said entrances shall only be allowed if approved by the County at the time of final plan approval.
2. Route 55/Route 15 Intersection - The Applicant shall construct intersection improvements at Route 55 and Route 15 as shown on the Improvements Plan and described below. Construction of said improvements shall commence as a part of the first phase of development of the South Property and shall be in service for use by the time the first occupancy permit is issued for the South Property.
- a. Intersection improvements including pavement widening, striping, signage and signalization to accommodate a left turn lane and a combined left turn and through lane from eastbound Route 55 to northbound Route 15.
  - b. Construction of a through lane on eastbound Route 55 east of Route 15 toward the Town of Haymarket to receive the eastbound through lane referenced in subparagraph 2.a. above, subject to the availability of right of way and/or easement as set forth in subparagraph 2.j. below.
  - c. Construction of a dedicated right turn lane from eastbound Route 55 to southbound Route 15.
  - d. Construction of a southbound through lane on Route 15 from Route 55 south with a transition to the existing pavement.

- e. Intersection improvements including signage, striping and signalization on northbound Route 15 to improve the existing left turn, through and right turn movements south of Route 55.
- f. Intersection improvements including limited construction, striping, signage and signalization to provide a left turn lane on westbound Route 55 to southbound Route 15, subject to the availability of right of way and/or easements as set forth in subparagraph 2.j. below.
- g. Intersection improvements to include pavement, striping, signage and signalization along Route 55 east of Route 15, subject to the availability of right of way as set forth in subparagraph 2.j. below.
- h. Construction of a dedicated right turn lane from southbound Route 15 to westbound Route 55.
- i. Intersection improvements including pavement, striping, signage and signalization on southbound Route 15 to improve existing left, thru and right turn lanes north of Route 55.
- j. In the event off-site right of way is required in order to provide the improvements identified hereinabove and the Applicant is not able to acquire such right of way, the Applicant shall request the County to acquire the right of way and easements by means of its condemnation powers at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:
  - (1) The names of the record owners, the property addresses, tax map parcel numbers and GPIN numbers for each landowner from whom such right of way and/or easements are sought.
  - (2) Plats, plans and profiles showing the necessary right of way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
  - (3) An independent appraisal of the value of the right of way and easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
  - (4) A 60 year title search of each involved property.

- (5) Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right of way and/or easements, at a cost of at least the appraised value of the involved property interests.
- (6) A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.
- (7) An Agreement signed by Applicant's representative and approved by the County Attorney whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

3. Route 15 (north of I-66)

- a. The Applicant shall construct right and left turn lanes on Route 15 at the North Property Access Road as a part of the first phase of development of the North Property if not already constructed by others.
- b. At the time the first building permit is issued in connection with that plan which generates, on a cumulative basis, more than 3,000 vpd, if not already constructed by others, the Applicant shall construct two (2) additional lanes on Route 15 with a transition to the existing bridge along the frontage of the property identified with G.P.I.N. 7298-83-7664, the alignment of said improvements to be in general conformance with the plan entitled "Westmarket Route 15 Preliminary Engineering Plan", prepared by Dewberry & Davis LLC and dated January 18, 2002.
- c. The Applicant shall initiate and provide a traffic signal warrant study for the intersection of Route 15 and the North Property Access Road at the request of the Department of Public Works Transportation Division at any time during development of the Property. If warranted and approved by VDOT during the development of the Property, and if not constructed or committed by others, the Applicant shall construct a traffic signal at said intersection.

4. North Property Access Road

- a. In conjunction with the construction of the first phase of development of the North Property, the North Property Access Road shall be constructed between the North

Property and Route 15 as generally shown on the North Property Access Road Plan. The exact location of entrances shall be determined at the time of final engineering and additional access points shall be permitted in accordance with applicable standards in the Design and Construction Standards Manual (DCSM) or as otherwise approved by the Department of Public Works. Said road shall be constructed and available for use at the time the first occupancy permit is issued for the North Property. The Applicant reserves the right to phase the construction of the said roadway improvements based on the daily vehicle trips (vpd) generated with each phase of development.

- b. The Applicant shall construct the North Property Access Road through the North Property to the westernmost access to the North Property as generally shown on the North Property Access Road Plan. Said road shall be constructed as development of the adjacent landbays occurs.
  - c. The Applicant shall reserve right of way up to sixty feet (60') in width from the westernmost entrance to the North Property to the western boundary of the North Property to allow for the ultimate construction of a roadway to the western boundary of the North Property by others.
  - d. The Applicant shall provide turn lanes at each entrance to the North Property from the North Property Access Road in accordance with applicable County standards or as otherwise approved by the Department of Public Works.
  - e. The Applicant shall submit to the Department of Public Works an updated traffic count at the time a site/subdivision plan is submitted for each section and/or land bay on the North Property in order to confirm the road section and standard required for the North Property Access Road based on the daily vehicle trips generated by development on the North Property.
5. Notwithstanding the details of the specific improvements referenced in proffers #1, #2 and #4 above, modifications to the details of such improvements may be required based on County and VDOT review and final engineering at the time of final plan review.
  6. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2,903 per multi-family unit for each unit constructed on the North Property to be used for transportation improvements in the area. Notwithstanding the above, the Applicant shall receive a credit against said contribution up to a maximum of \$1,400,000 for the improvements referenced in proffer #2 above ( $\$2,903 \times 482$  d.u.) and, accordingly, said per unit contribution shall be made prior to and as a condition of the issuance of each residential building permit over 482 units.



7. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,000 per acre for all land developed with nonresidential uses to be used for transportation improvements in the area. The contribution for nonresidential uses shall be based on the area reflected on each such site plan and shall be paid with the issuance of the first land development permit for each such site plan.
8. The Applicant shall reserve right of way consisting of approximately 1.5 acres for an urban diamond interchange in the southwest quadrant of the I-66/Route 15 interchange as generally shown on the Interchange Plan. The Applicant reserves the right to use said land for landscaping, parking and other similar types of uses prior to construction of the interchange improvements provided that no structures shall be constructed in said area.
9. If requested by the County at the time a site plan is filed for Landbay 3, the Applicant shall provide for an interparcel connection along the common property boundary with the adjacent property to the west identified with G.P.I.N. 7298-64-2019. The location of said interparcel connection shall be determined by the Applicant at the time a site plan is filed for that portion of Landbay 3 located adjacent to the western property boundary.
10. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$100,000 to be used for transportation studies, design/engineering and/or actual transportation improvements in the general vicinity of Route 55/Route 15/I-66. Said contribution shall be made prior to and as a condition of the approval of the first final site/subdivision plan for the Property.

### **USES AND SITE DEVELOPMENT**

11. Development of the Property will be in substantial conformance with the Master PMD Zoning Plan and the Illustrative Layout, and with respect to the Walmart Property, shall be in substantial conformance with the Walmart Site Plan. The Applicant shall have the flexibility to shift the location of the neighborhood and destination retail and employment uses but the corner icon building and main street retail uses shown on the Plan shall be provided substantially as shown on the Illustrative Layout.
12. The maximum number of residential units constructed in Landbay 1 shall not exceed 500 units and all such units shall be multi-family.
13. A minimum of two and not more than three multi-family unit types shall be constructed on the North Property, said unit types may include Housing Types J, K or L as identified in Section 306.12(6) of the Zoning Ordinance, modified unit types #1, #2 and #3 as set forth in Attachment A, or other modified multi-family housing types as approved by the Zoning Administrator.

14. A minimum of fifty percent (50%) of the units constructed on the North Property shall be initially “for sale” units by the developer.
15. Proffer Deleted.
16. A maximum of 350,000 square feet of gross floor area shall be constructed in Landbay 3.
17. A minimum of five (5) acres shall be reserved for development of a minimum of 50,000 cumulative square feet of office gross floor area in Landbay 3. At the time a site plan is approved and the construction commences on a building(s) containing a minimum of 50,000 cumulative square feet of office gross floor area, the reservation of the said five acres shall no longer be required and the Applicant shall have the right to use such excess land for any uses otherwise permitted in Landbay 3. In connection with the construction of office uses in Landbay 3, the Applicant shall have the right to provide retail and service commercial uses on the first floor of buildings that are a minimum of three stories.
18. A maximum of 750,000 cumulative square feet of gross floor area shall be constructed in Landbay 2 and all said uses shall be as permitted and regulated in the zoning districts referenced by the “OC3” designation. The Applicant shall not be permitted to exceed the 750,000 square feet of gross floor area without first submitting a revised Traffic Impact Analysis (TIA) for review and approval by the Department of Public Works Transportation Division and constructing those improvements identified in the TIA necessary to accommodate the traffic generated by the additional development.

### **COMMUNITY DESIGN**

19. All development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines, and with respect to the Walmart Property, shall be in substantial conformance with the Walmart Elevations.
20. All residential structures constructed in Landbay 1 shall include any one or a combination of the following building materials: brick, stone, vinyl siding, masonry, hardiplank or other similar material as approved by the Planning Director or his designee. Roof materials shall include asphalt shingle, cedar shakes or standing seam metal. The architectural styles of the residential units shall be in substantial accordance with the elevations of the respective alternative housing types included in Attachment A or, in the event a standard unit type as identified in the Zoning Ordinance is constructed, such units shall be of a similar architectural style as depicted in the alternatives. By way of example, some or all of the following architectural features, or similar types of features, would be used:

- a. Windows, porches, stairs, railings, shutters, dormers, chimneys and projecting wall surfaces to break up larger wall surfaces and to establish visual interest.
  - b. Protective entry courts, common vestibules, covered breezeways or enclosed stair halls to reduce the number of visible doors, unless designed in a row house or townhouse manner oriented toward the street.
  - c. Garages designed to be integrated with the building design or sited so as to avoid long uninterrupted rows of garage doors and building walls.
  - d. Architectural embellishments of the architectural features identified above may include cornice lines, fascia boards, pilasters and columns.
21. With reference to Landbay 2, the following design and development parameters shall apply:
- a. A coordinated architectural design theme shall be utilized in the development of Landbay 2. The exterior of all structures in Landbay 2 shall be composed of brick, glass, architectural pre-cast concrete, job-cast architectural concrete, wood or other comparable siding. Other similar materials may be used as approved by the Zoning Administrator, or his designee, but in no event shall metal siding buildings be allowed. In the event a hotel is constructed in Landbay 2, such use may utilize materials and a style characteristic of such use provided a reasonable effort is made to incorporate common elements which result in an overall coordinated development in Landbay 2.
  - b. All development shall be constructed with four sided architecture (i.e., all elevations shall contain similar architectural features and materials).
  - c. A minimum of fifty percent (50%) of each building will be brick with accent materials.
  - d. Rooftop mechanical shall be screened with materials that are compatible with the primary building material.
  - e. A maximum of twenty percent (20%) of the parking provided in connection with each building constructed in Landbay 2 may be located between the buildings and I-66 right of way. In the event parking is so located, additional landscaping and/or berming shall be provided in order to break up the line of sight into said parking areas.
  - f. Expanses of building façade in excess of 150' shall utilize architectural treatments and design techniques to break up the massing. Examples of such architectural treatments include vertical features such as entrances, pilasters, columns, steps, modulations in the façade, color and material breaks/variations and building fenestrations, or other treatments as approved by the Planning Director or his designee.
  - g. A minimum of seven percent (7%) interior parking lot landscaping shall be provided.
  - h. Specialty paving, such as but not limited to imprinted and color asphalt, concrete unit pavers, shall be used on select pedestrian crosswalks on internal roads and travelways for accent purposes.
  - i. A minimum of 20,000 square feet of plaza area shall be provided. Said plaza area may be provided in two separate locations, each containing a minimum of 10,000 square feet. A minimum of 10,000 square feet of plaza area shall be provided at the

time 50% of the land area in Landbay 2 is developed and the balance shall be provided with completion of the development in Landbay 2. Each said plaza area(s) shall include the following elements: benches/seating walls, raised planters/freestanding planter pots, decorative lighting, bollards, tables and chairs, specialty paving, informational/decorative signage, and a focal feature such as sculpture, gazebo, water feature or ornamental specimen tree, or shall be designed as otherwise approved by the Planning Director or his designee.

- j. At the time the first sketch/preliminary plan is submitted for Landbay 2, an overall sketch/concept plan shall be filed, to include a minimum of fifty percent (50%) of the land area contained in Landbay 2, depicting the overall network elements within said area in order to help ensure the coordinated development of the Landbay. Examples of the types of elements to be included on the said sketch/concept plan include pedestrian connections between uses, internal roads/travelways, plaza(s) and the like. At the time the first sketch/preliminary plan is submitted which encroaches into the balance of Landbay 2, a similar sketch/concept plan shall be provided which depicts the network elements for the entire Landbay 2. Notwithstanding the submission of said sketch/concept plan, the Applicant shall have the right to modify said plan during the course of development as each subsequent final plan is submitted.
22. With reference to Landbay 3, the following additional design and development parameters shall apply to the Destination Retail use as said use is referenced in the Design Guidelines:
- a. Front Facade of Building
    - (1) The said facade of the building shall consist of a minimum of 25% brick, a minimum of 25% glass, glass block or other material that creates glass effect and the balance shall be brick or some other form of masonry (i.e., aggregate type of stone panel).
    - (2) Proffer Deleted.
    - (3) A canopy treatment shall be provided on the said facade of the building to reflect small-scale architecture and create pedestrian scale. A canopy treatment shall be provided for a minimum distance equal to 50% of the length of the facade frontage.
    - (4) A sidewalk/walkway a minimum of 15' in width shall be provided along the frontage of the building for a distance equivalent to a minimum of 50% of the length of facade frontage and a minimum 4' wide sidewalk shall be provided along the balance of the building frontage.
  - b. Side Facade of Building (facing and visible from Route 55)
    - (1) The said facade of the building shall consist of a minimum of 25% brick, a minimum of 25% glass, glass block or other material that creates glass effect and the balance shall be brick or some other form of masonry (i.e., aggregate type of stone panel).
    - (2) Proffer Deleted.

- (3) A canopy treatment shall be provided on the said facade of the building to reflect small-scale architecture and create pedestrian scale. A canopy treatment shall be provided for a minimum distance equal to 50% of the length of the facade frontage.
  - c. Side Facade (not visible from public right of way) & Rear Facade of Building
    - (1) Each said facade of the building shall consist of a minimum of 25% brick and the balance shall be brick or some other form of masonry (i.e., aggregate type of stone panel).
    - (2) Proffer Deleted.
23. The Applicant shall create covenants, conditions and restrictions to coordinate development within each Landbay, which include such items as architectural controls, signage, building materials, lighting and landscaping. Association(s) or other identifiable single entity (i.e., owner) shall be formed to oversee the on-going management and maintenance of property within each Landbay, including landscaping and maintenance of common areas.
24. Applicant shall provide a pedestrian network, consisting of sidewalks and/or trails, within each Landbay and linking the residential uses constructed in Landbay 1 with the nonresidential constructed in Landbay 2. The pedestrian connections may vary in width, but shall be a minimum of four feet in width. All pedestrian links shall consist of materials appropriate to serve their function and the character of the area, and shall be designed and constructed at the time the respective land bay is developed.
25. Subject to approval by Prince William County, the Applicant shall provide a streetscape along the North Property Access Road A landscape area a minimum of six feet (6') in width shall be provided along both sides of the said road and shall be planted with street trees at a rate of one tree per fifty linear feet of road frontage.
26. Landscaping provided on the Property shall include native and indigenous species appropriate to the location and climate of the area.
27. All freestanding parking lot lights located on the North Property shall have a maximum height of twenty-four feet (24') and shall have fixtures which direct light downward and inward. In addition, all building-mounted lighting, if any, shall be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public rights of way.
28. All freestanding parking lot lights located on the South Property shall have a maximum height of forty feet (40') and shall have fixtures that direct the light downward and inward.

In addition, all building mounted lighting, if any, shall be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public rights of way.

### **PARKS AND RECREATION**

29. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,091 per multi-family unit constructed in Landbay 1 to be used for parks and recreation facilities in the area. A lump sum payment of \$100,000 shall be made within thirty (30) days of final rezoning by the Board of County Supervisors as applied for by the Applicant with said payment being a credit against the first ninety-one (91) units constructed in Landbay 1. "Final rezoning", as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or, if appealed, the day following which the decision has been affirmed on appeal. For each unit after the 91<sup>st</sup> unit, said contribution shall be paid prior to and as a condition of the issuance of a building permit for each said unit constructed in Landbay 1.
30. Applicant shall provide recreational amenities for the residential units located in Landbay 1, said amenities to include at a minimum a swimming pool and bathhouse and a multi-purpose court.

### **ENVIRONMENTAL**

31. 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. Said contribution shall be paid prior to and as a condition of the issuance of the first land development permit for each plan and shall be based on the acreage reflected on each such approved plan.
32. The areas identified as Tree Preservation Areas on the Illustrative Layout shall remain undisturbed except where disturbance is permitted by the Prince William County Design and Construction Standards Manual (DCSM) and Zoning Ordinance for the construction of road crossings, pedestrian trails, utilities, stormwater management, best management practices and drainage. Notwithstanding the above, maintenance of the existing vegetation shall allow for the removal of dead or dying trees in accordance with accepted horticultural practices. Disturbances within said areas to accommodate roads and utilities shall be authorized in accordance with sound engineering practices and applicable standards, but shall be minimized to the extent practical and feasible.
33. The specific design of SWM ponds and the plan materials shall be determined at the time of construction; however, the following parameters shall be applied:

- a. In the event the SWM/BMP facilities are constructed as dry ponds, the perimeter of each such dry pond shall be landscaped with a minimum of fifty (50) plant units per one hundred linear feet around the perimeter of the pond exclusive of dam embankment.
  - b. In the event wet ponds are constructed, landscaping for such ponds shall utilize wetland benches for emergent vegetation, shrubs, ornamental trees and shade trees.
34. The Applicant shall provide double tiered erosion and sedimentation control measures or its equivalent in connection with development and land disturbing activity on the Property which is within fifty feet (50) of slopes greater than twenty-five percent (25%) and located adjacent to intermittent streams on the North Property.

### **LIBRARIES**

35. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$239.00 per multi-family unit constructed in Landbay 1 to be used for library facilities in the area. Said contribution shall be paid prior to and as a condition of the issuance of a building permit for each said unit constructed in Landbay 1.

### **FIRE & RESCUE**

36. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$358.00 per multi-family unit constructed in Landbay 1 to be used for fire and rescue facilities in the area. Said contribution shall be paid prior to and as a condition of the issuance of a building permit for each said residential unit constructed in Landbay 1.
37. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in an amount not to exceed a maximum of \$0.35 per square foot of gross floor area of nonresidential space constructed on the Property to be used for fire and rescue facilities in the area. Said contribution shall be paid prior to and as a condition of the issuance of the first building permit for each approved plan for nonresidential uses.

### **SCHOOLS**

38. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$3,560 per multi-family unit constructed in Landbay 1 to be used for school facilities in the area. Said contribution shall be made on a per unit basis prior to and as a condition of the issuance of a building permit for each said unit constructed in Landbay 1.

### **AFFORDABLE HOUSING**

39. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per dwelling unit to be used for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a

condition of the issuance of a building permit for each dwelling unit constructed on the Property.

### **WATER AND SEWER**

40. The Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property.
41. Acceptance and approval of this rezoning application by the Board of County Supervisors authorizes the location and provision of those public uses and facilities specifically referenced on the Master Plan, Transportation Plan, in this proffer statement, and the extension and construction of water and sewer lines and facilities and roads necessary to serve this property pursuant to the Virginia Code Section 15.2-2232 and the Prince William County Code Section 32-201.13.1. The general area of location of these uses and facilities are as shown on the Utilities and Road Plan with the exact locations to be determined based on final engineering and as approved by Prince William County.

### **MISCELLANEOUS**

42. The Applicant shall make a monetary contribution to the Town of Haymarket in the amount of \$25,000 to be used for traffic signals or streetscape improvements within the Town of Haymarket. Said contribution shall be made at the time the first building permit is issued for Land Bay 3.
43. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors (“Board”) within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in 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, noncompounded.

### **WAIVERS/MODIFICATIONS**

44. Waiver of the applicable requirements set forth in the Zoning Ordinance and DCSM in order to allow a private road network for the North Property with the exception of the North Property Access Road. Said private road system shall be designed and constructed to County and VDOT standards, unless approved otherwise by the Department of Public Works.



45. Modification of the Section 280.14 of the Zoning Ordinance and Sections 802.11 and 802.12 of the DCSM to waive all internal buffers between uses on the Property and to modify the perimeter buffer in accordance with the Landscape Buffer Plan and as more particularly described below:
  - a. A 50' wide buffer area shall be provided along the western, northern and eastern boundaries of Landbay 1 and the preservation of existing vegetation within said buffer areas shall satisfy the planting requirements.
  - b. Waiver of buffer along eastern boundary of Landbay 2 except for that portion of the boundary that abuts the property identified with G.P.I.N. 7298-82-4687 which shall have a 50' wide buffer planted in accordance with the Type C planting standard. In the event the said adjacent property is redeveloped with a nonresidential use, said 50' buffer shall be waived.
  - c. A 25' wide buffer area shall be provided along the western boundary of Landbay 2 and said buffer area shall be planted in accordance with 50% of the Type C buffer planting standard.
  - d. A 50' wide buffer shall be provided along the southern boundary of Landbay 2 to be planted in accordance with the Project Identity Buffer standard set forth in the Landscape Buffer Plan.
  - e. A 50' wide buffer shall be provided along the northern and southern boundary of Landbay 3 to be planted in accordance with the Project Identity Buffer standard set forth on the Landscape Buffer Plan. The Applicant reserves the right to locate a sidewalk/trail within said buffer along the southern boundary subject the approval of the Department of Public Works at the time of site plan.
  - f. A 25' wide buffer shall be provided along the western boundary of Landbay 3 to be planted in accordance with 50% of the Type C buffer planting standard.
  - g. A 30' wide buffer shall be provided along the eastern boundary of Landbay 3 to be planted in accordance with the Project Identity Buffer standard set forth on the Landscape Buffer Plan.
46. Modification of the housing types permitted in the Planned Mixed Residential District (PMR) to allow the modified multi-family unit types and respective development standards as set forth in Attachment A.
47. A waiver of the road design standards as required in order to allow construction of the road improvements on Route 55 and at the intersection of Route 55/Route 15 as said improvements are shown on the Improvements Plan. Said modified standards may include but shall not be limited to posted speed, entrance spacing and length of turn lanes and transitions.
48. Modification pursuant to Section 32-250.23 of the Zoning Ordinance to permit façade and freestanding signage in accordance with the Façade Signage Plan and the Site Signage Plan.

## **SIGNAGE**

49. All signage shall comply with the Façade Signage Plan and the Site Signage Plan. Façade signage for the verification tower elements of the Icon Building shall not be located above the roofline of the main building. Any signage lighting shall be shielded and appropriately directed to reduce the impacts of glare and light trespass on adjacent road rights-of-way and properties.

## **GRAFFITI**

50. The Applicant shall remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.20 et. seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.

**SIGNATURE PAGE**

**WAL-MART REAL ESTATE BUSINESS TRUST**

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Name:

Title:

Date:

**SIGNATURE PAGE**

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Name:

Title:

Date:



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**November 20, 2024**

**SECOND:**

**Regular Meeting**

**Res. No. 24-xxx**

**RE:**

**SPECIAL USE PERMIT #SUP2025-00001 WALMART HAYMARKET  
GAINESVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**RECOMMEND APPROVAL**

**WHEREAS**, this is a request to allow drive-up merchandise to pick up area and the expansion of the retail use exceeding 80,000 Sq. ft and there is a concurrent request to amend proffers associated with #PLN2002-00017; and

**WHEREAS**, the subject site is located ±700 Feet West from the intersection of James Madison Highway and John Marshall Highway; is addressed as 6530 Trading Square and is identified on County maps as GPIN 7298-62-4616 on ±12.75 acres.; and

**WHEREAS**, the site is designated MU-3, Mixed Use with transect T-3 in the Comprehensive Plan; and

**WHEREAS**, the site is currently zoned PMD, Planned Mixed District; and

**WHEREAS**, staff has reviewed the subject application and recommends approval, for reasons as stated in the staff report; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 20, 2024, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Special Use Permit #SUP2025-00001 Walmart Haymarket, subject to the Conditions dated June 14, 2024.

Attachment: Conditions dated June 14, 2024.

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

**MOTION CARRIED**

Attest:

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Oly Peña  
Clerk to the Planning Commission

**DRAFT SUP CONDITIONS**

**Owner/Applicant: Wal-Mart Real Estate Business Trust**

**Project Name: Wal-Mart Haymarket Pickup Expansion**

**Special Use Permit #SUP2025-00001**

**Prince William County GPIN: 7298-62-4616 ("Property")**

**Special Use Permit Area: ±12.75 acres**

**Land Use Designation: MU-3, Mixed Use Transect 3**

**Zoning: PMD, Planned Mixed District**

**Magisterial District: Gainesville**

**Date: June 14, 2024**

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

The Applicant shall file a site plan within one (1) year of approval of this special use permit by the Board of County Supervisors. The Applicant shall have up to five (5) years from the date of site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

The term "Applicant" as referenced herein shall include within its meaning all current owner(s) and all future owners, and successors in interest in the Property.

1. Site Development – The Property shall be developed in substantial conformance with the plan entitled SUP2025-00001 Wal-Mart Pick-Up Improvements" (the "SUP Plan"), dated December 21, 2022, revised October 10, 2024, prepared by Bohler Engineering, and the conditions herein. Minor modifications shall be permitted at the time of final site plan approval, based on final engineering, floor layout, and/or design considerations.
2. Use Parameters
  - a. Use Limitations – The use approved with this special use permit (SUP) is a drive-up pickup area as part of a retail store/commercial facility. This limitation does not prohibit other uses otherwise permitted by-right in the PBD zoning district pursuant to the Zoning Ordinance.
  - b. Outdoor Speakers – The use of any outdoor speaker and/or public address system is prohibited.
  - c. Hours of Operation- The hours of operation for the pick-up use will be 7:00 am to 10:00 pm.
3. Property Maintenance
  - a. Trash Removal – The Applicant is responsible for maintaining the site and shall pick up trash, litter, and debris on a daily basis or as needed.

- b. Trash Disposal/Management – All trash generated from the donated materials collection center shall be disposed in the dumpster location at the rear of the Property and/or shall be removed from the property, as determined by the Applicant. In order to not create clutter or visual obstruction, the front building façade and drop-off lanes for the donation center shall be kept free of debris, trash, and donated materials. No commercial dumpster shall be placed along the front of the building within the SUP area.
- c. Graffiti Removal – The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21, et. seq., of the Zoning Ordinance. Any graffiti shall be reported to the Prince William County Police Department before removal.

4. Signage

- a. With the exception of grand opening events, banners, pennants, streamers, balloons, figures and other attention getting devices not permitted by the Zoning Ordinance shall be strictly prohibited. This condition is not intended to prohibit flags as permitted by the Zoning Ordinance.
- b. Final location of directional signage shall be determined at final site plan review.
- c. Unless not required by the Zoning Ordinance, sign permits shall be obtained for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.

5. Transportation

- a. Obstruction of Travelways – The Applicant shall ensure that all vehicles associated with the use do not obstruct the travelways, sidewalks, fire lanes, site access, and adjoining road network or encroach upon buffer and landscaped areas, as shown on the SUP Plan.
- b. Safety & Pedestrian Facilities – The Applicant shall not obstruct or disrupt existing pedestrian facilities.

- 6. Onsite Security & Surveillance – The Applicant shall provide a camera security surveillance system 24 hours per day, seven (7) days per week for the purpose of monitoring the pick-up area.

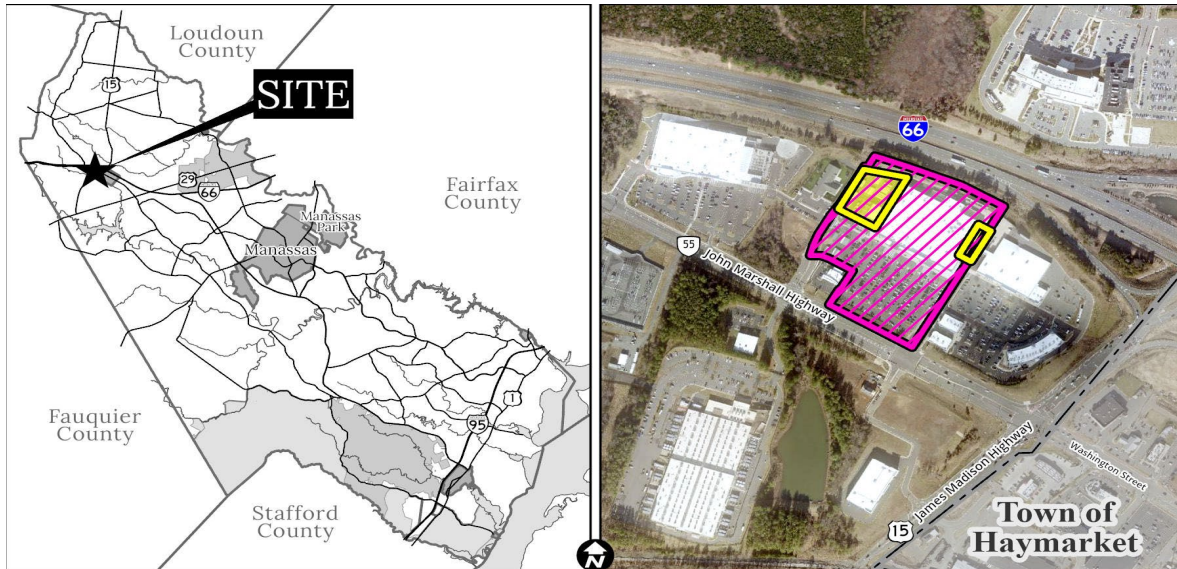




# STAFF REPORT

<b>PC Meeting Date:</b>	November 20, 2024
<b>Agenda Title:</b>	Proffer Amendment #REZ2025-00001 Walmart Haymarket and Special Use Permit #SUP2025-00001 Walmart Haymarket
<b>District Impact:</b>	Gainesville Magisterial District
<b>Requested Action:</b>	Recommend Approval of Proffer Amendment #REZ2025-00001, Walmart Haymarket subject to proffers dated April 7, 2024, and Special Use Permit #SUP2025-00001 Walmart Haymarket, subject to the conditions dated June 14, 2024.
<b>Department:</b>	Planning Office
<b>Staff Lead:</b>	Alex Vanegas/Vanessa Watson

## EXECUTIVE SUMMARY



This is a request to amend proffers associated with #PLN2002-00017. There is a concurrent request for a special use permit to allow a drive-up merchandise to pick up area and the expansion of the retail use exceeding 80,000 Sq. ft. The subject site is located ±700 Feet West from intersection of James Madison Highway and John Marshall Highway; is addressed as 6530 Trading Square and is identified on County maps as GPIN 7298-62-4616 on ±12.75 acres.

It is the recommendation of staff that the Planning Commission recommend approval of Proffer Amendment #REZ2025-00001, Walmart Haymarket subject to proffers dated April 7, 2024, and Special Use Permit #SUP2025-00001 Walmart Haymarket, subject to the conditions dated June 14, 2024.

## BACKGROUND

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- A. Request: This is a request to amend proffers associated with #PLN2002-00017. There is a concurrent request for a special use permit to allow a drive-up merchandise to pick up area and the expansion of retail use exceeding 80,000 Sq. ft.
- B. Site Location: The subject site is located ±700 Feet West from intersection of James Madison Highway and John Marshall Highway; is addressed as 6530 Trading Square and is identified on County maps as GPIN 7298-62-4616 on ±12.75 acres.
- C. Comprehensive Plan: The site is designated MU-3, Mixed Use with transect T-3 in the current Comprehensive Plan. It is located within the Haymarket Activity Center.
- D. Zoning: The site is PMD, Planned Mixed District, is located within the James Madison Highway Corridor Overlay District.
- E. Surrounding Land Uses: The properties surrounding the site are PMD, Planned Mixed District to the north, east and west. Further west and southwest consist of PBD, Planned Business District. The properties to the south are mostly M-2, Light industrial with the exception of two parcels that are B-1, General Business District.
- F. Background & Context: The Applicant is requesting building expansion of approximately 4,625 square feet to be used as a staging area for customer merchandise pickup (the "Pickup Expansion"). Customers will park in designated parking spaces, and store associates will deliver pre-purchased merchandise to the customers' cars. The expanded building area will be used for staging related to this use, and not as additional retail sales area. The existing store consists of 153,416 square feet. The proposed expansion will increase the size of the original building by approximately 3.01%.

## STAFF RECOMMENDATION

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Staff recommends approval of Proffer Amendment #REZ2025-00001, Walmart Haymarket subject to Proffers dated April 7, 2024, and Special Use Permit #SUP2025-00001 Walmart Haymarket, subject to the conditions dated June 14, 2024, for the following reasons:

- As proffered, the proposed building expansion of approximately 4,625 square feet to be used as a staging area for customer merchandise pickup has mitigated any impacts.
- As conditioned the use of a drive-up merchandise pickup area is permitted with a Special Use Permit along with necessary directional signage and impacts have been mitigated.

## **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: The property is designated as MU-3, Mixed-Use 3 in the County's Long-Range Land Use Map. The proposed land use of retail with a drive-up merchandise pickup area and the expansion of a retail use is allowed as a use with the approval of a proffer amendment and special use permit. The PMD, Planned Mixed District zoning is an implementing zoning district in the MU-3 land use designation as well. The surrounding uses and land use designations are consistent and compatible with the proposed special use permit.

## **Community Input**

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

## **Other Jurisdiction Comments**

The subject site is located within the required notification area of any jurisdiction and was sent to the Town of Haymarket.

## **Legal Issues**

If the Proffer Amendment and Special Use Permit are approved, a drive-up merchandise pickup area and the expansion of a retail use exceeding 80,000 square feet would be allowed as proffered and conditioned. If the Proffer Amendment and Special Use Permit are not approved, the retail use could continue without the drive-up merchandise pickup area. Legal issues resulting from the Planning Commission action are appropriately addressed by the County Attorney's Office.

## **Timing**

The Planning Commission has until February 18, 2024, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

## **STAFF CONTACT INFORMATION**

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Alex Vanegas/Vanessa Watson

(703) 792-8127

avanegas@pwcgov.org/vwatson@pwcgov.org

## **ATTACHMENTS**

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Attachment A – Staff Analysis

Attachment B – General Development Plan

Attachment C – Special Use Plan

Attachment D – Proffer Analysis

Attachment E - Historical Commission Res. No. 24-054

**Part I. Summary of Comprehensive Plan Consistency**

**Staff Recommendation: Approval**

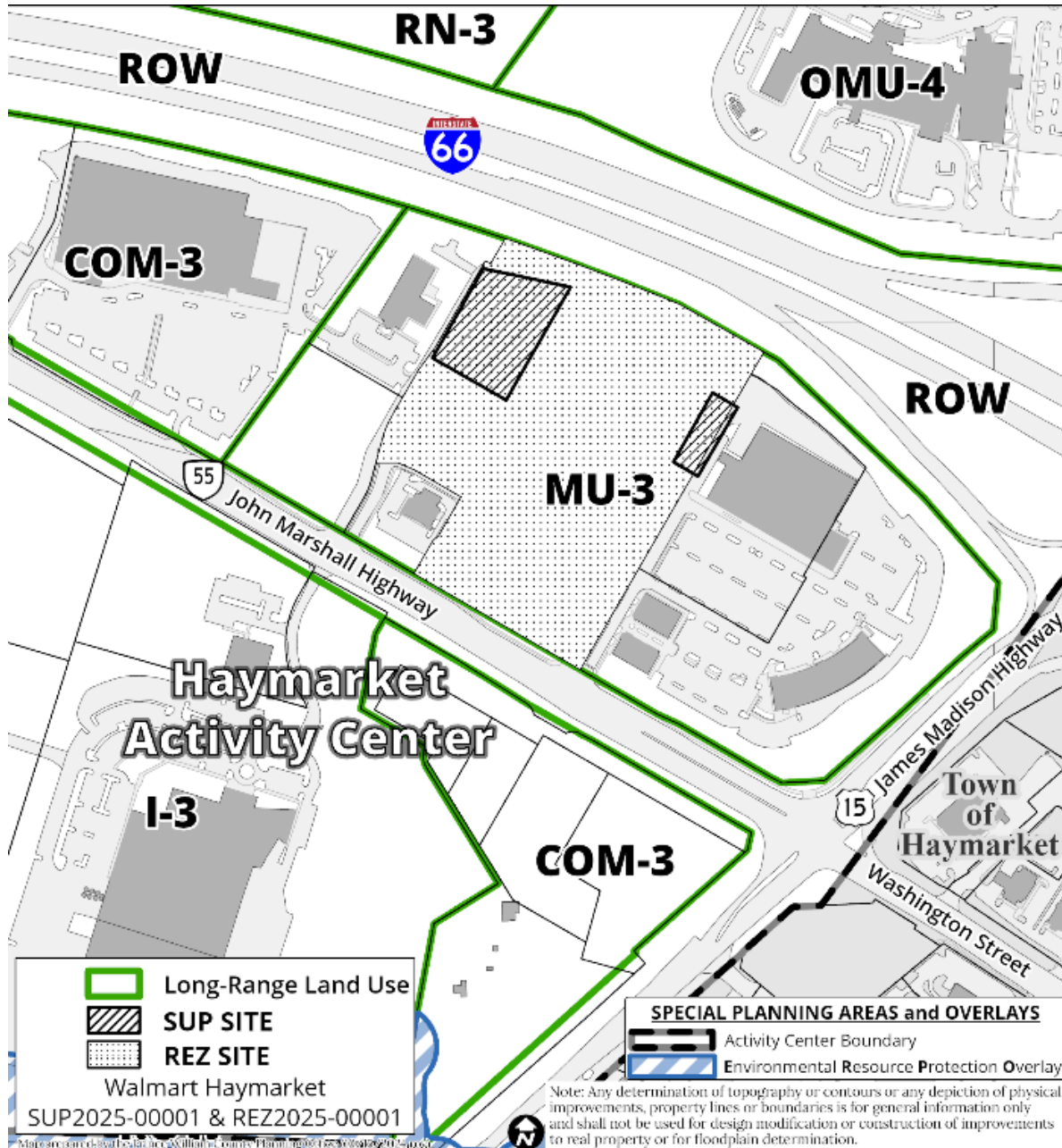
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire & Rescue	Yes
Police	Yes
Transportation	Yes

**Part II. Comprehensive Plan Consistency Analysis**

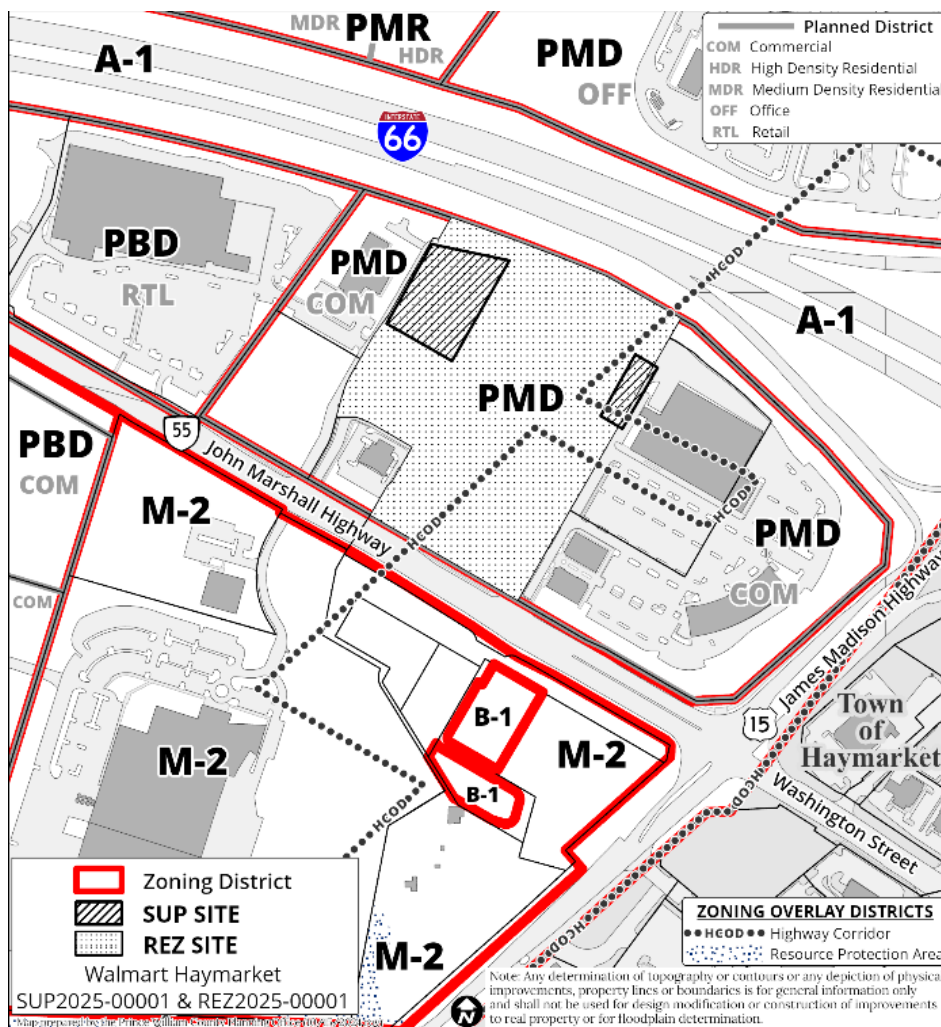
The following tables and maps summarize the area characteristics:

Direction	Land Use	Long-Range Land Use Map Designation
North	UVA Health Haymarket Medical Center	MU-3, Mixed Use Community
South	Amazon AWS IAD55 Haymarket	COM-3, Commercial, Transect -3 I-3, Industrial Tech/Flex
East	Market Center at Haymarket Town of Haymarket	MU-3, Mixed Use Community, Town of Haymarket
West	Primrose School, Home Depot	COM-3, Commercial Transect 3



# Staff Analysis

Direction	Land Use	Zoning
North	UVA Health Haymarket Medical Center	PMD, Planned Mixed District, PMR, Planned Mixed Residential
South	Amazon AWS IAD55 Haymarket	B-1, General Business District M-2, Light Industrial
East	Market Center at Haymarket Town of Haymarket	PMD, Planned Mixed District
West	Primrose School, Home Depot	PBD, Planned Business District



**Long-Range Land Use Plan Analysis**

Through wise land use planning, the County ensures that landowners are provided with reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The site is designated MU-3, Mixed Use with a T-3 Transect. The following table summarizes the uses and densities intended within the MU-3 designation as it relates to this project.

<b>Long-Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>
<b>MU-3, Mixed Use Community</b>	This classification includes both residential and commercial uses arranged in a pedestrian-friendly form. This classification includes locations for residential, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. T-3 is usually found on the periphery of the urban areas and should be on the higher-end of the density range for this transect.

**Proposal’s Strengths**

- **Zoning & Land Use Compatibility:** The property is designated as MU-3, Mixed-Use 3 in the County’s Long-Range Land Use Map. The proposed land use of retail with a drive-up merchandise pickup area and the expansion of a retail use is allowed as a use with the approval of a proffer amendment and special use permit. The PMD, Planned Mixed District zoning is an implementing zoning district in the MU-3 land use designation as well. The surrounding uses and land use designations are consistent and compatible with the proposed special use permit.

**Proposal’s Weaknesses**

- None identified that were correlated to or associated with the County’s Long-Range Land Use Plan.

**Consistency Recommendation**

Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan.



## **Community Design Plan Analysis**

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

The Applicant has provided ("Walmart Site Plan") along with "Exterior Elevations" for Walmart, prepared by LK Architecture and Engineering, PC and dated November 29, 2021 ("Walmart Elevations"). The Applicant will continue to comply with the "Comprehensive Building Signage Package for Market Village Center at Haymarket, Virginia", prepared by Bignell Watkins Hasser Architects, P.C. and dated December 19, 2008 ("Façade Signage Plan") and "Comprehensive Site Signage Package for Market Village Center at Haymarket, Virginia", prepared by Bignell Watkins Hasser Architects, P.C. and dated March 10, 2009 ("Site Signage Plan").

### **Proposal's Strengths**

- Exterior Elevations: The Applicant has proffered to substantial conformance with the "Exterior Elevations" for Walmart, prepared by LK Architecture and Engineering, PC and dated November 29, 2021 ("Walmart Elevations").

### **Proposal's Weaknesses**

- None identified that were correlated to or associated with the County's Community Design Plan.

### **Consistency Recommendation**

Staff recommends that this application is consistent with the relevant components of the Community Design Plan.

## **Cultural Resources Plan Analysis**

Cultural Resources are tangible links to our shared history which have shaped societal values and provide us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation, preservation, and documentation consistent with state and federal guidelines and encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials; and come from all time

periods and ethnicities; including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

The Historical Commission have indicated that no archaeological or historic sites are recorded within the project area. The Historical Commission reviewed the Proffer Amendment and Special Use Permit application at their September 10, 2024, meeting and recommended "the applicant provide an upright framed or wall mounted exhibit displaying a map of local historic sites, with particular attention to battlefields covering the project site: Manassas 2, Buckland Mills, and Thoroughfare Gap, as well as Rt 15 intersecting with Rt 55, Journey Through Hallowed Ground on the way to Historic Haymarket from Thoroughfare. The Historical Resolution No. 24-054 is included as an attachment to this staff report.

### **Proposal's Strengths**

- Further Cultural Resources Review is not warranted: The Cultural Resources Assessment and Record Check indicated that further cultural resource review is not warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource survey reports.

### **Proposal's Weaknesses**

- None identified that were correlated to or associated with the Cultural Resources Plan.

### **Consistency Recommendation**

Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

## **Environment Plan Analysis**

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

### **Proposal's Strengths**

- No Environmental Features Present: The proposal will be built within an existing shopping center. There are no known environmental impacts to be anticipated.

### **Proposal's Weaknesses**

- None identified that were correlated to or associated with the Environmental Plan.

### **Consistency Recommendation**

Staff recommends that this application is consistent with the relevant components of the Environment Plan.

## **Fire and Rescue Plan Analysis**

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

The first due fire/rescue resource for this subject site is Fire/Rescue Station #24. The site is within a 4.0-minute travel time for fire and basic life support and the 8.0-minute travel time for advanced life support. In FY2023, Fire/Rescue Station # 24 responded to 1,490 incidents, while the workload capacity was 2,000 incidents per year. No additional impacts are expected from this use.

### **Proposal's Strengths**

- Inside of 4.0-Minute Travel Time – The site is located inside the 4.0-minute travel time for fire suppression and basic life support.
- Inside of 8.0-Minute Travel Time – The site is located within the recommended 8.0-minute travel time for advanced life support.
- Station Workload – The most recent figures indicate that Fire/Rescue Station #4 is currently operating within capacity.

### **Proposal's Weaknesses**

- None identified that were correlated to or associated with the Fire and Rescue Plan.

### **Consistency Recommendation**

Staff recommends that this application is 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>

### **Proposal's Strengths**

- Graffiti Removal & Reporting – As proffered, the Applicant agrees to remove any graffiti from the property. Any graffiti is to be reported to the Police Department before removal.
- Surveillance - As conditioned, the use will be under 24-hour camera surveillance and a sign will be posted indicating such.

### **Proposal's Weaknesses**

- None identified that were correlated to or associated with the Police Plan.

### **Consistency Recommendation**

Staff recommends that this application is consistent with the relevant components of the Police Plan.

## **Transportation Plan Analysis**

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural

resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a level of service LOS "E" 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.

Due to minimal traffic generated by the proposed Walmart store merchandise pick up area expansion, a Traffic Impact Analysis ("TIA") was not required by the County or the Virginia Department of Transportation ("VDOT") as part of the application review.

### **Proposal's Strengths**

Obstruction of Travelways – As proffered, the Applicant will ensure that all vehicles associated with the use do not obstruct the travelways, sidewalks, fire lanes, site access, and adjoining road network or encroach upon buffer and landscaped areas, as shown on the SUP Plan.

### **Proposal's Weaknesses**

- None Identified that were correlated to or associated with the County's Transportation Plan.

### **Consistency Recommendation**

Staff recommends that this application is consistent with the relevant components of the Transportation Plan.

### **Materially Relevant Issues**

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. There are no materially relevant issues regarding this case.

### **Modifications / Waivers**

The Applicant is not requesting additional waivers or modifications except those that were previously approved with REZ2002-00017.

### **Agency Comments**

## Staff Analysis

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

- PWC Planning Office – Case Manager / Long-Range Planning / GIS Specialist
- PWC Building Official
- PWC Watershed Management
- PWC Fire Marshal's Office
- PWC Land Development
- PWC Crime Prevention Police
- PWC Zoning Administration
- PWC Transportation
- Virginia Department of Transportation ("VDOT")
- Historical Commission

# SPECIAL USE PERMIT SUP2022-XXXXX

FOR



## PROPOSED PICKUP 2.0 IMPROVEMENTS

LOCATION OF SITE  
STORE #3077-282  
65306 TRADING SQUARE  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY  
HAYMARKET, VIRGINIA 20169  
GPIN: 7298-62-4616



**LOCATION MAP**

SCALE: 1" = 2,000'  
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**OWNER/DEVELOPER**

HAYMARKET CENTER LLC & ETAL  
HAYMARKET, VA 20169  
CONTACT: DAVID PENNY  
479-204-3156

PREPARED BY



CONTACT: KATHERINE S. ROBERTS, P.E.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
OVERALL SITE PLAN	2
SPECIAL USE PERMIT	3
LANDSCAPE PLAN	4

REVISIONS	BY
REV 1 - 10/10/2024 COUNTY COMMENTS	NBC

**BOHLER** //  
28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
Phone: (540) 349-4500  
Fax: (540) 349-0321  
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA  
Katherine Roberts  
Lic. No. 0402060193  
10/10/2024  
PROFESSIONAL ENGINEER

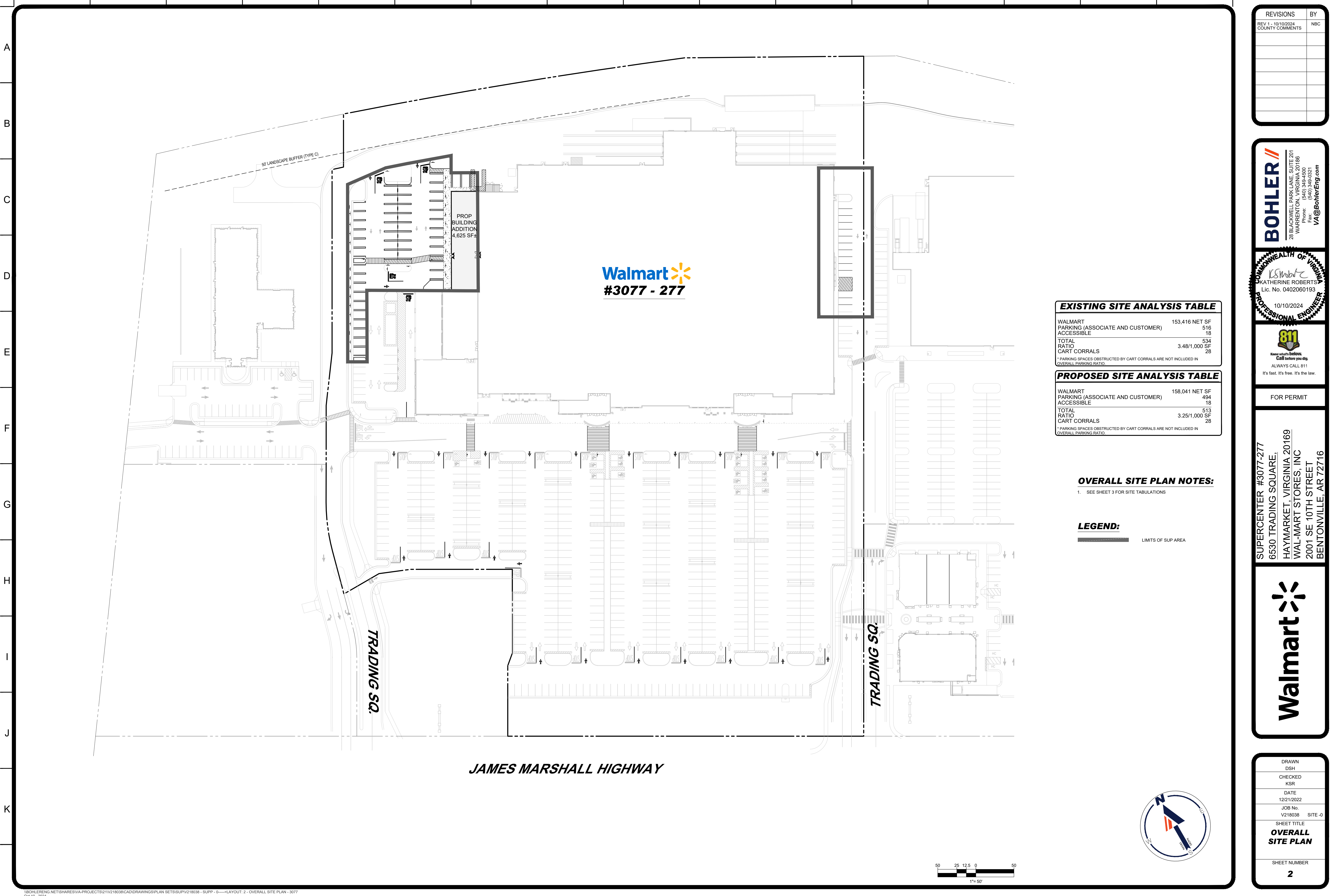
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FOR PERMIT

SUPERCENTER #3077-277  
6530 TRADING SQUARE,  
HAYMARKET, VIRGINIA 20169  
WAL-MART STORES, INC  
2001 SE 10TH STREET  
BENTONVILLE, AR 72716



DRAWN  
DSH  
CHECKED  
KSR  
DATE  
12/21/2022  
JOB No.  
V218038 SUPP-0  
SHEET TITLE  
**COVER SHEET**  
SHEET NUMBER  
**1**



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REV 1 - 10/10/2024 COUNTY COMMENTS	NBC

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**Walmart**

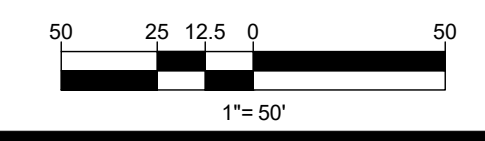
EXISTING SITE ANALYSIS TABLE	
WALMART	153,416 NET SF
PARKING (ASSOCIATE AND CUSTOMER)	516
ACCESSIBLE	18
TOTAL	534
RATIO	3.48/1,000 SF
CART CORRALS	28
* PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO	

PROPOSED SITE ANALYSIS TABLE	
WALMART	158,041 NET SF
PARKING (ASSOCIATE AND CUSTOMER)	494
ACCESSIBLE	18
TOTAL	513
RATIO	3.25/1,000 SF
CART CORRALS	28
* PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO	

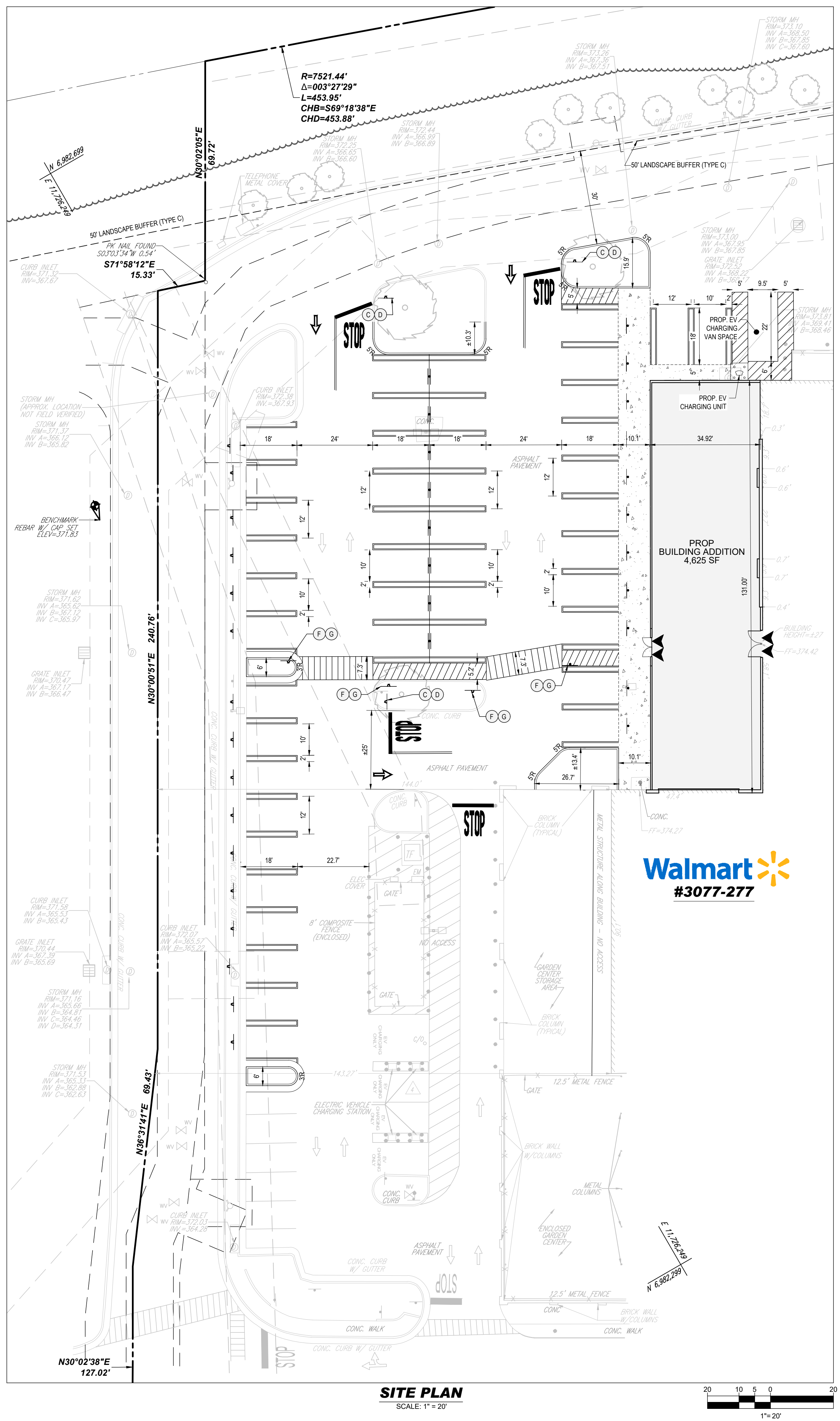
**OVERALL SITE PLAN NOTES:**  
 1. SEE SHEET 3 FOR SITE TABULATIONS

**LEGEND:**  
 ——— LIMITS OF SUP AREA



DRAWN	DSH
CHECKED	KSR
DATE	12/21/2022
JOB No.	V218038
SITE - 0	
SHEET TITLE	
<b>OVERALL SITE PLAN</b>	
SHEET NUMBER	
<b>2</b>	

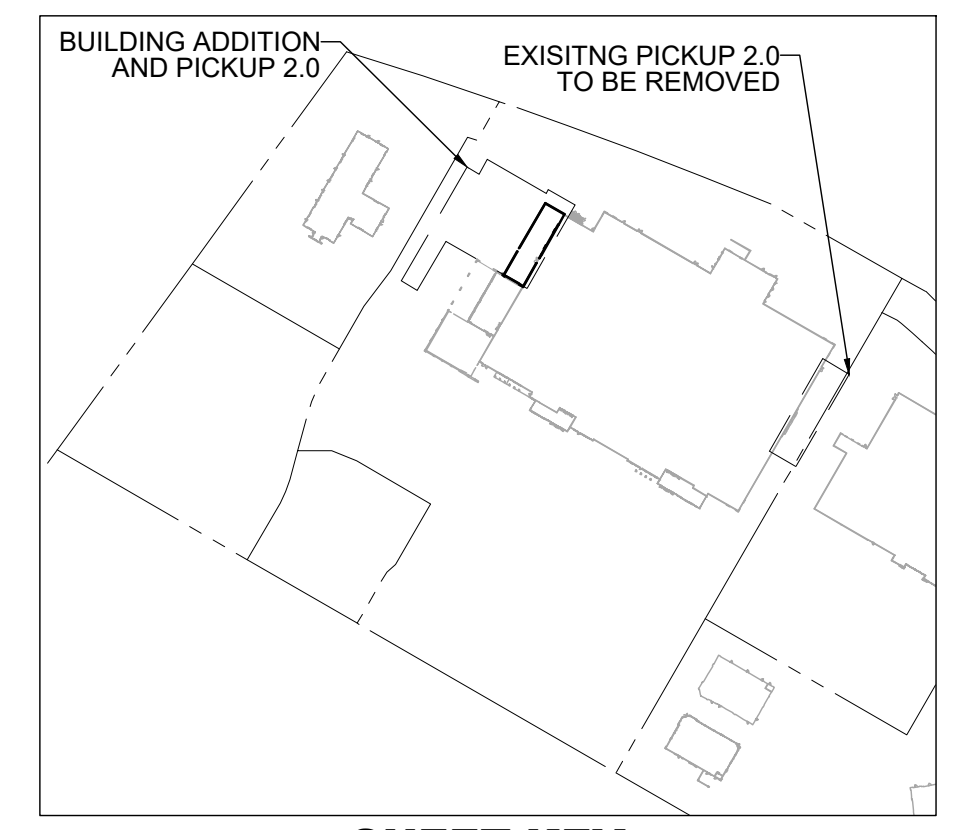




**SITE PLAN**  
SCALE: 1" = 20'



**SITE PLAN**  
SCALE: 1" = 20'



**SHEET KEY**  
NOT TO SCALE

**GENERAL NOTES:**

- THIS PLAN IS BASED ON THE FOLLOWING:  
PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY -  
WALMART HAYMARKET  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
PREPARED BY: BOHLER  
PROJECT # V218038/SV218038  
DATE: 5/24/2022
- DEVELOPER:  
WAL-MART REAL ESTATE BUSINESS TRUST  
2001 SE 10TH STREET, BENTONVILLE, AR 72716  
CONTACT: DAVID PENNY  
PHONE: (479) 204-3156
- GPINS: 7298-62-4616
- BULK REQUIREMENTS:
 

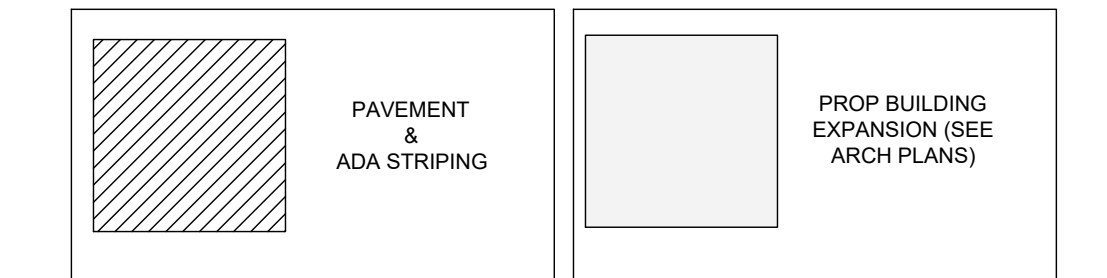
	REQUIRED	PROVIDED
A. BUILDING SETBACK REQUIREMENTS		
FRONT SETBACK (SOUTH)	20'	424'
SIDE SETBACK (WEST)	20'	144'
SIDE SETBACK (EAST)	20'	40'
REAR SETBACK (NORTH)	25'	97'
B. MAXIMUM BUILDING HEIGHT	45'	± 45' MAX
C. MAXIMUM FLOOR AREA RATIO	0.40	0.40
- THE PROPOSED STRUCTURE SHOWN ARE WITHIN THE LIMITS OF THE SPECIAL USE PERMIT
- PARKING TABULATION
 

1 PER 200 NET SF UP TO 50,000 NET SQ FT;		
THEN 1 PER 225 SF UP TO 300,000 SF; THEN	556 *	513
1 PER 250 NET SF AFTER THAT		
INCLUDED ADA SPACES	10	18
LOADING SPACES: NONE UP TO 10,000 NET SQ FT; THEN 1 FOR UP TO 30,000 NET SQ FT; THEN 1 FOR UP TO 50,000 NET SQ FT; THEN 1 FOR UP TO 100,000 NET SQ FT; THEN 1 PER 100,000 NET SQ FT AFTER THAT	3	6
- SHARED PARKING AGREEMENT EXISTS FOR SHOPPING CENTER
- NET BUILDING SQUARE FOOTAGE PERCENT INCREASE:  
= ((158,041 - 153,416) / 153,416) \* 100% = 3.01%
- ALL ON-SITE EASEMENTS WILL BE VERIFIED WITH FINAL ENGINEERING.
- SIGN LOCATIONS ARE SUBJECT TO FINAL ENGINEERING.
- PROPOSED BUILDING UTILITY LOCATIONS, PLANTING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.

**SITE LEGEND**

- REFERENCE DETAIL SHEET
- (A) NEW OPEN ARROW PAVEMENT MARKINGS.
  - (B) NEW STOP BARS/ STOP TEXT PAVEMENT MARKINGS
  - (C) NEW 30"x30" STOP SIGN.
  - (D) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
  - (E) LIMITS OF SEAL COAT. APPLY SEAL COAT WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
  - (F) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
  - (G) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
  - (H) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
  - (I) EXISTING "STOP HERE FOR PEDESTRIANS" SIGN

**HATCH LEGEND**



**EXISTING SITE ANALYSIS TABLE**

WALMART PARKING (ASSOCIATE AND CUSTOMER) ACCESSIBLE	516
TOTAL RATIO	534
CART CORRALS	3.48/1,000 SF
	28

\* PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.

**PROPOSED SITE ANALYSIS TABLE**

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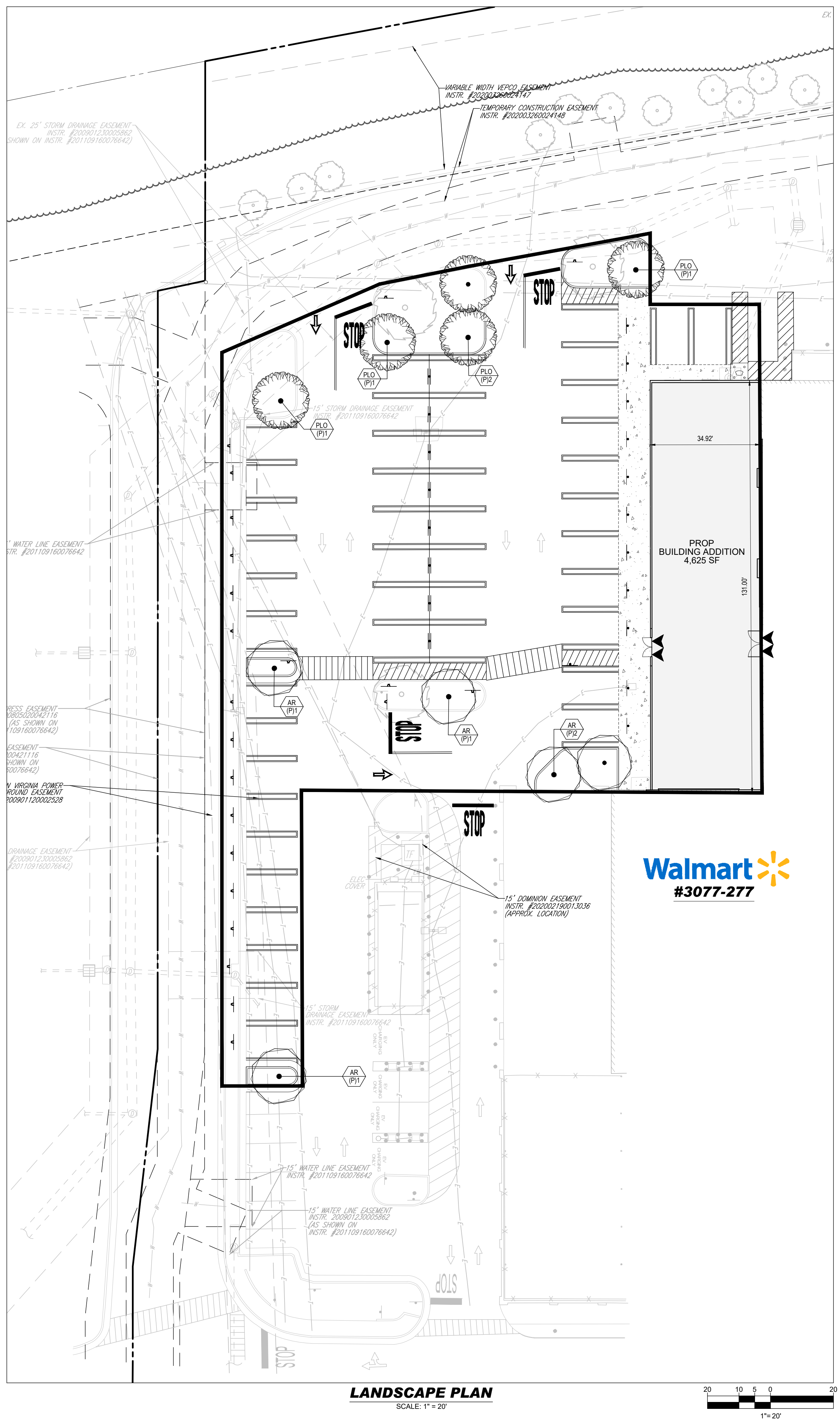
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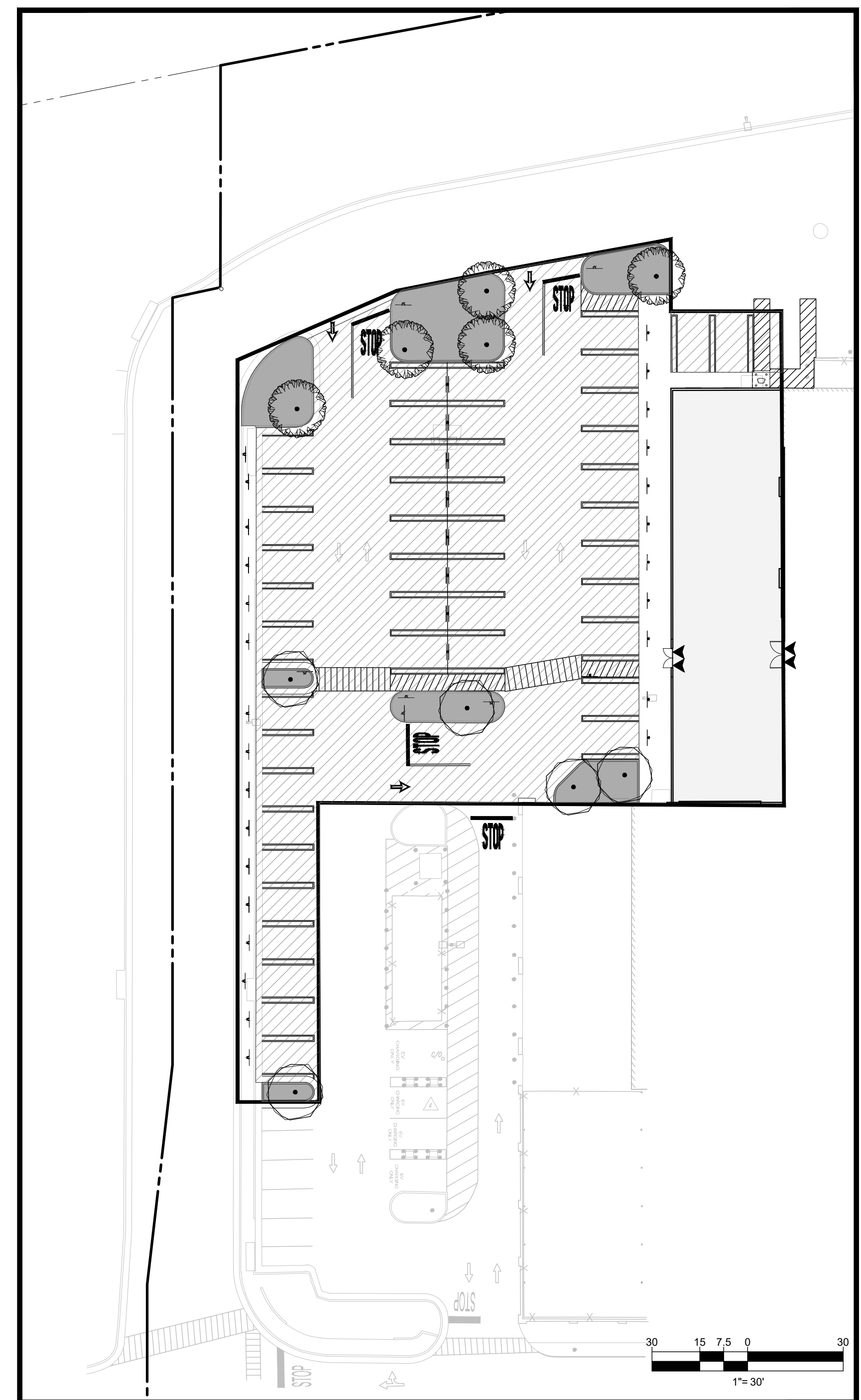
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WAL-MART STORES, INC  
2001 SE 10TH STREET  
BENTONVILLE, AR 72716

**Walmart**

DRAWN: DSH  
CHECKED: KSR  
DATE: 12/21/2022  
JOB No: V218038 SITE-0  
SHEET TITLE: SPECIAL USE PERMIT  
SHEET NUMBER: 3



**LANDSCAPE PLAN**  
SCALE: 1" = 20'



**INTERIOR PARKING LOT LANDSCAPING**  
SCALE: 1" = 30'

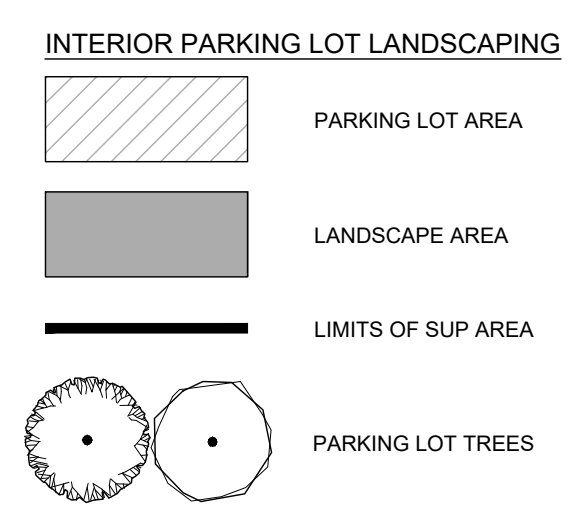
**LANDSCAPE PLAN NOTES:**

- FINAL LANDSCAPE PLAN IS SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.
- ALL NEW PLANTING AREAS WILL REQUIRE SOIL REMEDIATION TO FACILITATE ADEQUATE EXPANSION OF TREE AND SHRUB ROOTS TO SUPPORT HEALTHY PLANTS. ALL LANDSCAPE AREAS, PARKING LOT ISLANDS AND BUFFERS, WHICH HAVE BEEN SUBJECT TO PAVEMENT AND/OR COMPACTION SHALL HAVE PRIORITY TO PLANTING.
  - ALL FOREIGN MATERIALS (ASPHALT, CONCRETE, ROCK, GRAVEL, DEBRIS, ETC.) REMOVED AND THE SOIL LOOSENED TO A DEPTH OF A MINIMUM OF 3".
  - BY A TOP DRESSING OF 4" TO 6" OF CLEAN TOPSOIL PROVIDED. THIS TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, OR SANDY CLAY LOAM. THE TOPSOIL SHALL NOT BE A MIXTURE OF OR CONTAIN CONTRASTING TEXTURED SUBSOILS. THE TOPSOIL SHALL CONTAIN LESS THAN 5% BY VOLUME OF CHIPPERS, STONES, SLAG, COARSE FRAGMENTS, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1" IN DIAMETER AND SHALL NOT CONTAIN GRAVEL. THE TOPSOIL SHALL CONTAIN A MINIMUM OF 5% NATURAL FINE ORGANIC MATTER, SUCH AS LEAF MOULD, PEAT MOSS, ETC. AREAS TO RECEIVE THIS REMEDIATION WILL BE CLEARLY SHOWN ON THE FINAL SITE/SUBDIVISION PLAN.
- ALL EXISTING TREES SHALL BE PRUNED UP TO 6' ABOVE FINISHED ELEVATION SO THAT THE BRANCHES DO NOT CONFLICT WITH THE EXISTING OR PROPOSED TRAFFIC SIGNS.
- CONTRACTOR SHALL PROVIDE A MINIMUM 3' RADIUS RING OF DOUBLE SHREDDED HARDWOOD MULCH AROUND ALL EXISTING AND PROPOSED TREES AND SHRUBS WITHIN THE PROJECT AREA. ALL OTHER DISTURBED VEGETATED AREAS SHALL BE PERMANENTLY SEEDED UNLESS OTHERWISE SPECIFIED ON THE PLAN.

**SCHEDULE C  
PARKING LOT INTERIOR PLANTING**

SECTION 802.44				
PARKING LOT AREA		19,413 SF		
FREESTANDING RETAIL USE ≥80,000 SF		YES		
DESCRIPTION	REQUIRED	PROVIDED		
PARKING LOT LANDSCAPE AREA	1,941 SF	10%	2,624 SF	13.52%
PLANT UNITS   1 / 200 SF	10	12		
PLANT TYPE	EXISTING	PROPOSED	TOTAL PROVIDED	PERCENT
LARGE/MEDIUM DECIDUOUS TREES	2	10	12	100.00%
LARGE/MEDIUM EVERGREEN TREES	0	0	0	0.00%
<b>TOTAL</b>	<b>2</b>	<b>10</b>	<b>12</b>	<b>100.00%</b>

LANDSCAPING PLANTED TO FULFILL THIS REQUIREMENT IS DESIGNATED WITH 'P'



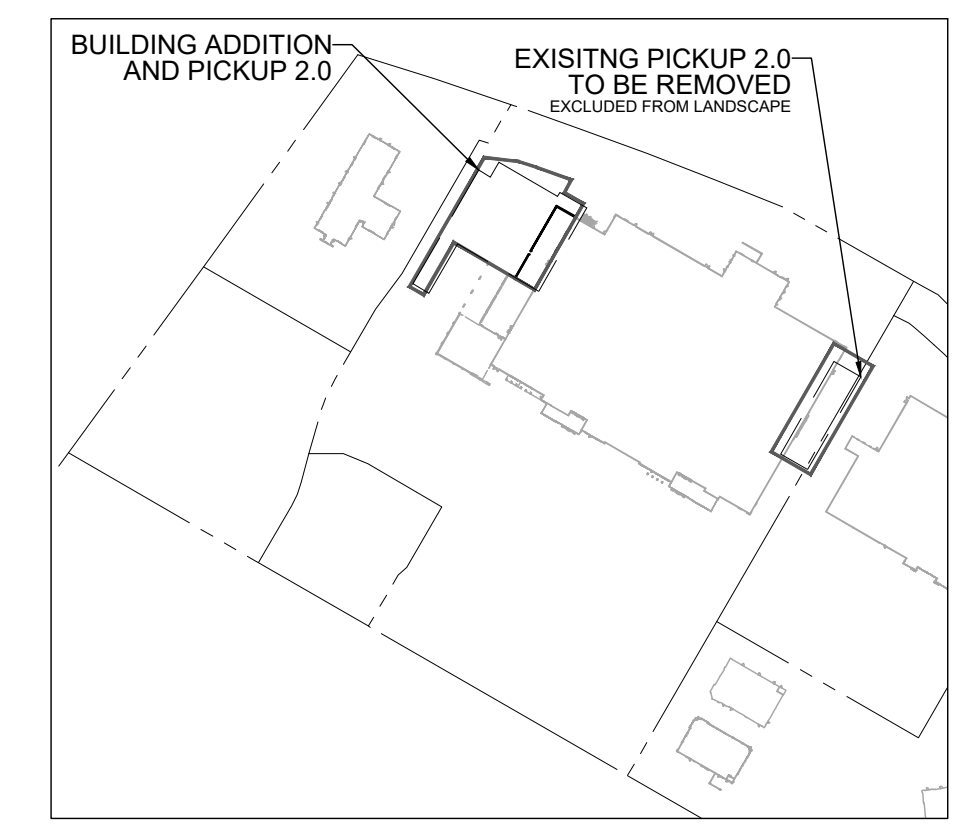
**LANDSCAPE SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.	10 YEAR CANOPY	TOTAL CANOPY
<b>LARGE DECIDUOUS TREES</b>							
AR	5	ACER RUBRUM	RED MAPLE	3"	B+B	250 SF	1,250 SF
PLO	5	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3"	B+B	250 SF	1,250 SF
<b>SUBTOTAL:</b>	<b>10</b>						<b>2,500 SF</b>

**SCHEDULE D  
TEN-YEAR TREE CANOPY TABLE**

SECTION 802.21

DEVELOPMENT TYPE		COMMERCIAL					
GROSS SUP AREA	29,854 SF				0.69 AC		
EXCLUSIONS	0 SF				0.00 AC		
NET TOTAL SITE AREA	29,854 SF				0.69 AC		
DESCRIPTION		REQUIRED		PROVIDED			
20 YEAR CANOPY	2,985 SF	10%	3,000 SF	10.05%			
DESCRIPTION		AREA		NOTES			
TOTAL EXISTING CANOPY	500 SF	0.01 AC			NA		
TOTAL PROPOSED CANOPY	2,500 SF	0.06 AC			NA		
<b>TOTAL CANOPY PROVIDED</b>	<b>3,000 SF</b>	<b>0.07 AC</b>			<b>0</b>		
EXISTING COVER TYPE		AREA		MULTIPLIER		TOTAL	
NONE	500 SF	0.01 AC		1			500 SF



**SHEET KEY**  
NOT TO SCALE

REVISIONS	BY
REV 1 - 10/10/2024 COUNTY COMMENTS	NBC

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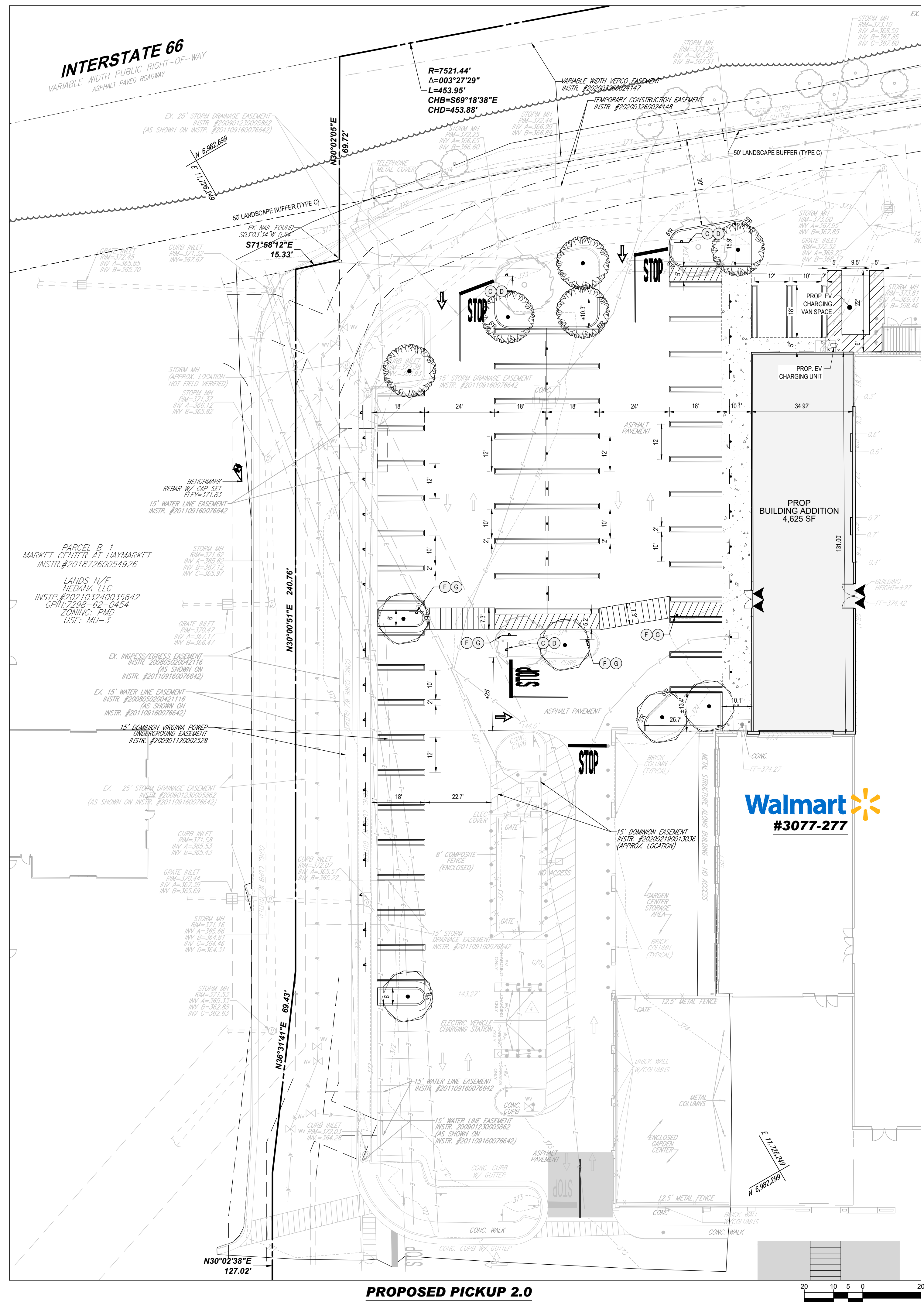
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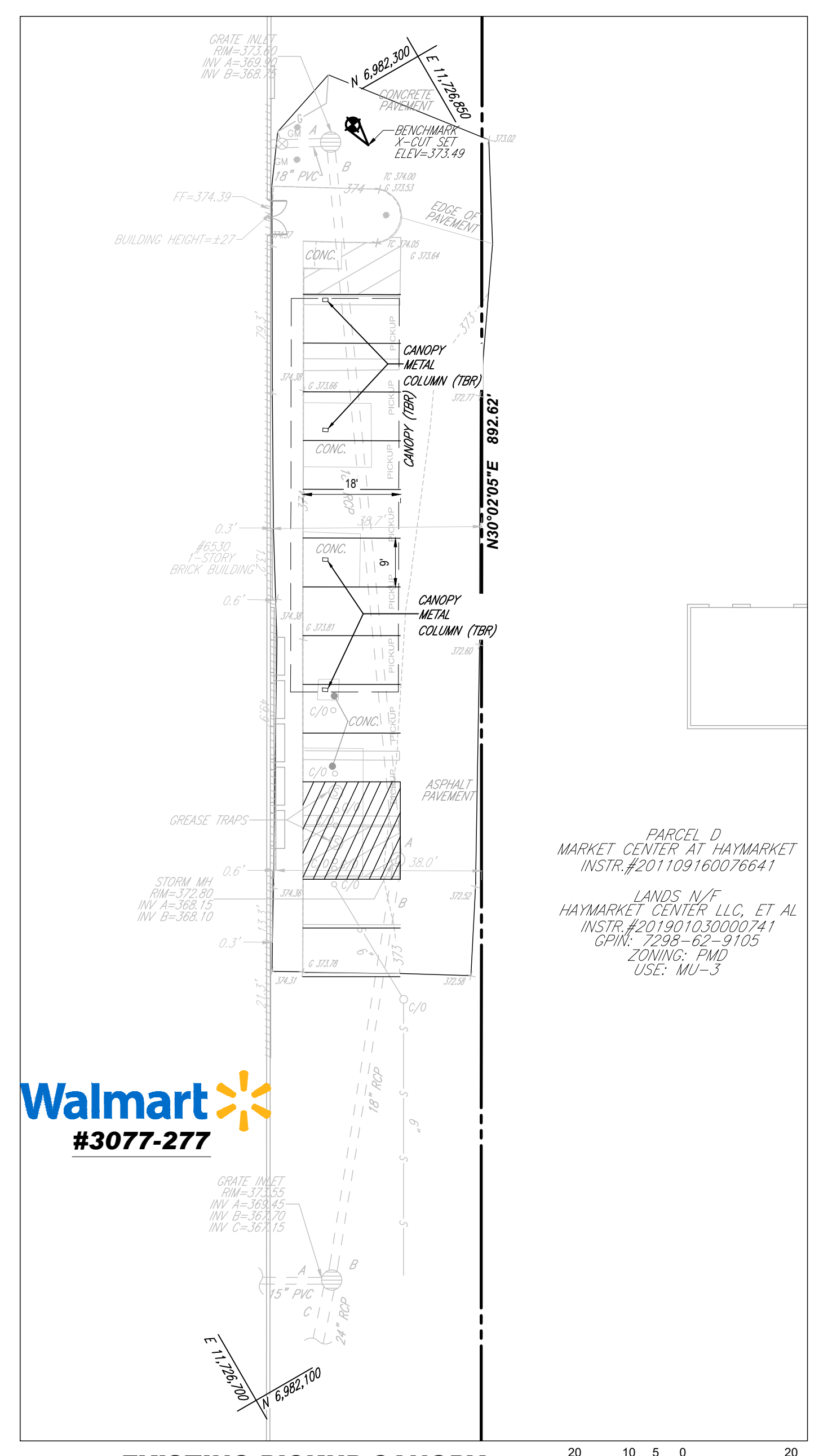
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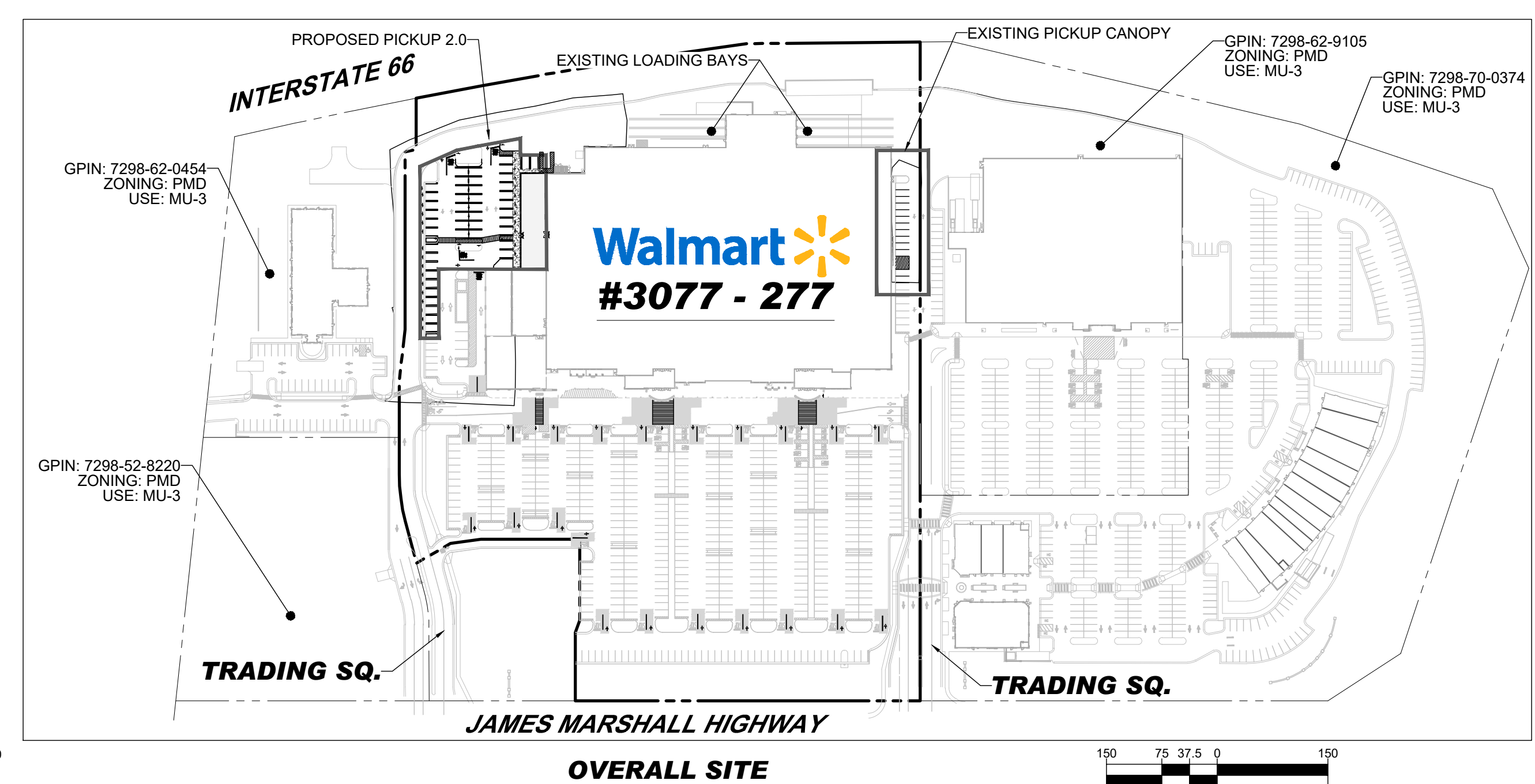
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CHECKED  
KSR  
DATE  
12/21/2022  
JOB No.  
V218038 LSCP-0  
SHEET TITLE  
**LANDSCAPE PLAN**  
SHEET NUMBER  
**4**



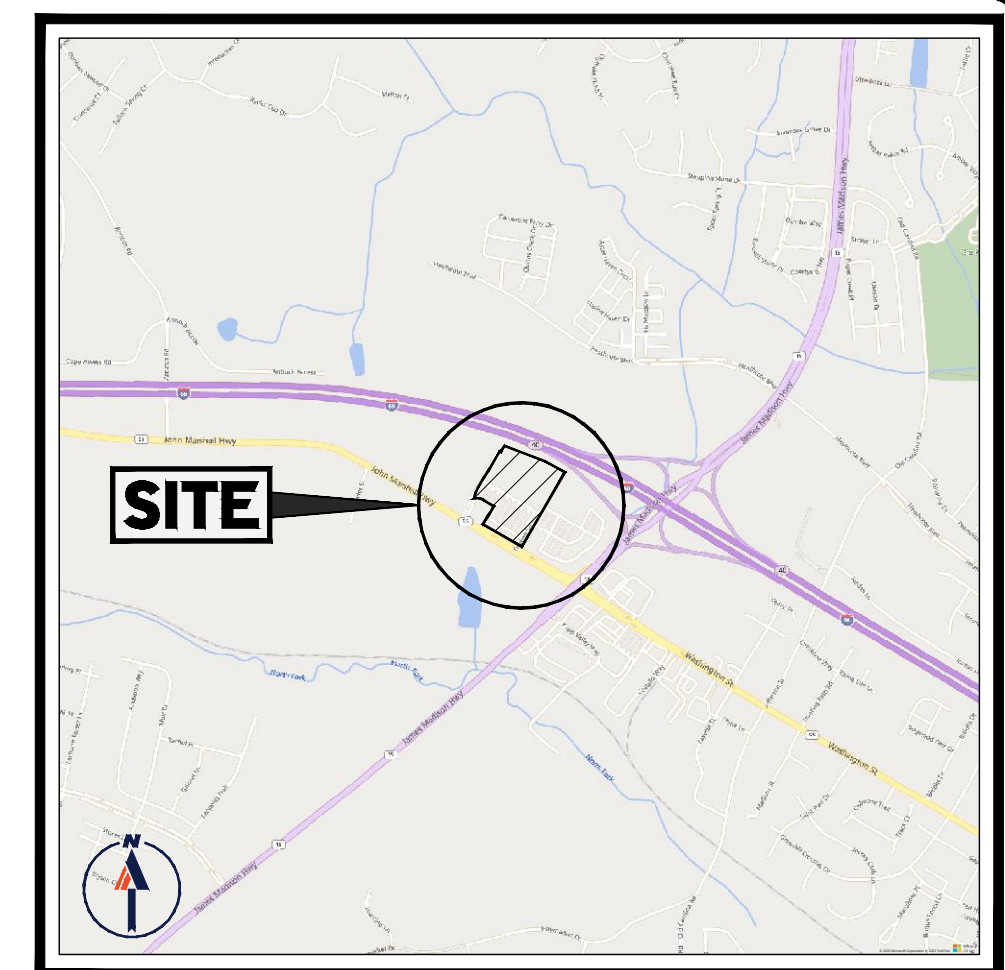
**PROPOSED PICKUP 2.0**



**EXISTING PICKUP CANOPY**



**OVERALL SITE**



**LOCATION MAP**  
SCALE: 1" = 2,000'  
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**OWNER/DEVELOPER**

HAYMARKET CENTER LLC & ETAL  
125 HALF MILE RD  
RED BANK, NJ 07701

**DEVELOPMENT SUMMARY:**

PARCEL GPIN: 7298-62-4616  
PARCEL AREA: 12.7479  
ZONING: PMD  
INTENSITY: 71.54% OPEN SPACE  
28.46% NON-OPEN SPACE

BUILDING SETBACK REQUIREMENTS	REQUIRED	PROVIDED
A. BUILDING SETBACK REQUIREMENTS		
FRONT SETBACK (SOUTH)	20'	424'
SIDE SETBACK (WEST)	20'	144'
SIDE SETBACK (EAST)	20'	40'
REAR SETBACK (NORTH)	25'	97'

**SITE LEGEND**

REFERENCE DETAIL SHEET

- (A) NEW OPEN ARROW PAVEMENT MARKINGS.
- (B) NEW STOP BARI/ STOP TEXT PAVEMENT MARKINGS
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RATIO CART CORRALS	3.44/1,000 SF
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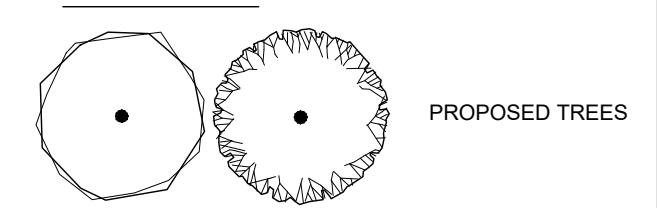
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RATIO CART CORRALS	3.21/1,000 SF
	28

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**LEGEND**



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**Walmart**

DRAWN	TAL
CHECKED	KSR
DATE	02/05/2024
JOB No.	V218038 GDP-0
SHEET TITLE	<b>GENERAL DEVELOPMENT PLAN</b>
SHEET NUMBER	<b>1</b>

**PROFFER ANALYSIS**

**Proffers / Conditions Related To  
SITE PLAN AND SUP/REZ Number HERE (e.g. PLN2000-00041 (RZPR2000-00041))**

Walmart Haymarket / Pickup Expansion

Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
					<b>Customer to enter information HERE (E.g. Satisfied, unsatisfied, etc.)</b>	<b>Customer to enter information HERE - additional comment to clarify status</b>	<b>County review and/or verification of satisfaction</b>
PLN2002-00017 / 1	None	None	"Master PMD Zoning Plan For Market Center", prepared by LandDesign, dated July 9, 2001, last revised February 10, 2003, consisting of the following sheets: a."Master PMD Zoning Plan" (sheet 2 of 6) b."Utilities and Road Plan For Market Center" (sheet 3 of 6) c."Landscape Buffer Plan" (sheets 4 & 5 of 6)	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 2	None	None	"Intersection/Frontage Improvements Route 55 and Route 15", prepared by The Engineering Groupe, Inc. and dated June 10, 2002 ("Improvements Plan").	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 3	None	None	"Intersection/Frontage Improvements Route 55 and Route 15", prepared by The Engineering Groupe, Inc. and dated June 10, 2002 ("Improvements Plan").	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 4	None	None	"Market Center North Property Access Road", prepared by The Engineering Groupe, Inc. and dated December 9, 2001, last revised August 16, 2002 ("North Property Access Road Plan").	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 5	None	None	"Market Center Development Design Guidelines" with Supplement, prepared by LandDesign, Inc. and dated September 12, 2002 ("Design Guidelines").	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 6	None	None	"Market Center Illustrative Village Plan" prepared by LandDesign, Inc.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 1	Transportation	Transportation	Route 55 - John Marshall Highway a.The Applicant shall reserve and dedicate, at no cost to Prince William County or the Virginia Department of Transportation (VDOT), that additional right of way required up to a maximum of twenty-six feet (26') from the existing northerly right of way line across the frontage of the Property as shown on the Improvements Plan. If not previously dedicated at the request of the County, said dedication shall be made in connection with the approval of the first plan for Landbay 3. b.Within existing right of way or the right of way to be dedicated pursuant to proffer #1.a. above, the Applicant shall construct a combined through and right turn lane on Route 55 across the frontage of the Property with a transition to existing pavement at the western boundary of the Property as shown on the Improvements Plan. Said improvements shall be constructed in not more than two phases, each phase to commence in conjunction with the respective site plan that includes each of the two full access entrances to the Property or with development of that portion of the Property adjacent to the roadway, whichever occurs first. c.The Applicant shall construct left turn lanes at the two full movement entrances to the Property as shown on the Improvements Plan. Said improvements shall be provided at the time each entrance to the Property on Route 55 is constructed. The exact location of said entrances shall be determined at the time of final engineering. d.The Applicant shall construct signalization at the two full movement entrances to the Property on Route 55 if warranted and approved by VDOT during development of the Property. e.Notwithstanding the right-in/right-out access points shown on the Improvements Plan, said entrances shall only be allowed if approved by the County at the time of final plan approval.	Final Plan Approval	Satisfied	Does not affect proposed expansion of store	

Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
PLN2002-00017 / 2	Transportation	Transportation	<p>Route 55/Route 15 Intersection - The Applicant shall construct intersection improvements at Route 55 and Route 15 as shown on the Improvements Plan and described below. Construction of said improvements shall commence as a part of the first phase of development of the South Property and shall be in service for use by the time the first occupancy permit is issued for the South Property.</p> <p>a. Intersection improvements including pavement widening, striping, signage and signalization to accommodate a left turn lane and a combined left turn and through lane from eastbound Route 55 to northbound Route 15.</p> <p>b. Construction of a through lane on eastbound Route 55 east of Route 15 toward the Town of Haymarket to receive the eastbound through lane referenced in subparagraph 2.a. above, subject to the availability of right of way and/or easement as set forth in subparagraph 2.j. below.</p> <p>c. Construction of a dedicated right turn lane from eastbound Route 55 to southbound Route 15.</p> <p>d. Construction of a southbound through lane on Route 15 from Route 55 south with a transition to the existing pavement</p> <p>e. Intersection improvements including signage, striping and signalization on northbound Route 15 to improve the existing left turn, through and right turn movements south of Route 55.</p> <p>f. Intersection improvements including limited construction, striping, signage and signalization to provide a left turn lane on westbound Route 55 to southbound Route 15, subject to the availability of right of way and/or easements as set forth in subparagraph 2.j. below.</p> <p>g. Intersection improvements to include pavement, striping, signage and signalization along Route 55 east of Route 15, subject to the availability of right of way as set forth in subparagraph 2.j. below.</p>	Phase I	Satisfied	Does not affect proposed expansion of store	
	Transportation	Transportation	<p>h. Construction of a dedicated right turn lane from southbound Route 15 to westbound Route 55.</p> <p>i. Intersection improvements including pavement, striping, signage and signalization on southbound Route 15 to improve existing left, thru and right turn lanes north of Route 55.</p> <p>J. In the event off-site right of way is required in order to provide the improvements identified hereinabove and the Applicant is not able to acquire such right of way, the Applicant shall request the County to acquire the right of way and easements by means of its condemnation powers at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:</p> <p>(1) The names of the record owners, the property addresses, tax map parcel numbers and GPIN numbers for each landowner from whom such right of way and/or easements are sought.</p> <p>(2) Plats, plans and profiles showing the necessary right of way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.</p> <p>(3) An independent appraisal of the value of the right of way and easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.</p> <p>(4) A 60 year title search of each involved property.</p> <p>(5) Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right of way and/or easements, at a cost of at least the appraised value of the involved property interests.</p>	Phase I	Satisfied	Does not affect proposed expansion of store	

Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
	Transportation	Transportation	<p>(6)A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.</p> <p>(6)A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 3	Transportation	Transportation	<p>Route 15 (north of I-66)</p> <p>a.The Applicant shall construct right and left turn lanes on Route 15 at the North Property Access Road as a part of the first phase of development of the North Property if not already constructed by others.</p> <p>b.At the time the first building permit is issued in connection with that plan which generates, on a cumulative basis, more than 3,000 vpd, if not already constructed by others, the Applicant shall construct two (2) additional lanes on Route 15 with a transition to the existing bridge along the frontage of the property identified with G.P.I.N. 7298-83-7664, the alignment of said improvements to be in general conformance with the plan entitled "Westmarket Route 15 Preliminary Engineering Plan", prepared by Dewberry &amp; Davis LLC and dated January 18, 2002.</p> <p>c.The Applicant shall initiate and provide a traffic signal warrant study for the intersection of Route 15 and the North Property Access Road at the request of the Department of Public Works Transportation Division at any time during development of the Property. If warranted and approved by VDOT during the development of the Property, and if not constructed or committed by others, the Applicant shall construct a traffic signal at said intersection.</p>	Phase I	Satisfied	Does not affect proposed expansion of store	

Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
PLN2002-00017 / 4	Transportation	Transportation	<p>North Property Access Road</p> <p>a. In conjunction with the construction of the first phase of development of the North Property, the North Property Access Road shall be constructed between the North Property and Route 15 as generally shown on the North Property Access Road Plan. The exact location of entrances shall be determined at the time of final engineering and additional access points shall be permitted in accordance with applicable standards in the Design and Construction Standards Manual (DCSM) or as otherwise approved by the Department of Public Works. Said road shall be constructed and available for use at the time the first occupancy permit is issued for the North Property. The Applicant reserves the right to phase the construction of the said roadway improvements based on the daily vehicle trips (vpd) generated with each phase of development.</p> <p>b. The Applicant shall construct the North Property Access Road through the North Property to the westernmost access to the North Property as generally shown on the North Property Access Road Plan. Said road shall be constructed as development of the adjacent landbays occurs.</p> <p>c. The Applicant shall reserve right of way up to sixty feet (60') in width from the westernmost entrance to the North Property to the western boundary of the North Property to allow for the ultimate construction of a roadway to the western boundary of the North Property by others.</p> <p>d. The Applicant shall provide turn lanes at each entrance to the North Property from the North Property Access Road in accordance with applicable County standards or as otherwise approved by the Department of Public Works.</p> <p>e. The Applicant shall submit to the Department of Public Works an updated traffic count at the time a site/subdivision plan is submitted for each section and/or land bay on the North Property in order to confirm the road section and standard required for the North Property Access Road based on the daily vehicle trips generated by development on the North Property.</p>	Phase I	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 5	Transportation	Transportation	<p>Notwithstanding the details of the specific improvements referenced in proffers #1, #2 and #4 above, modifications to the details of such improvements may be required based on County and VDOT review and final engineering at the time of final plan review.</p>	Final Plan Approval	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 6	Transportation	Transportation	<p>The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2,903 per multi-family unit for each unit constructed on the North Property to be used for transportation improvements in the area. Notwithstanding the above, the Applicant shall receive a credit against said contribution up to a maximum of \$1,400,000 for the improvements referenced in proffer #2 above (\$2,903 x 482 d.u.) and, accordingly, said per unit contribution shall be made prior to and as a condition of the issuance of each residential building permit over 482 units.</p>	Residential Permitting	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 7	Transportation	Transportation	<p>The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,000 per acre for all land developed with nonresidential uses to be used for transportation improvements in the area. The contribution for nonresidential uses shall be based on the area reflected on each such site plan and shall be paid with the issuance of the first land development permit for each such site plan.</p>	First LDP	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 8	Transportation	Transportation	<p>The Applicant shall reserve right of way consisting of approximately 1.5 acres for an urban diamond interchange in the southwest quadrant of the I-66/Route 15 interchange as generally shown on the Interchange Plan. The Applicant reserves the right to use said land for landscaping, parking and other similar types of uses prior to construction of the interchange improvements provided that no structures shall be constructed in said area.</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	

Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
PLN2002-00017 / 9	Transportation	Transportation	If requested by the County at the time a site plan is filed for Landbay 3, the Applicant shall provide for an interparcel connection along the common property boundary with the adjacent property to the west identified with G.P.I.N. 7298-64-2019. The location of said interparcel connection shall be determined by the Applicant at the time a site plan is filed for that portion of Landbay 3 located adjacent to the western property boundary.	Landbay 3 Site Plan	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 10	Transportation	Transportation	The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$100,000 to be used for transportation studies, design/engineering and/or actual transportation improvements in the general vicinity of Route 55/Route 15/1-66. Said contribution shall be made prior to and as a condition of the approval of the first final site/subdivision plan for the Property.	First Final Site / Subdivision Plan	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 11	Uses and Site Development	Uses and Site Development	Development of the Property will be in substantial conformance with the Master PMD Zoning Plan. With reference to those Landbays which incorporate the area to be dedicated for the North Property Access Road right of way, it is intended that the boundary of each such Landbay be the centerline of the North Property Access Road as the alignment of said roadway is established at the time of final plan. The exact boundaries and acreage of each Landbay may be increased or decreased at the time of site plan/subdivision, not to exceed ten percent (10%) of the gross area of the larger Landbay impacted by each such change	Final Plan Approval	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 12	Uses and Site Development	Uses and Site Development	The maximum number of residential units constructed in Landbay 1 shall not exceed 500 units and all such units shall be multi-family.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 13	Uses and Site Development	Uses and Site Development	A minimum of two and not more than three multi-family unit types shall be constructed on the North Property, said unit types may include Housing Types J, K or L as identified in Section 306.12(6) of the Zoning Ordinance, modified unit types #1, #2 and #3 as set forth in Attachment A, or other modified multi-family housing types as approved by the Zoning Administrator.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 14	Uses and Site Development	Uses and Site Development	A minimum of fifty percent (50%) of the units constructed on the North Property shall be initially "for sale" units by the developer.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 15	Uses and Site Development	Uses and Site Development	Development in Landbay 3 shall be in substantial conformance with the layout depicted on the Illustrative Village Plan. The Applicant shall have the flexibility to shift the location of the neighborhood and destination retail and employment uses but the corner icon building and main street retail uses shown on the Plan shall be provided substantially as shown on the Illustrative Village Plan.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 16	Uses and Site Development	Uses and Site Development	A maximum of 350,000 square feet of gross floor area shall be constructed in Landbay 3.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 17	Uses and Site Development	Uses and Site Development	A minimum of five (5) acres shall be reserved for development of a minimum of 50,000 cumulative square feet of office gross floor area in Landbay 3. At the time a site plan is approved and the construction commences on a building(s) containing a minimum of 50,000 cumulative square feet of office gross floor area, the reservation of the said five acres shall no longer be required and the Applicant shall have the right to use such excess land for any uses otherwise permitted in Landbay 3. In connection with the construction of office uses in Landbay 3, the Applicant shall have the right to provide retail and service commercial uses on the first floor of buildings that are a minimum of three stories.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	



Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
PLN2002-00017 / 18	Uses and Site Development	Uses and Site Development	A maximum of 750,000 cumulative square feet of gross floor area shall be constructed in Landbay 2 and all said uses shall be as permitted and regulated in the zoning districts referenced by the "OC3" designation. The Applicant shall not be permitted to exceed the 750,000 square feet of gross floor area without first submitting a revised Traffic Impact Analysis (TIA) for review and approval by the Department of Public Works Transportation Division and constructing those improvements identified in the TIA necessary to accommodate the traffic generated by the additional development.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 19	Community Design	Community Design	All development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 20	Community Design	Community Design	All residential structures constructed in Landbay 1 shall include any one or a combination of the following building materials: brick, stone, vinyl siding, masonry, hardiplank or other similar material as approved by the Planning Director or his designee. Roof materials shall include asphalt shingle, cedar shakes or standing seam metal. The architectural styles of the residential units shall be in substantial accordance with the elevations of the respective alternative housing types included in Attachment A or, in the event a standard unit type as identified in the Zoning Ordinance is constructed, such units shall be of a similar architectural style as depicted in the alternatives. By way of example, some or all of the following architectural features, or similar types of features, would be used: a. Windows, porches, stairs, railings, shutters, dormers, chimneys and projecting wall surfaces to break up larger wall surfaces and to establish visual interest. b. Protective entry courts, common vestibules, covered breezeways or enclosed stair halls to reduce the number of visible doors, unless designed in a row house or townhouse manner oriented toward the street. c. Garages designed to be integrated with the building design or sited so as to avoid long uninterrupted rows of garage doors and building walls. d. Architectural embellishments of the architectural features identified above may include cornice lines, fascia boards, pilasters and columns.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	

Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
PLN2002-00017 / 21	Community Design	Community Design	<p>With reference to Landbay 2, the following design and development parameters shall apply:</p> <p>a.A coordinated architectural design theme shall be utilized in the development of Landbay 2. The exterior of all structures in Landbay 2 shall be composed of brick, glass, architectural pre-cast concrete, job-cast architectural concrete, wood or other comparable siding. Other similar materials may be used as approved by the Zoning Administrator, or his designee, but in no event shall metal siding buildings be allowed. In the event a hotel is constructed in Landbay 2, such use may utilize materials and a style characteristic of such use provided a reasonable effort is made to incorporate common elements which result in an overall coordinated development in Landbay 2.</p> <p>b.All development shall be constructed with four sided architecture (i.e., all elevations shall contain similar architectural features and materials).</p> <p>c.A minimum of fifty percent (50%) of each building will be brick with accent materials.</p> <p>d.Rooftop mechanical shall be screened with materials that are compatible with the primary building material.</p> <p>e.A maximum of twenty percent (20%) of the parking provided in connection with each building constructed in Landbay 2 may be located between the buildings and I-66 right of way. In the event parking is so located, additional landscaping and/or berming shall be provided in order to break up the line of sight into said parking areas.</p> <p>f.Expanses of building façade in excess of 150' shall utilize architectural treatments and design techniques to break up the massing. Examples of such architectural treatments include vertical features such as entrances, pilasters, columns, steps, modulations in the façade, color and material breaks/variations and building fenestrations, or other treatments as approved by the Planning Director or his designee.</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
	Community Design	Community Design	<p>g.A minimum of seven percent (7%) interior parking lot landscaping shall be provided.</p> <p>h.Specialty paving, such as but not limited to imprinted and color asphalt, concrete unit pavers, shall be used on select pedestrian crosswalks on internal roads and travelways for accent purposes.</p> <p>i.A minimum of 20,000 square feet of plaza area shall be provided. Said plaza area may be provided in two separate locations, each containing a minimum of 10,000 square feet. A minimum of 10,000 square feet of plaza area shall be provided at the time 50% of the land area in Landbay 2 is developed and the balance shall be provided with completion of the development in Landbay 2. Each said plaza area(s) shall include the following elements: benches/seating walls, raised planters/freestanding planter pots, decorative lighting, bollards, tables and chairs, specialty paving, informational/decorative signage, and a focal feature such as sculpture, gazebo, water feature or ornamental specimen tree, or shall be designed as otherwise approved by the Planning Director or his designee.</p> <p>J.At the time the first sketch/preliminary plan is submitted for Landbay 2, an overall sketch/concept plan shall be filed, to include a minimum of fifty percent (50%) of the land area contained in Landbay 2, depicting the overall network elements within said area in order to help ensure the coordinated development of the Landbay. Examples of the types of elements to be included on the said sketch/concept plan include pedestrian connections between uses, internal roads/travelways, plaza(s) and the like. At the time the first sketch/preliminary plan is submitted which encroaches into the balance of Landbay 2, a similar sketch/concept plan shall be provided which depicts the network elements for the entire Landbay 2. Notwithstanding the submission of said sketch/concept plan, the Applicant shall have the right to modify said plan during the course of development as each subsequent final plan is submitted.</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	

Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
PLN2002-00017 / 22	Community Design	Community Design	<p>With reference to Landbay 3, the following additional design and development parameters shall apply to the Destination Retail use as said use is referenced in the Design Guidelines:</p> <p>a.Front Facade of Building</p> <p>(1)The said facade of the building shall consist of a minimum of 25% brick, a minimum of 25% glass, glass block or other material that creates glass effect and the balance shall be brick or some other form of masonry (i.e., aggregate type of stone panel).</p> <p>(2)The said facade of the building shall have a pitched roof or parapet walls that create a pitched roof effect with gables or dormers.</p> <p>(3)A canopy treatment shall be provided on the said facade of the building to reflect small-scale architecture and create pedestrian scale. A canopy treatment shall be provided for a minimum distance equal to 50% of the length of the facade frontage.</p> <p>(4)A sidewalk/walkway a minimum of 15' in width shall be provided along the frontage of the building for a distance equivalent to a minimum of 50% of the length of facade frontage and a minimum 4' wide sidewalk shall be provided along the balance of the building frontage.</p> <p>b.Side Facade of Building (facing and visible from Route 55)</p> <p>(1)The said facade of the building shall consist of a minimum of 25% brick, a minimum of 25% glass, glass block or other material that creates glass effect and the balance shall be brick or some other form of masonry (i.e., aggregate type of stone panel).</p> <p>(2)The said facade of the building shall have a pitched roof or parapet walls that create a pitched roof effect with gables or dormers.</p> <p>(3)A canopy treatment shall be provided on the said facade of the building to reflect small-scale architecture and create pedestrian scale. A canopy treatment shall be provided for a minimum distance equal to 50% of the length of the facade</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
	Community Design	Community Design	<p>c.Side Facade (not visible from public right of way) &amp; Rear Facade of Building</p> <p>(1)Each said facade of the building shall consist of a minimum of 25% brick and the balance shall be brick or some other form of masonry (i.e., aggregate type of stone panel).</p> <p>(2)Each said facade of the building shall have a pitched roof or parapet walls that create a pitched roof effect.</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 23	Community Design	Community Design	<p>The Applicant shall create covenants, conditions and restrictions to coordinate development within each Landbay, which include such items as architectural controls, signage, building materials, lighting and landscaping. Association(s) or other identifiable single entity (i.e., owner) shall be formed to oversee the on-going management and maintenance of property within each Landbay, including landscaping and maintenance of common areas</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 24	Community Design	Community Design	<p>Applicant shall provide a pedestrian network, consisting of sidewalks and/or trails, within each Landbay and linking the residential uses constructed in Landbay 1 with the nonresidential constructed in Landbay 2. The pedestrian connections may vary in width, but shall be a minimum of four feet in width. All pedestrian links shall consist of materials appropriate to serve their function and the character of the area, and shall be designed and constructed at the time the respective land bay is developed.</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 25	Community Design	Community Design	<p>Subject to approval by Prince William County, the Applicant shall provide a streetscape along the North Property Access Road A landscape area a minimum of six feet (6') in width shall be provided along both sides of the said road and shall be planted with street trees at a rate of one tree per fifty linear feet of road frontage.</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 26	Community Design	Community Design	<p>Landscaping provided on the Property shall include native and indigenous species appropriate to the location and climate of the area.</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	

Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
PLN2002-00017 / 27	Community Design	Community Design	All freestanding parking lot lights located on the North Property shall have a maximum height of twenty-four feet (24') and shall have fixtures which direct light downward and inward. In addition, all building-mounted lighting, if any, shall be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public rights of way.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 28	Community Design	Community Design	All freestanding parking lot lights located on the South Property shall have a maximum height of forty feet (40') and shall have fixtures that direct the light downward and inward. In addition, all building mounted lighting, if any, shall be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public rights of way.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 29	Parks and Recreation	Parks and Recreation	The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,091 per multi-family unit constructed in Landbay 1 to be used for parks and recreation facilities in the area. A lump sum payment of \$100,000 shall be made within thirty (30) days of final rezoning by the Board of County Supervisors as applied for by the Applicant with said payment being a credit against the first ninety-one (91) units constructed in Landbay 1. "Final rezoning", as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or, if appealed, the day following which the decision has been affirmed on appeal. For each unit after the 91st unit, said contribution shall be paid prior to and as a condition of the issuance of a building permit for each said unit constructed in Landbay 1.	Prior to BP in Landbay 1	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 30	Parks and Recreation	Parks and Recreation	Applicant shall provide recreational amenities for the residential units located in Landbay 1, said amenities to include at a minimum a swimming pool and bathhouse and a multi-purpose court.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 31	Environmental	Environmental	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. Said contribution shall be paid prior to and as a condition of the issuance of the first land development permit for each plan and shall be based on the acreage reflected on each such approved plan.	First LDP	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 32	Environmental	Environmental	The areas identified as County Mapped Resource Protection Area ("RPA"), Field Verified RPA and Open Space Area on the Landscape Buffer Plan shall remain undisturbed except where disturbance is permitted by the Prince William County Design and Construction Standards Manual (DCSM) and Zoning Ordinance for the construction of road crossings, pedestrian trails, utilities, stormwater management, best management practices and drainage. Notwithstanding the above, maintenance of the existing vegetation shall allow for the removal of dead or dying trees in accordance with accepted horticultural practices. Disturbances within said areas to accommodate roads and utilities shall be authorized in accordance with sound engineering practices and applicable standards, but shall be minimized to the extent practical and feasible.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	

Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
PLN2002-00017 / 33	Environmental	Environmental	The specific design of wet and dry ponds and the plant materials shall be determined at the time of construction, however, the following parameters shall be applied: a. In the event the SWM/BMP facilities are constructed as dry ponds, the perimeter of each such dry pond shall be landscaped with a minimum of fifty (50) plant units per one hundred linear feet around the perimeter of the pond exclusive of dam embankment. b. In the event wet ponds are constructed, landscaping for such ponds shall utilize wetland benches for emergent vegetation, shrubs, ornamental trees and shade trees.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 34	Environmental	Environmental	The Applicant shall provide double tiered erosion and sedimentation control measures or its equivalent in connection with development and land disturbing activity on the Property which is within fifty feet (50) of slopes greater than twenty-five percent (25%) and located adjacent to intermittent streams on the North Property.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 35	Libraries	Libraries	The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$239.00 per multi-family unit constructed in Landbay 1 to be used for library facilities in the area. Said contribution shall be paid prior to and as a condition of the issuance of a building permit for each said unit constructed in Landbay 1.	Prior to BP in Landbay 1	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 36	Fire & Rescue	Fire & Rescue	The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$358.00 per multi-family unit constructed in Landbay 1 to be used for fire and rescue facilities in the area. Said contribution shall be paid prior to and as a condition of the issuance of a building permit for each said residential unit constructed in Landbay 1.	Prior to BP in Landbay 1	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 37	Schools	Schools	The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in an amount not to exceed a maximum of \$0.35 per square foot of gross floor area of nonresidential space constructed on the Property to be used for fire and rescue facilities in the area. Said contribution shall be paid prior to and as a condition of the issuance of the first building permit for each approved plan for nonresidential uses.	Prior to BP for Nonresidential Uses	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 38	Schools	Schools	The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$3,560 per multi-family unit constructed in Landbay 1 to be used for school facilities in the area. Said contribution shall be made on a per unit basis prior to and as a condition of the issuance of a building permit for each said unit constructed in Landbay 1.	Prior to BP in Landbay 1	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 39	Affordable Housing	Affordable Housing	The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per dwelling unit to be used for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of the issuance of a building permit for each dwelling unit constructed on the Property.	Prior to BP for Residential Uses	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 40	Water and Sewer	Water and Sewer	The Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	

Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
PLN2002-00017 / 41	Water and Sewer	Water and Sewer	Acceptance and approval of this rezoning application by the Board of County Supervisors authorizes the location and provision of those public uses and facilities specifically referenced on the Master Plan, Transportation Plan, in this proffer statement, and the extension and construction of water and sewer lines and facilities and roads necessary to serve this property pursuant to the Virginia Code Section 15.2-2232 and the Prince William County Code Section 32-201.13.1. The general area of location of these uses and facilities are as shown on the Utilities and Road Plan with the exact locations to be determined based on final engineering and as approved by Prince William County.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 42	Miscellaneous	Miscellaneous	The Applicant shall make a monetary contribution to the Town of Haymarket in the amount of \$25,000 to be used for traffic signals or streetscape improvements within the Town of Haymarket. Said contribution shall be made at the time the first building permit is issued for Land Bay 3.	Fist BP for Land Bay 3	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 43	Miscellaneous	Miscellaneous	In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in 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, noncompounded.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 44		Waivers/Modifications	Waiver of the applicable requirements set forth in the Zoning Ordinance and DCSM in order to allow a private road network for the North Property with the exception of the North Property Access Road. Said private road system shall be designed and constructed to County and VDOT standards, unless approved otherwise by the Department of Public Works.	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	

Proffer / Condition Number	Condition Category	Sub-Category	What	When (Proffer Trigger)	Proffer / Condition Status	Comments / Clarifications	County Comment?
PLN2002-00017 / 45		Waivers/Modifications	<p>Modification of the Section 280.14 of the Zoning Ordinance and Sections 802.11 and 802.12 of the DCSM to waive all internal buffers between uses on the Property and to modify the perimeter buffer in accordance with the Landscape Buffer Plan and as more particularly described below:</p> <p>a. A 50' wide buffer area shall be provided along the western, northern and eastern boundaries of Landbay 1 and the preservation of existing vegetation within said buffer areas shall satisfy the planting requirements.</p> <p>b. Waiver of buffer along eastern boundary of Landbay 2 except for that portion of the boundary that abuts the property identified with G.P.I.N. 7298-82-4687 which shall have a 50' wide buffer planted in accordance with the Type C planting standard. In the event the said adjacent property is redeveloped with a nonresidential use, said 50' buffer shall be waived.</p> <p>c. A 25' wide buffer area shall be provided along the western boundary of Landbay 2 and said buffer area shall be planted in accordance with 50% of the Type C buffer planting standard.</p> <p>d. A 50' wide buffer shall be provided along the southern boundary of Landbay 2 to be planted in accordance with the Project Identity Buffer standard set forth in the Landscape Buffer Plan.</p> <p>e. A 50' wide buffer shall be provided along the northern and southern boundary of Landbay 3 to be planted in accordance with the Project Identity Buffer standard set forth on the Landscape Buffer Plan. The Applicant reserves the right to locate a sidewalk/trail within said buffer along the southern boundary subject to the approval of the Department of Public Works at the time of site plan.</p> <p>f. A 25' wide buffer shall be provided along the western boundary of Landbay 3 to be planted in accordance with 50% of the Type C buffer planting standard.</p> <p>g. A 30' wide buffer shall be provided along the eastern boundary of Landbay 3 to be planted in accordance with the Project Identity Buffer standard set forth on the Landscape Buffer Plan.</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 46		Waivers/Modifications	<p>Modification of the housing types permitted in the Planned Mixed Residential District (PMR) to allow the modified multi-family unit types and respective development standards as set forth in Attachment A.</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	
PLN2002-00017 / 47		Waivers/Modifications	<p>A waiver of the road design standards as required in order to allow construction of the road improvements on Route 55 and at the intersection of Route 55/Route 15 as said improvements are shown on the Improvements Plan. Said modified standards may include but shall not be limited to posted speed, entrance spacing and length of turn lanes and transitions.</p>	Permitting/ Development	Satisfied	Does not affect proposed expansion of store	

## HISTORICAL COMMISSION RESOLUTION

**MOTION: PORTA**

**September 10, 2024**

**SECOND: BRICKLEY**

**Regular Meeting**

**Res. No. 24-054**

**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:

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
REZ2024-00002	Balls Ford Road Crossing 2 <sup>nd</sup> Submission	No Further Work
REZ2025-00001	Walmart Haymarket PRA	Recommend applicant provide an upright framed or wall mounted exhibit displaying a map of local historic sites, with particular attention to battlefields covering the project site: Manassas 2, Buckland Mills, and Thoroughfare Gap, as well as Rt 15 intersecting with Rt 55, Journey Through Hallowed Ground on the way to Historic Haymarket from Thoroughfare.



<b>Case Number</b>	<b>Name</b>	<b>Recommendation</b>
SUP2025-00001	Walmart Haymarket	See REZ2025-00001
PFR2024-00012	Public Safety Training Facility 2 <sup>nd</sup> Submission	No Further Work
REZ2023-00031	Thomas Farm at Bristow Station 4 <sup>th</sup> Submission	Recommend a permanent fence around cemetery and a hard surface access trail.  Recommend applicant strongly consider the land swap recommended by the Department of Parks and Recreation.
REZ2022-00011	East Gate Apartments 2 <sup>nd</sup> Submission	No Further Work
REZ2024-00044	Wellington Glen Land Bay J Proffer Amendment 2 <sup>nd</sup> Submission	Table
REZ2023-00018	Gardner Property 2 <sup>nd</sup> Submission Updated	Recommend applicant fabricate and install an Interpretive Sign (NPS Wayside style sign) on the property, recognizing Buckland Mills Battlefield, with content provided by the Historical Commission.
REZ2024-00048	Maple Valley Grove	Table
REZ2025-00002	Chinn Landing	No Further Work
SUP2025-00006	Dunkin at Barracks Row Quantico	No Further Work

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Brace, Dodge, Kulick

**MOTION CARRIED**

ATTEST:



Secretary to the Commission