



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-7615 FAX (703) 792-4401
www.pwcgov.org

PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

August 2, 2016

Sherman Patrick, Jr.
Compton & Duling, LC
12701 Marblestone Drive, Suite 350
Prince William, VA 22192

**RE: Comprehensive Plan Amendment / Rezoning – Kline Property
CPA2016-00007 / REZ2016-00021
Coles Magisterial District**

Dear Mr. Patrick:

As you know, the preliminary review of the above-referenced applications has been completed. These concurrent applications were primarily reviewed in terms of consistency with the Comprehensive Plan, County Ordinances, Standards, and Policies. As a follow-up to our post-submission review meeting, recent conversations, meeting with Transportation/VDOT and the City of Manassas, and our additional Planning/Land Use meeting, the purpose of this correspondence is to provide a summary of the cumulative outstanding issues as listed in the following case review summary memo and as per attached agency comment letters/memos. Be advised that staff may not identify all of the issues that may arise during the case review and public hearing process. In addition, the solutions to issues identified in this summary letter may not be the only ones, but are felt by staff to be the most desirable. **Please note that any modifications will result in further review by pertinent agencies and staff, and may result in changes to the analysis and/or any recommendations.**

For your reference, please find attached the planner review summary memo and corresponding agency comments, from the initial review cycle as well as other associated meetings. Feel free to contact me with any additional questions you may have. I look forward to working with you on this proposal as it continues to evolve.

Sincerely,

Scott F. Meyer
Planner III
(703) 792-6876
E-mail: smeyer@pwcgov.org

Attachments:

Planning Maps
Plans/Exhibits
Proffers
Planner Review Summary Memo
Agency Comments

cc: Lexi Jewell (Compton & Duling)
Truett Young (Stanley Martin Companies)

Corey Stewart, Board Chairman, At-Large
Martin Nohe, Coles Magisterial District, Supervisor
Rene Fry, Planning Commission Chairman
Alex Vanegas, Coles Magisterial District, Commissioner
Michelle Robl, Deputy County Attorney
Rick Canizales, Transportation Planning Branch Chief
Ben Eib, Assistant Watershed Management Branch Chief
Christopher Price, Planning Director
Stephen Donohoe, Current Planning Manager
David McGettigan, Long Range Planning Manager



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-7615 FAX (703) 792-4401


www.pwcgov.org

PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

August 2, 2016

TO: Sherman Patrick, Jr.
Compton & Duling, LC
12701 Marblestone Drive, Suite 350
Prince William, VA 22192

FROM: Scott F. Meyer, Planner III 
Phone Number: 703-792-6876; E-mail: smeyer@pwcgov.org

RE: **CPA2016-00007 / REZ2016-00021 – Kline Property**
Coles Magisterial District

Background & Context

The subject proposal consists of two components that are being concurrently processed:

- 1) CPA2016-00007 – To amend Long-Range Land Use Plan map designations from CEC, Community Employment Center, and SRR, Semi-Rural Residential, to CEC and to create a Center of Community Overlay with an expanded study area.
- 2) REZ2016-00021 – To rezone ± 100.45 acres with an assemblage of parcels from A-1, Agricultural, to B-1, General Business, PMD, Planned Mixed District, and PMR, Planned Mixed Residential, to develop mixed retail, commercial, and residential uses.

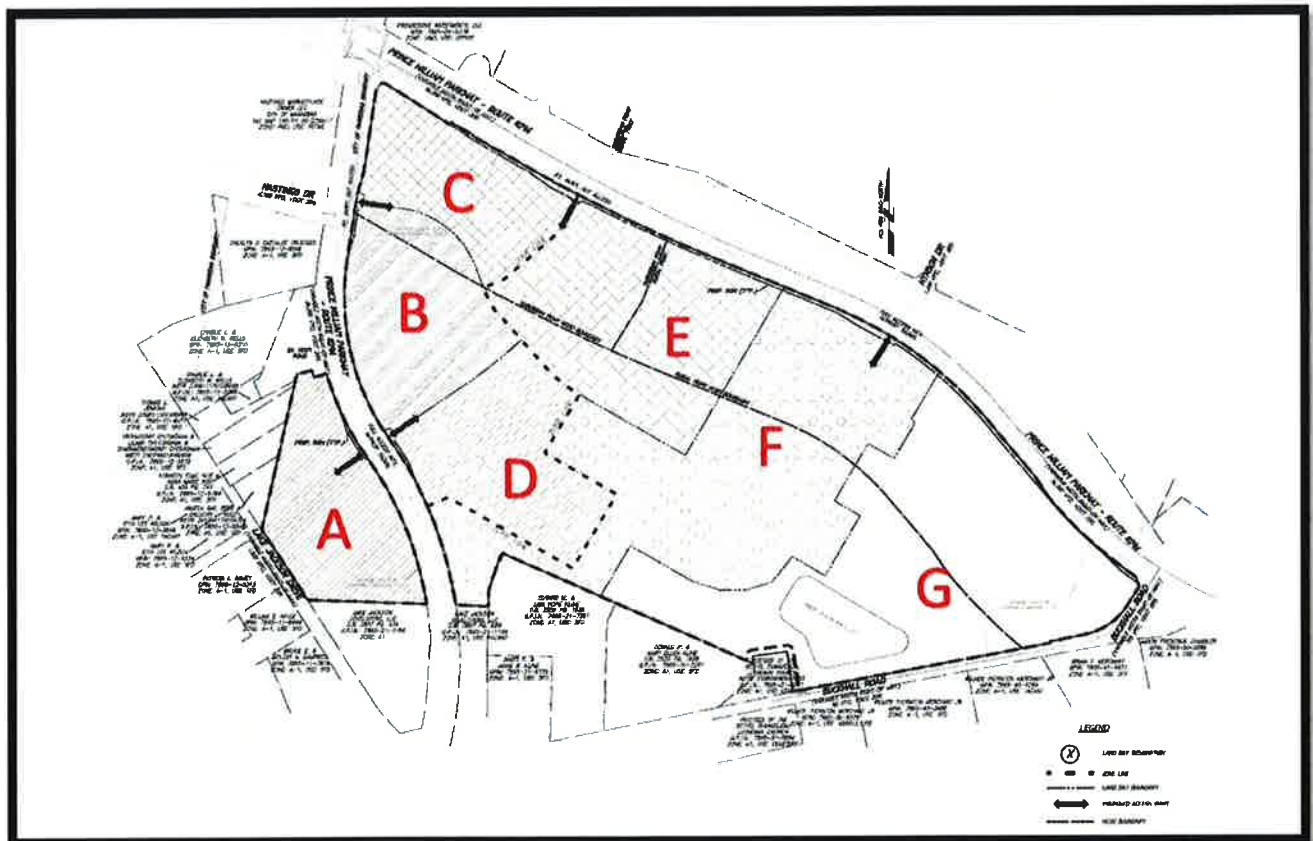
The subject property encompasses ± 100 acres and is generally located south and southeast of the intersection of Prince William Parkway and Liberia Avenue, and north of Buckhall Road. The site is addressed as 8129, 8227, 8231, 8341, and 8351 Prince William Parkway, and 10175 Lake Jackson Drive. The project site is identified on County maps as GPINs 7895-12-8843, 7895-23-2666, 7895-23-4912, 7895-32-0193, 7895-33-1607, and 7895-32-7841. The entire property is presently zoned A-1, Agricultural, is partially located within the Prince William Parkway Highway Corridor Overlay District, and is currently designated CEC, Community Employment Center, and SRR, Semi-Rural Residential, in the Comprehensive Plan.

The subject property is located in a transitional area of the county that is adjacent to the City of Manassas. North of the site and across the Prince William Parkway is the Prince William Commerce Center, which is under development to contain mixed retail/commercial/office uses, as well as the suburban residential neighborhood of Arrowood and the semi-rural residential

neighborhood of Hyson Knolls to the northeast. East and southeast of the site is characterized by semi-rural residential communities and A-1 zoned property. To the west and northwest is the City of Manassas with existing retail service/commercial strip development. Southwest of the subject site is existing suburban residential development.

On March 15, 2016, the Board of County Supervisors initiated the review of a Comprehensive Plan Amendment (CPA) to amend the long-range land use designation for ± 100.45 acres from CEC, Community Employment Center, and SRR, Semi-Rural Residential, to CEC with a Center of Community Overlay and with an expanded study area. The expanded study area included additional parcels near the northeastern portion of the western intersection of Buckhall Road and Prince William Parkway, as well as additional parcels to the east of Lake Jackson Drive and south of Hastings Drive. The expanded study area for the CPA request encompasses an area of ± 136 acres, while the area for the Rezoning request encompasses ± 100 acres.

For the Rezoning request, there are seven (7) land bays being proposed, which will contain a mixture of non-residential and residential uses with areas of open space. Retail/commercial uses (up to 441,800 SF) at the western portions of the development will transition to single-family attached residential (up to 271 townhouses) and single-family detached homes (up to 129) to the east. The following exhibit from the Narrative shows the proposed land bay configuration:



The following table describes the breakdown of the proposed land bay and its corresponding use/development:

Table 1

	Land Bay	Use	Proposed Development
Nonresidential	A	B-1	±144,000 sqft.
	B	PMD (B-1/B-2)	±164,850
	C	PMD (B-1/B-2)	±132,950
Residential	D	PMD (Townhomes)	99
	E	PMR (Townhomes)	172
	F	PMR (Single Family Detached)	77
	G	PMR (Single Family Detached)	52

Long-Range Land Use Plan Analysis

The subject site is located at the transition of the Development/Semi-Rural Area of the County and is currently zoned A-1, Agricultural. The site has land use designations of CEC, Community Employment Center, and SRR, Semi-Rural Residential, on the Long-Range Land Use Map. The following table summarizes the land use patterns and densities intended within the CEC and SRR designations:

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

<p>Semi-Rural Residential (SRR) <i>(eastern portion of site, currently)</i></p>	<p>submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment, and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, and lodging uses are always the primary uses within the area rezoned. Office development in CEC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i>, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.</p> <p>The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.</p>
--	---

Centers of Community Overlay *(Proposed with CPA for entire site, and expanded study area)*

Through the concurrent CPA request, a Center of Community Overlay is being proposed as the overall land use designation/planning tool to guide and implement the planned mixed development. Centers of community should be neighborhood centers for residents to live, shop, dine, recreate, and congregate. Centers of community should also contain a mix of uses with low- to mid-rise offices (that serve a local market), neighborhood-serving retail, a range of housing types (including both high- and lower-density), and institutional uses. Centers of community should be planned and developed in a comprehensive, coordinated manner. The Centers of Community Overlays will not overlay in the Rural Area.

- Centers of community as shown on the Long-Range Land Use map should be located at or near the intersections of principal arterials and/or major collector roads, transit hubs, and commuter lots.
- Centers of community should be served by transit.
- While access to these centers is typically via automobile, emphasis must be placed on internal pedestrian walkability as well as pedestrian connections to nearby residential districts.
- While a mix of residential densities is desired, centers of community are encouraged to be developed at a higher density than surrounding residential uses.
- Retail and retail service uses should serve local rather than regional needs.
- Institutional uses such as parks, libraries, public safety facilities, schools, and religious institutions should be located in centers of community.
- Emphasis should be placed on consistent architecture that is at a pedestrian-friendly scale and that complements the surrounding neighborhood.
- Proposed designs should be evaluated based on connectivity of the transportation network, mix of uses that meet community needs, and pedestrian walkability.
- Open space should be integrated into the design and should contribute to protecting environmental and cultural resources of the center.
- Proposed design should preserve existing communities in accordance with the Neighborhood Goal.

Area Characteristics & Surrounding Uses

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

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Prince William Commerce center (under development); Arrowood suburban residential community; Hyson Knolls semi-rural residential community	City of Manassas; CEC; SRL; SRR	City of Manassas; O(M); R-4; A-1
South	Semi-rural residential (mid and larger-size lots); Bethel Evangelical Church; Vacant/undeveloped	SRL; SRR; ER	A-1
East	Semi-rural residential	SRR	A-1
West	City of Manassas; Retail/commercial strip center; Suburban and Semi-rural residential	SRL; City of Manassas	City of Manassas; A-1

Land Use & Zoning

- **Zoning & Land Use** – The entire property is zoned A-1, Agricultural, and is partially located within the Prince William Parkway Highway Corridor Overlay District at the convergence of the rural/suburban parkway types. The subject site has a land use designation of CEC, Community Employment Center, on the western portion and SRR, Semi-Rural Residential, on the eastern portion.
- **Comprehensive Plan Amendment (CPA) Proposal** – The subject proposal is to change the existing land use designation of CEC and SRR to CEC with a Center of Community Overlay. The Applicant proposes to evaluate the entire property as a Center of Community, which calls for many of the same considerations as CEC, but allows greater flexibility to consider transitioning across the property, and encourages clustering and a mixture of uses at intensities that are more consistent with the surrounding land uses. The Center of Community designation allows a development proposal that can be based on Smart Growth strategies as outlined in the Comprehensive Plan and provide an integrated/coordinated development plan.

- Rezoning Proposal – Concurrent with the CPA, the Applicant proposes to rezone the subject property to allow approximately 441,800 square feet of non-residential commercial uses and 400 residential units. Specifically, the proposal is to rezone from, A-1, Agricultural, to B-1, General Business, PMD, Planned Mixed District, and PMR, Planned Mixed Residential, to develop mixed retail, commercial, and residential uses. Possible commercial uses will include community-serving businesses, such as a grocery store, convenience store, restaurants, medical and business offices, retail, and/or a self-storage center. The maximum floor area ratio is anticipated to be 0.40 and with a minimum open space of 15 to 20 percent. The residential uses will consist entirely of single-family homes (townhouses and detached), and will not include multi-family housing (apartments). The overall development is planned to follow a compact pattern with a mixture of retail and professional services integrated with residential opportunities that transition to lower density at the southern and eastern portions of the property. The maximum commercial building height will be 40 to 50 feet.
- B-1 Use Limitations – For the separate outparcel with proposed B-1 zoning that is located between Lake Jackson Drive and Prince William Parkway, staff requests that use restrictions be imposed within B-1 zoning. This will ensure that there will not be certain types of undesirable uses at this location, such as motor vehicle-oriented uses (i.e., motor vehicle service, repair, sales, storage, impoundment, or towing), drive-thru, car wash, or retail/strip commercial uses. Staff prefers low-trip generating uses in this land bay and more like the neighborhood commercial uses allowed in the B-2 zoning district.

Community Design

- Land Use Plan – As proposed, there will be seven land bays (A to G) as a part of the proposed Master Zoning Plan (MZIP) for the entire planned mixed development. These various land bays will have use designations that will follow conventional zoning standards, which will include B-1, B-1/B-2, High Density Residential, Low Density Residential, and Open Space.
- Orientation of Building(s) – It is not clear as to how the buildings in the various land bays are to be oriented. Please provide more clarity and details.
- Comprehensive Plan Guidance – Refer to LU-Policy 6:
 - Encourage centers of community in appropriate locations within the Development Area, resulting in livable, planned communities that provide a variety of residential options, public facilities, goods and services, open space, recreational opportunities, multi-modal transportation options, and employment opportunities at a neighborhood scale.

- Comprehensive Plan Guidance – Refer to LU-Policy 7:
 - To create, within centers of community, an appropriate mix of uses that meets the needs of the community.
- Comprehensive Plan Guidance – Refer to Action Strategy LU-10.11:
 - LU10.11 – As part of a rezoning or special use permit in a center of commerce or center of community, any application should reflect the goals of this chapter and ensure the development of high quality architecture, design, and construction. Specifically, applications should consider the inclusion of a lighting plan that complements the unique character of the center, public spaces such as streetscapes, plazas, courtyards, and pocket parks that provide a high quality pedestrian experience; wide sidewalks adequate for pedestrians, landscaping, and street furniture; and high quality, distinctive architecture that reflects and defines the unique character of the center and incorporates the natural features of the property/land.
- Highway Corridor Overlay District (HCOD) – The subject site is located within portions of the Prince William Parkway HCOD, and is at the transition/convergence of the Rural and Suburban overlay types.
- Proposed Buffers – Along the Prince William Parkway, a 50-foot landscape buffer is being proposed. In the center portion of the proposed development along the Parkway, the buffer is being increased to 100 feet. Along Buckhall Road, a 50-foot buffer is proposed. On the western portion of the site and along the north-south extent of the Prince William Parkway, a 50-foot buffer is also proposed.
- Incomplete Buffers – Staff has concerns about the lack of landscape buffers along the southern/central “Kline” parcels that are located to the north of Buckhall Road.
- Open Space – Areas of open space are being proposed along the southern/southeastern portion of the property. Also, there are open space areas being offered with a community park/clubhouse as well as an active recreation area. Staff requests that these areas be more clearly defined and integrated into the overall layout of the development.
- Signage / Entrance Features – What type of development signage will be proposed? Please submit signage/gateway details and integrate into overall architecture, when/if known.
- Pedestrian Connections & Onsite Circulation – What is being proposed to appropriately integrate the overall layout and uses? Can this be more clearly shown on the plan?

- Community Design Guidelines – To help staff better analyze and understand the design features of the planned development, specific design guidelines and details would be helpful. Are they available and/or can they be provided?
- Focal Points/Features – To integrate tree preservation and create a point of interest, consider incorporating the community park/clubhouse feature around areas of mature trees to be preserved onsite – especially in the area opposite of the access point across from Hyson Drive.
- Eastern End Corner/Transition Feature – To facilitate a more appropriate transition between residential uses and the intact SRR areas at the eastern area of the site near the Buckhall Road / Prince William Parkway intersection, increase landscaping areas and screening/open space at that eastern-end corner to create a more significant gateway/transition area.
- Pedestrian Connection/Bicycle Path Option at Buckhall Road – As a non-motorized option and to help lessen the intensity of needed transportation improvements along Buckhall Road and still facilitate a connection, consider a pedestrian access/connection at Buckhall Road on the eastern end of the site.
- Perimeter Trails/Pedestrian Facilities – Can trails or similar multi-use use paths be considered along the entire Prince William Parkway frontage? This would run along the entire interior frontage from the Parkway's eastern intersection with the Buckhall Road to Parkway's southern/western intersection with Buckhall Road/Lake Jackson Drive.

Transportation

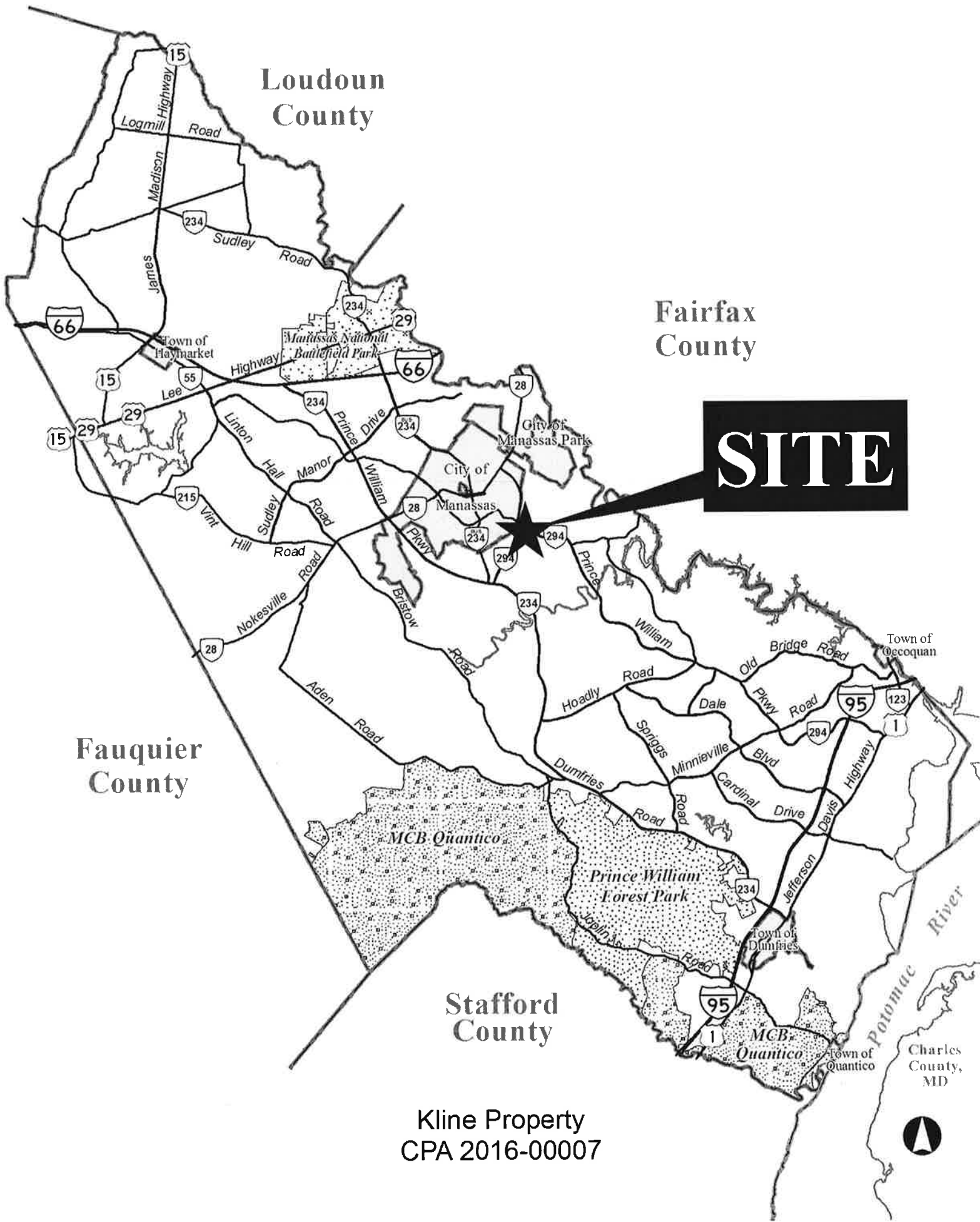
- **Traffic Generation** – The significant volume of traffic generated by this entire development was sufficient to warrant a traffic impact analysis (TIA) per the Design and Construction Standards Manual (DCSM). At various access points along Prince William Parkway, the anticipated vehicles trips are as follows, heading from east to west and southbound:
 - 2,220 VPD (eastern most access)
 - 3,890 VPD (western access)
 - 3,750 VPD (at Hasting Drive intersection)
 - 8,600 VPD (at southwestern corner of site, across from B-1 outparcel)
- **Site Access Points** – Access to the site is proposed to be provided from the following peripheral locations:
 - Prince William Parkway (opposite Hyson Drive) – full access, with proposed traffic signal
 - Prince William Parkway (further west, approaching opposite of Arrowood Drive) – right-in/right-out access
 - Prince William Parkway (opposite Hastings Drive) – right-in/right-out access
 - Prince William Parkway (southwestern corner of site, across from B-1 outparcel) – full access, with proposed traffic signal
- **Unresolved/Pending Issues:**
 - Access with Buckhall Road?
 - Access /orientation with Hastings Drive?
 - Turning/Taper Lane configurations?
 - Coordination of needed access improvements with City of Manassas?
 - PWC Transportation, VDOT, and City of Manassas traffic impact concerns
- **Internal Street Network** – Need more details/clarity on proposed public and private street (with pedestrian facilities) layout design and how various uses will be served.
- Can the Urban Street Standards design/cross sections be utilized? This may better implement the desired layout, access, and circulation needs.
- Please re-examine/reassess location and orientation of all proposed project access points.

Other Matters / Issues / General Comments

- Staff is most concerned with overall form, pedestrian walkability, streetscaping, traffic management, and the context of the proposed development at this transition area.
- Transition of commercial/retail uses to residential uses while being sensitive to SRR areas to the east/southeast.
- Expanded Study Area impacts and outreach to adjacent properties/stakeholders? Need to increase notification and extent of engagement, especially to Arrowood and Hyson Knolls neighborhoods, as well as others along Buckhall Road and Lake Jackson Drive.
- Mid County Civic Association (MIDCO) concerns and needed coordination?
- City of Manassas impacts and needed mitigation?
- Community Design Guidelines document or similar documentation?
- Need to consider the scenario or option for adjacent properties (along Buckhall Road and Lake Jackson Drive) that are not currently included in the proposed Rezoning to still become part of the “Center” in the future.
- Overall importance of maintaining and/or providing circulation around the Center and access to and within the Center.
- Need to resolve access points in the context of land uses for Center of Community.
- Will there be phasing for the various components of this development?
- Consider how internal circulation/intersection patterns and pedestrian connections would be coordinated. Depending on how these function and to what extent, a possible connection onto Buckhall Road may need to be pursued.
- Can a traffic circle or other central/connective focal point be considered in the middle of the internal street network for the proposed development? Please pursue as an option.
- How will trails/pathways be incorporated into the overall layout? Access and linkages between external neighborhoods and this proposed Center?

- In considering the CPA request to establish a Center of Community Overlay, a land use designation sub-category plan will need to be developed/implemented, similar to a Sector Plan (i.e., Parkway Employment Center or Innovation), to provide more specific land use development guidance for this new Center.
- Outreach to Coles Magisterial District Office, surrounding HOAs, PWC Economic Development, and concerned/interested citizens?
- PWC Schools will also need to assess, but will not have final analysis completed until the start of the new school year in early September.
- To better assess bus service and future transit opportunities, the Potomac and Rappahannock Transportation Commission (PRTC) will also need to review and evaluate the next resubmission.
- In response to the ongoing review comments/discussions and outstanding issues, more details and considerable revisions are needed in the draft Proffer Statement that was provided with the original submission.

Please see the following attached agency comments summary report and additional memos/letter for more specific details from the review agencies at this time. If you have any further questions, please feel free to contact me at 703-792-6876 or smeyer@pwcgov.org.



Loudoun
County

Fairfax
County

SITE

Fauquier
County

Stafford
County

Kline Property
CPA 2016-00007

Charles
County,
MD

City of Manassas

Wellington Road

Liberia Avenue

Lake Jackson Drive

294

Prince William Parkway

Hynson Drive

294

Buckhall Road

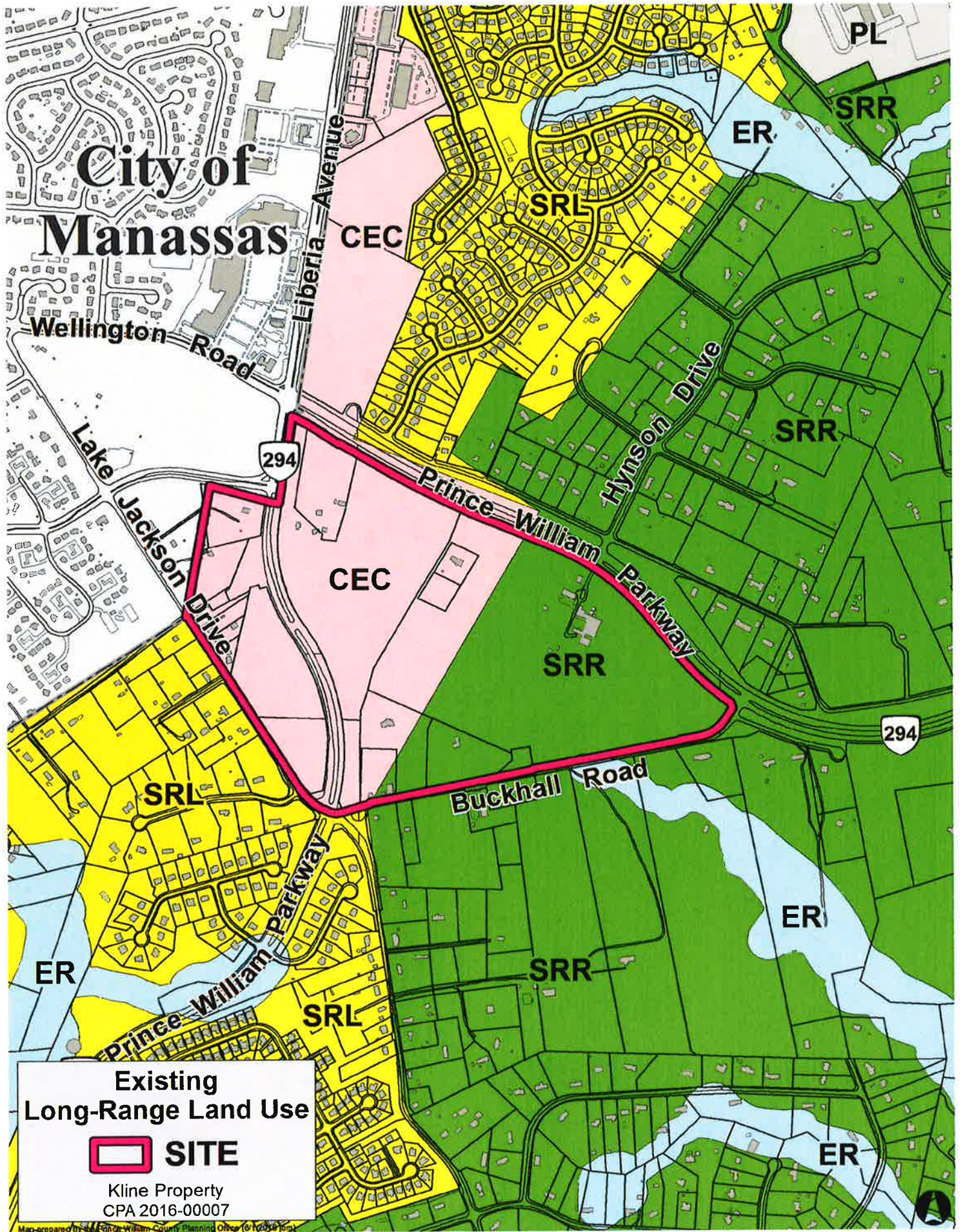
294

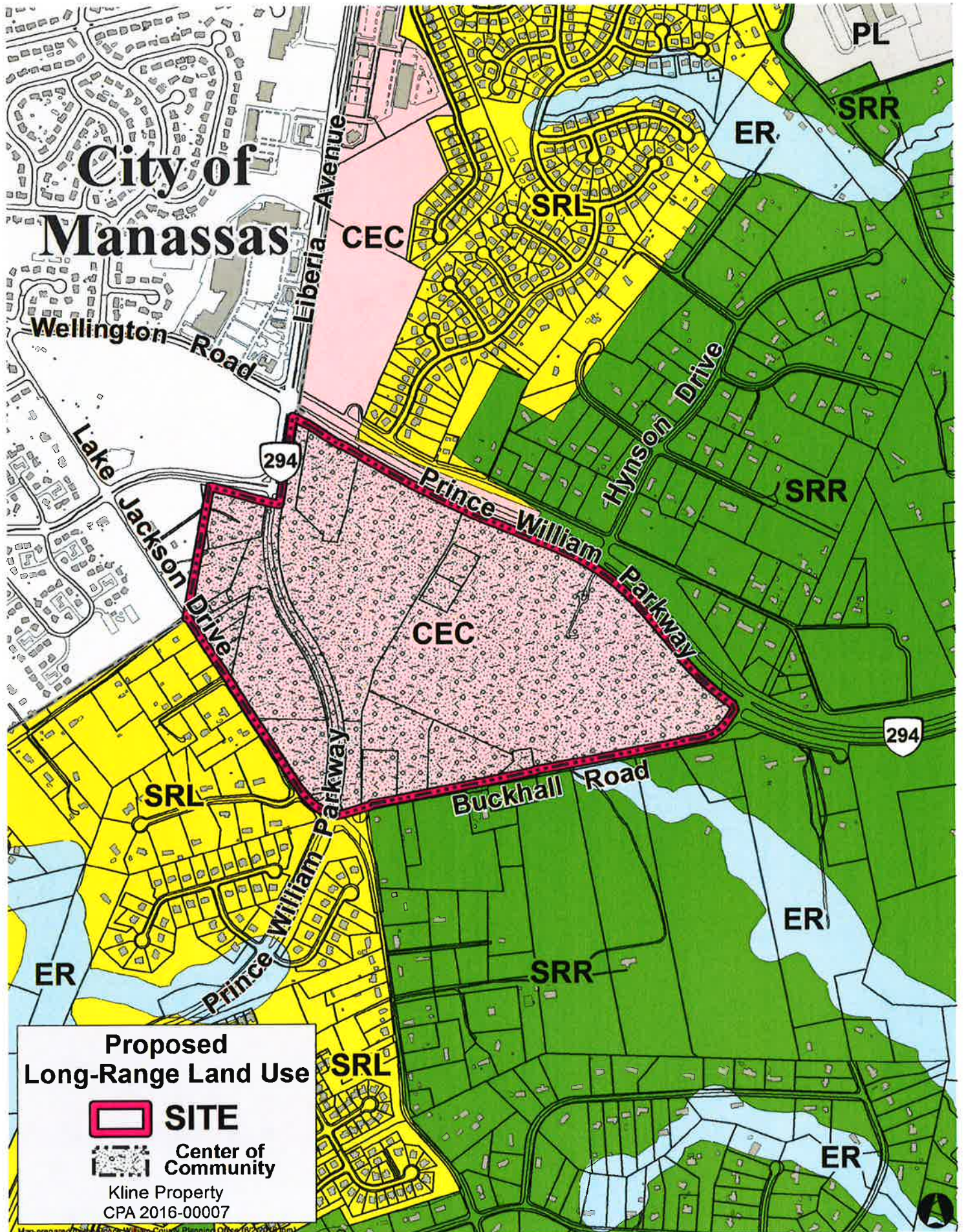


SITE

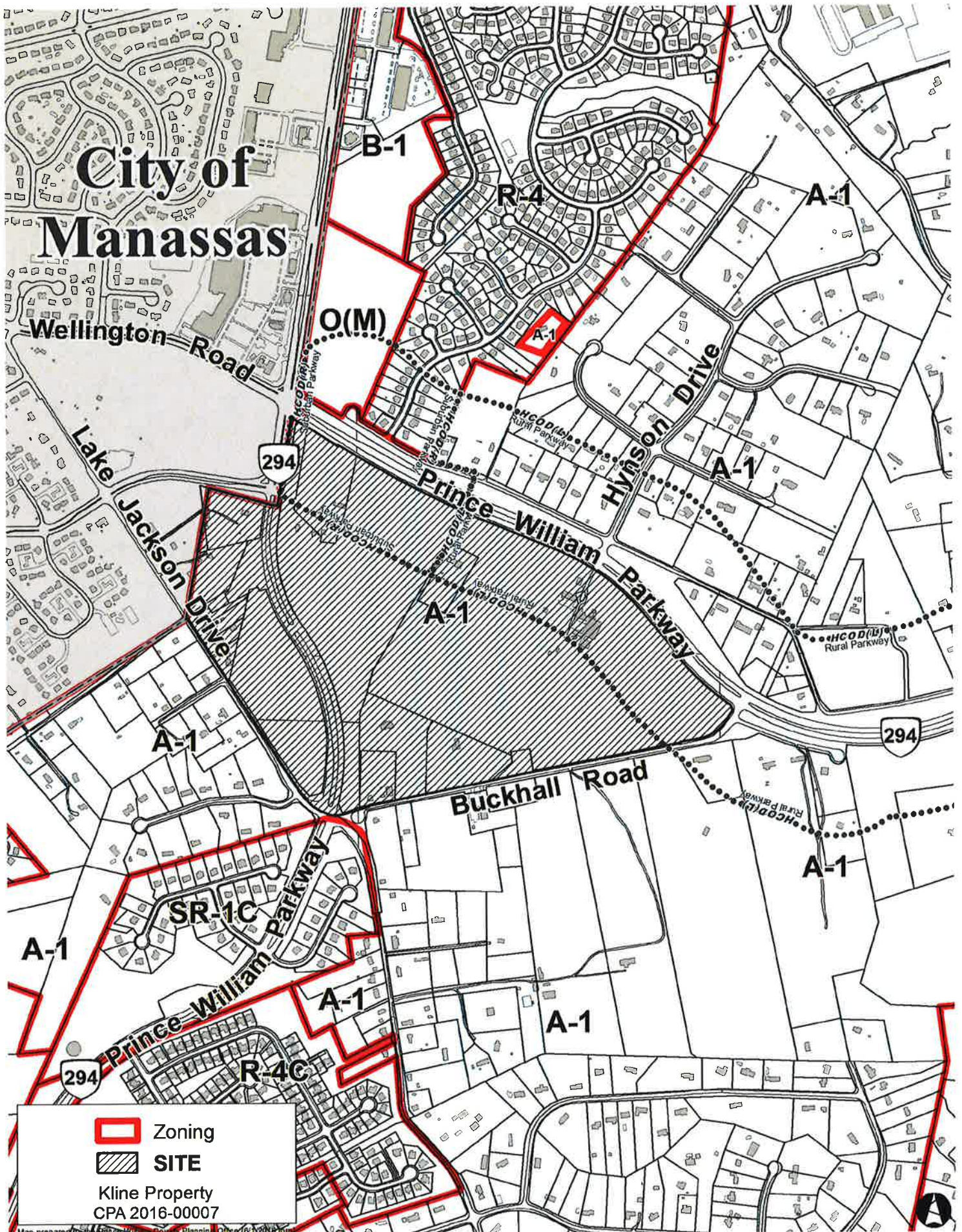
Kline Property
CPA 2016-00007







City of Manassas





COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-7615
FAX (703) 792-4401

PLANNING
OFFICE

CURRENT PLANNING CASE INFORMATION

Plan/Case Information:

Print Date: June 28, 2016

Case Type :	Comprehensive Plan Amendment
Plan/Case#:	CPA2016-00007
Plan/Case Name:	Kline Property
Plan/Case Address:	10175 LAKE JACKSON DR MANASSAS, VA 20111
Location:	The property is located south and southeast of the intersection of Prince William Parkway and Liberia Avenue and north of Buckhall Road.
Request:	To amend the Comprehensive Plan land use designation for ±100.45 acres from CEC, Community Employment Center, and SRR, Semi-Rural Residential, to CEC, Community Employment Center, with a Center of Community Overlay and with an expanded study area. The si
Submission #:	1
Submission Acceptance Date:	1/15/2016

Applicant Information:

Applicant/Agent:	BKR VENTURES LLC 9104 TALL OAKS CT MANASSAS, VA 20110-432
Phone:	E-mail:

Case Planner Information:

Case Planner	MEYER, SCOTT		
Phone:	703-792-6876	E-mail:	SMeyer@pwcgov.org

PLAN ANALYSIS

	Reviewed w/Comments
Transportation Dept	1
VDOT Fairfax	1
Watershed Management	1



Plan Comments Report

County Archaeologist

Pending

Plan/Case #:	CPA2016-00007	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Patton, Justin		
	703-792-5729	jspatton@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Crime Prevention Police

Review Completed

Plan/Case #:	CPA2016-00007	Date:	05/26/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Cavender, Bradford		
	703-792-7228	bcavender@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Economic Development

Pending

Plan/Case #:	CPA2016-00007	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Harben, George		
	703-792-5507	Gharben@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Fire Marshal's Office

Pending

Plan/Case #:	CPA2016-00007	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Little, Ernest		
	703-792-6883	elittle@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

Special Use Condition - Fire & Rescue Condition

Fire & Rescue Condition

No comments

Section II - Questions/General Information:

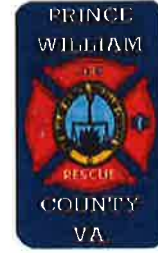
NO RECOMMENDATIONS DOCUMENTED.



COUNTY OF PRINCE WILLIAM

Department of Fire & Rescue

5 County Complex Court, Prince William, Virginia 22192
Office: (703) 792-6360 FAX: (703) 792-6492



Kevin J. McGee
Fire Chief

May 31, 2016

TO: Kianna Payne, Planning Office
Office of Planning

FROM: Ernest H. Little, *Fire Plans Reviewer*
Fire Marshal's Office

SUBJECT: CPA2016-00007 Kline Property Comprehensive Plan Amendment

The Prince William County Department of Fire and Rescue has reviewed a copy of the subject application, proposed proffers, and site plan, and offers the following comment:

No comments.

RECEIVED

2016 JUN -3 A 10:47

- Code Compliance Manual → www.pwcgov.org/fire → select Fire Code Compliance & Permits
- See our website to see if your plans qualify for our FMO Plan Review Walk-thru Process



Plan Comments Report

Historical Commission

Pending

Plan/Case #:	CPA2016-00007	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Patton, Justin		
	703-792-5729	jspatton@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Long Range Planning

Pending

Plan/Case #:	CPA2016-00007	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Mcgettigan, David		
	703-792-7189	dmcgettigan@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Manassas

Pending

Plan/Case #:	CPA2016-00007	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Meyer, Scott		
	703-792-6876	SMeyer@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Planning Case Planner

Pending

Plan/Case #:	CPA2016-00007	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Meyer, Scott		
	703-792-6876	SMeyer@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Planning GIS Specialist

Review Completed

Plan/Case #:	CPA2016-00007	Date:	06/22/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	McCleary, John		
	703-792-6859	JMcCleary@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Service Authority

Pending

Plan/Case #:	CPA2016-00007	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Meyer, Scott		
	703-792-6876	SMeyer@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Transportation Dept

Reviewed w/Comments

Plan/Case #:	CPA2016-00007	Date:	06/16/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Scullin, Elizabeth		
	703-792-4051	escullin@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

Comp Plan - DOT Transportation Policy

- 1.01 - Ensure that the County's transportation network (whether proposed new infrastructure or upgrades to existing facilities):
 1. addresses safety (including pedestrian safety)
 2. minimizes conflicts with environmental and cultural resources
 3. maximizes cost effectiveness
 4. increases accessibility of all travel modes
 5. is consistent with land use plans to minimize projected trip demand
 6. provides sufficient capacity to meet demand

The trip generation data presented in the Written Narrative indicates that the proposed Community Employment Center (CEC) with a Center of Community Overlay development assumes an internal and transit trip reduction. While these reductions may reflect the intent of the Center of Community design intent, they cannot be assumed without a detailed plan that shows how the Applicant plans on reducing this number of trips. If the subject trip reductions are not assumed, the proposed development would generate approximately 8% less of both the PM peak hour trips and weekday daily trips when compared to the trips generated by the current planned land use. Transportation staff could support this CPA for future proposed development if the developmental impacts are adequately addressed with the concurrent rezoning case and a Traffic Impact Analysis (TIA).

Comp Plan - DOT Roadway Plan Policy 1

- 1.02 - During the rezoning and special use permit processes, require that the applicant set forth techniques to maintain existing LOS for those intersections and roadway segments already operating below LOS"D" and which would be further reduced by the traffic impacts of the requested development.

The Narrative for the Comprehensive Amendment states that "The intensity of development proposed by the proposed Comprehensive Plan Amendment would not negatively impact the capacity of the surrounding transportation network." The TIA submitted with the companion rezoning case (REZ 2016-00021) indicates that the proposed development does indeed impact the surrounding network but proposes mitigation measures to offset the impacts. The TIA has been reviewed with the rezoning application to determine access and to determine whether the proposed mitigation measures are sufficient.

Section II - Questions/General Information:

<p>1.01 - Comp Plan - Table 1 - The Comp. Plan Narrative states that "No changes to the transportation network are proposed in the Comprehensive Plan." However, Prince William Parkway, (Rt. 294) is planned as a Principal Arterial standard (PA-2 - 6-lane divided) within a 160 foot right of way between Liberia Avenue and Hoadly Road.</p>



Plan Comments Report

VDOT Fairfax

Reviewed w/Comments

Plan/Case #:	CPA2016-00007	Date:	06/21/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Scullin, Elizabeth		
	703-792-4051	escullin@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

June 16, 2016

TO: Rick Canizales
Department of Transportation
Prince William County, Virginia

FROM: Tahir Y. Benabdi, P.E. CFM
Virginia Department of Transportation – Land Development Section
703-259-1771

SUBJECT: **Case Number:** CPA 16-00007
Case Name: Kline Property

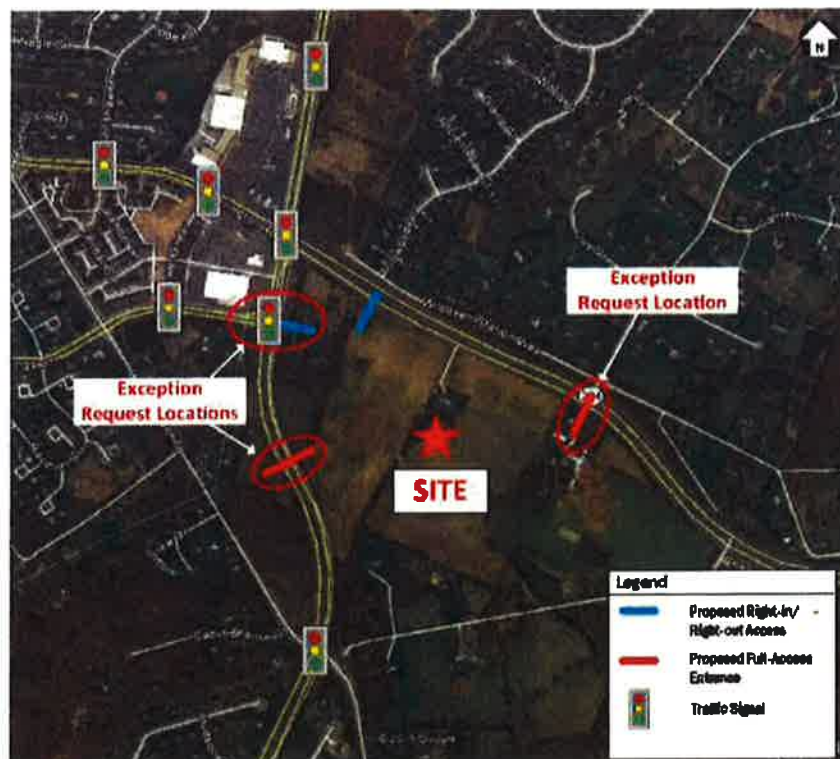
We have reviewed the subject Comprehensive Plan Amendment received from PW County. The request is to develop approximately 193 townhouses and 145 single-family residences, and 283,500 square feet of non-residential uses. The mixtures of non-residential uses assumed for this study are as follows:

- Approximately 36,000 square foot grocery store
- A 14-pump gas station with convenience store and food service
- Approximately 100,000 square foot retail shops
- Two approximately 5,000 square foot sit-down restaurants
- Approximately 10,000 square foot day care center
- Approximately 120,000 square foot self-storage facility

The study area is shown in the figure below.



Figure below shows site's access points and also has identified the locations with the “special exceptions” requests.



The following intersections were identified for inclusion in this study:

1. Liberia Avenue and David Ford Crossing Entrance
2. Prince William Parkway/Liberia Avenue/Wellington Road
3. Prince William Parkway and Hastings Drive/Future RIRO #1
4. Prince William Parkway and Full-Access Entrance #1/Mini-Warehouse Entrance (Future Intersection)
5. Prince William Parkway and Lake Jackson Drive
6. Prince William Parkway and RIRO #2 (Future Intersection)
7. Prince William Parkway and Hynson Drive/Future Full-Access Entrance #2
8. Prince William Parkway and Buckhall Road

After careful review of the submitted documents, Transportation Planning section finds the request to be in conformance with the stated Code of Virginia pending the decision on the special exception request for distances between site access points and the next intersection/interchange.

Please contact me if additional information is warranted.



Plan Comments Report

Watershed Management

Reviewed w/Comments

Plan/Case #:	CPA2016-00007	Date:	06/20/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Eib, Benjamin		
	703-792-6689	BEib@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

Comp Plan - LU 12.1

Evaluate the proposed development concept relative to the environmental constraints analysis submitted with rezoning and special use permit applications in accordance with EN-Policy 1 and EN-Policy 4 of the Environment Plan, to determine the appropriate density or intensity of development. Such development shall also be consistent with fire and rescue objectives.

Comments: 1.01 LU-7.6 Encourage open space within new development in centers of community that protects and complements existing environmental and cultural resources.

For Centers of Commerce: "Environmental and cultural resources within centers of commerce must be protected in accordance with County policies, but emphasis is to be placed on urban form."

For Centers of Community: "Open space should be integrated into the design and should contribute to protecting environmental and cultural resources of the center."

COMMENT: The proposed rezoning case associated with this Comprehensive Plan change demonstrates that no protection of the environmental resources on-site, not in the commerce or residential portions will result from making the land use change. This is not consistent with the stated Long Range Land Use objectives for these land use designations. Alternatively, retaining the SRR long range land use will achieve notably greater preservation of existing land features, less impervious area and greater protection of environmental resources (See also LU 12.1).

Section II - Questions/General Information:

REQUEST: Revise the Comprehensive Plan from CEC and SRR to 100.45 acres from A-1 to B-1, PMD, and PMR to develop retail, commercial, and residential uses.

SITE: Site is predominantly open agricultural fields with pockets of trees throughout. There are 31 specimen trees. There is not RPA, but there are wetlands and forested steep slopes over highly erodible soils.

SUBWATERSHED: Occoquan subshed 410
TOTAL SITE AREA/ ER AREA: 100.45 acres/ 0 acres
TREE SAVE AREA: 0 acres
UNDISTURBED AREA: 0 acres
PERCENT IMPERVIOUS/ PERVIOUS: 60 acres/ 40.45 acres
AREA OF DISTURBANCE: 100.45 acres
RARE, THREATENED, ENDANGERED SPECIES: none/ limited habitat potential
SOILS:

No.	Soils name	Slope	Erodibility
3A	Albano silt loam	0-4 %	Moderate
6A	Baile loam	0-4%	Moderate
9C	Brentsville sandy loam	7-15%	Severe
10C	Buckhall sandy loam	7-15%	Severe
23C	Gaila sandy loam	7-15%	Severe
24B/C	Glenelg-Buckhall complex	2-15%	Severe
25A	Glenville loam	0-4%	Slight
35B	Manassas silt loam	2-7%	Moderate
38B	Meadowville loam	0-5%	Slight/moderate
46B/C	Panorama silt loam	2-15%	Severe
50 D	Spriggs silt loam	15-25%	severe



Plan Comments Report

Zoning Administrator

Review Completed

Plan/Case #:	CPA2016-00007	Date:	06/16/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Rahnavard, Sid		
	703-792-6856	srahnavard@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Service Authority

Division of Engineering & Planning
Samer S. Beidas, P.E., CCM, *Director*

July 8, 2016

MEMORANDUM

To: Scott Meyer
PWC Office of Planning

From: M. Elena Herrera, P.E. 

Re: CPA2016-00007, Kline Property

Request: To amend the Comprehensive Plan land use designation for ±100.45 acres from CEC, Community Employment Center and SRR, Semi-Rural Residential, to CEC, Community Employment Center, with a Center of Community Overlay and with an expanded study area. The site addressed as 8129, 8227, 8231, 8341, and 8351 Prince William Parkway, and 10175 Lake Jackson Drive. The site is identified on County maps as GPINs 7895-12-8843, 7895-23-2666, 7895-23-4912, 7895-32-0193, 7895-33-1607, and 7895-32-7841, and is zoned A-1, Agricultural, and designated CEC, Community Employment Center, and SRR, Semi-Rural Residential, in the Comprehensive Plan. The project area is east of the City of Manassas, and is partially located within the Prince William Parkway Highway Corridor Overlay District. (Concurrently Processed with REZ2016-00021, Kline Property) Coles Magisterial District.

GPIN:	7895-12-8843	7895-23-2666	7895-23-4912
	7895-32-0193	7895-33-1607	7895-32-7841

The subject property is within the Development Area of the County and is thereby required to utilize public water and sewer to develop.

The Service Authority's comments regarding this application are as follows:

1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system.
2. Applicant shall size, design and install a Service Authority (or PWC) approved grease trap on-site, if required by the Service Authority. The applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.
3. Fire sprinkler systems shall incorporate a county approved backflow prevention device and be designed to eliminate water hammer.

4. Grinder pumps in the sanitary sewer system may be required.
5. A county approved, adequately sized backflow prevention device shall be installed by the applicant on the water service line. This device shall be on the customer side of the water meter and before any point of use fixture of the on-site plumbing system.
6. For any proposed landscape irrigation system, the applicant shall demonstrate to the Service Authority that there is no detrimental effect on the Service Authority's water distribution system and service pressure to the community. Irrigation systems shall be represented as a collective maximum hour demand for the hydraulic modeling of the proposed water system, both with and without a simultaneous fire flow event.
7. All on-site and off-site water system improvements necessary to mitigate the impact of the proposed irrigation system demands shall be the responsibility of the applicant.
8. Public water is available from an existing 24-inch transmission main located on-site. The applicant will be responsible for all costs associated with the relocation of the transmission main.
9. Public Sewer is not available on-site. The proposed sewage pumping station shown on the Transportation and Utilities Plan, dated April 21, 2016, shall discharge all sewer flows into manhole "O" as depicted on the approved plans for the Prince William Commerce Center development (Plan No. SPR2015-20169).

In addition, a sewer study by the developer will be required to ensure the existing and proposed sewer system has adequate capacity for the proposed development.

10. Depending on the final configuration of the on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.
11. The applicant shall design and construct all on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final development plan review process, based on existing and proposed zonings of surrounding properties and the dictates of the County Comprehensive Plan and Service Authority planning

documents, and will be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

12. Approval of a Comprehensive Plan Amendment, Special Use Permit or the rezoning of a property does not guarantee or assure water and sanitary sewer capacity availability for development of said property. Available utility system capacities are allocated on a first-come-first-served basis to zoned properties having approved final site/subdivision plans upon filing the required application and full payment of all associated utility fees/charges.

MEH:DLG



Plan Comments Report

Historical Commission

Review Completed

Plan/Case #:	CPA2016-00007	Date:	07/20/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS VA 20111		
Reviewer:	Patton, Justin		
	703-792-5729	jspatton@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

see comments in REZ2016-00021, Kline Property



Plan Comments Report

County Archaeologist

Reviewed w/Comments

Plan/Case #:	CPA2016-00007	Date:	07/20/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS VA 20111		
Reviewer:	Patton, Justin		
	703-792-5729	jspatton@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

Rezoning Proffers - Cultural Resources Proffer

Protect the Machpelah Lutheran Cemetery, which is adjacent the property line, with a 25-foot buffer on the applicant's property.

Rezoning Proffers - Cultural Resources Proffer

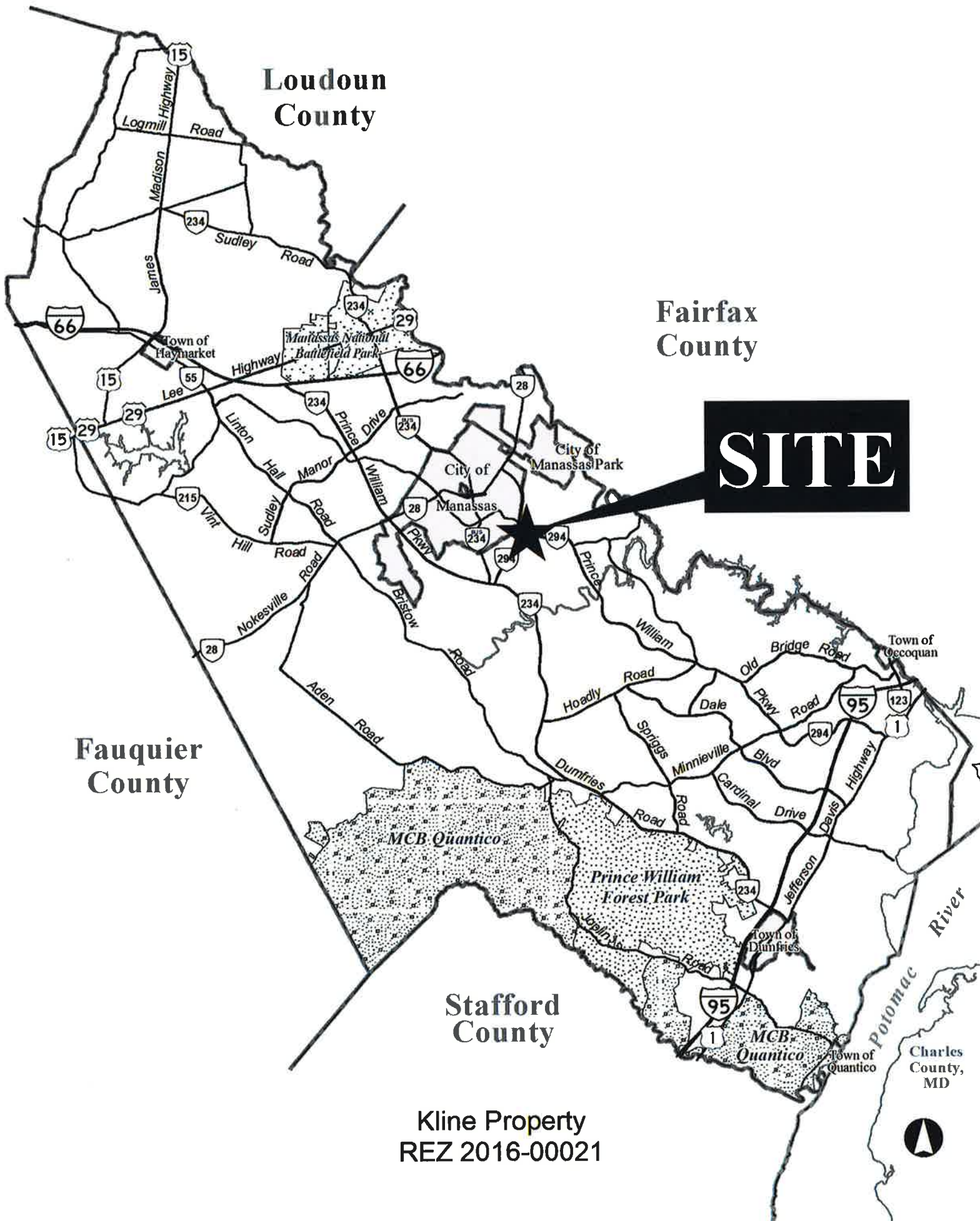
Record the architectural sites discovered during "Phase I Cultural Resources Assessment of the 40 Hectare (100.4 acre) Kline Assemblage Property (Dutton and Stryker 2016)" with the Virginia Department of Historic Resources, amend (add) the site numbers to the referenced report and submit one paper and one electronic version of the revised report to the County Archaeologist. Note: This does not have to be proffered but can be completed prior to review of the application by the Prince William County Planning Commission.

Section II - Questions/General Information:

A report titled "Phase I Cultural Resources Assessment of the 40 Hectare (100.4 acre) Kline Assemblage Property (Dutton and Stryker 2016)" was submitted with this rezoning application. No archaeology sites were found during the survey. Several historic structures were found but were not recorded with the Virginia Department of Historic Resources (VDHR).

While I concur with the report's findings that no further investigations are necessary, the architectural sites discovered during the survey must be recorded with the VDHR.

The Historical Commission (HC) during its regularly scheduled meeting on June 14 reviewed the same report and application. The HC recommended recording of the architectural sites VDHR. The HC also recommended a 25 foot buffer along the southern property line adjacent the Machpelah Lutheran Cemetery.



Kline Property
 REZ 2016-00021

City of Manassas



SITE

Kline Property
REZ 2016-00021

City of Manassas

ER

CEC

SRL

SRR

Wellington Road

Liberia Avenue

Hastings Drive

Prince William Parkway

Lake Jackson Drive

Buckhall Road

294

294

ER

SRR

ER

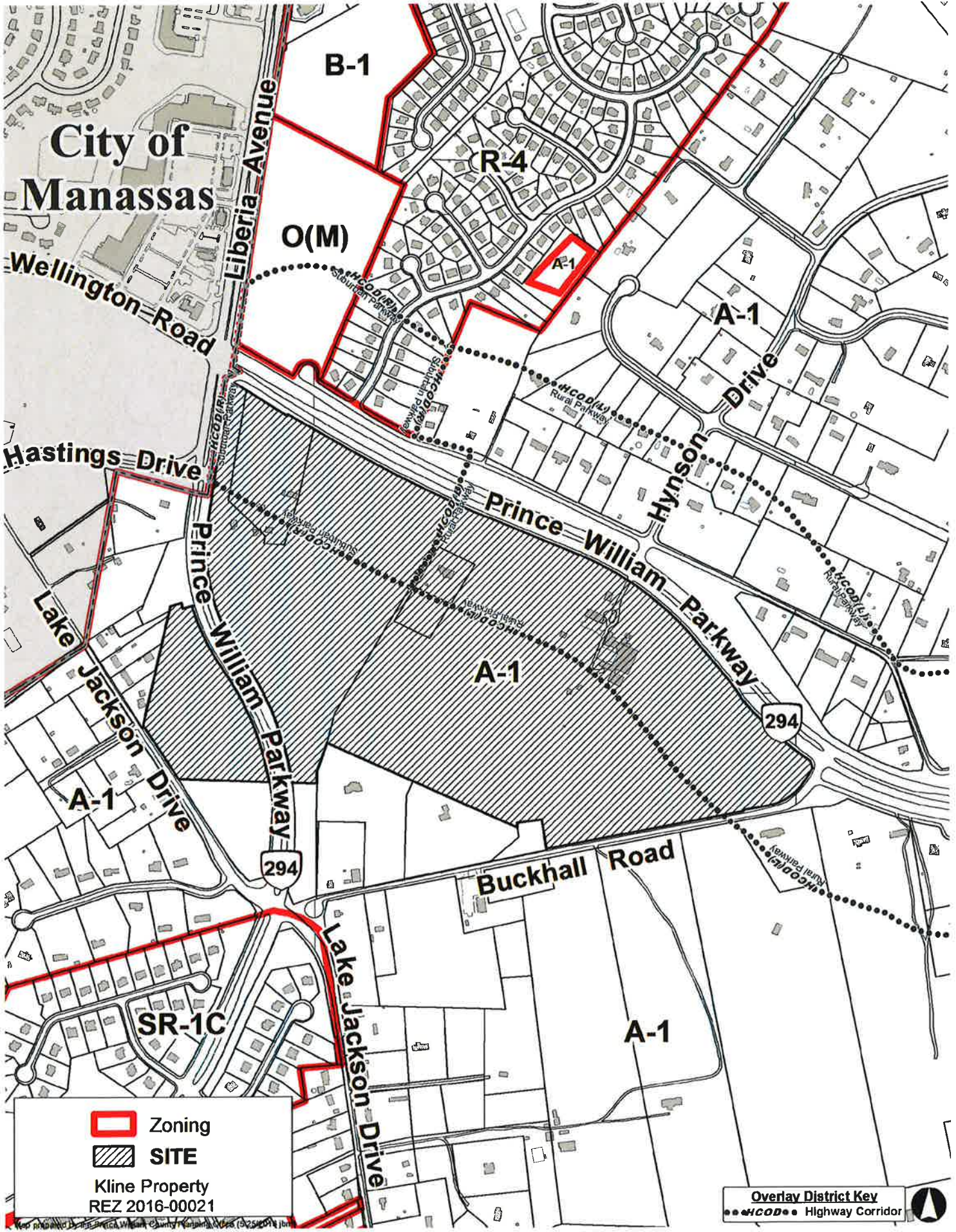
Long-Range Land Use

SITE

Kline Property
REZ 2016-00021



Kline Property
REZ 2016-00021



City of Manassas

Zoning
SITE
Kline Property
REZ 2016-00021

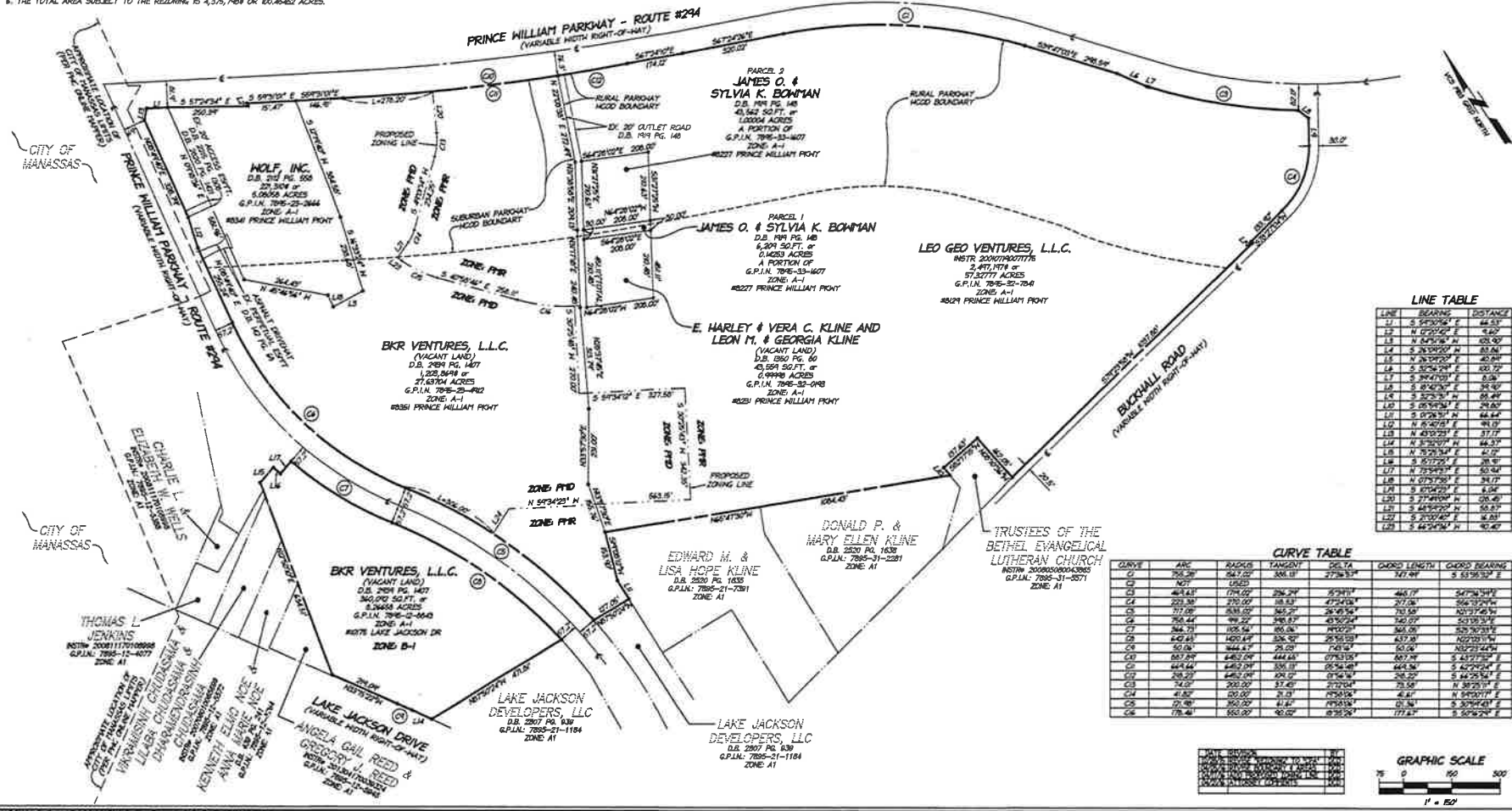
Overlay District Key
HCOB Highway Corridor

1. THE GEOGRAPHICAL RANGE, PROPERTY IDENTIFICATION NUMBERS (G.P.I.N.) FOR THE PROPERTIES DELINEATED ON THIS MAP ARE 7995-32-0640, 7995-32-4162, 7995-32-4163, 7995-32-4071, AND 7995-32-7514 AND ARE CURRENTLY ZONED AS:

G.P.I.N.: 7995-32-0640
BOK VENTURES, L.L.C. AS RECORDED IN DEED BOOK 2004 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA
G.P.I.N.: 7995-32-4162
BOK VENTURES, L.L.C. AS RECORDED IN DEED BOOK 2004 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA
G.P.I.N.: 7995-32-4163
BOK VENTURES, L.L.C. AS RECORDED IN DEED BOOK 2004 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA
G.P.I.N.: 7995-32-4071
BOK VENTURES, L.L.C. AS RECORDED IN DEED BOOK 2004 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA
G.P.I.N.: 7995-32-7514
BOK VENTURES, L.L.C. AS RECORDED IN DEED BOOK 2004 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA
2. THE PROPERTIES ARE NOW IN THE NAMES OF:

G.P.I.N.: 7995-32-0640
BOK VENTURES, L.L.C. AS RECORDED IN DEED BOOK 2004 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA
G.P.I.N.: 7995-32-4162
BOK VENTURES, L.L.C. AS RECORDED IN DEED BOOK 2004 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA
G.P.I.N.: 7995-32-4163
BOK VENTURES, L.L.C. AS RECORDED IN DEED BOOK 2004 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA
G.P.I.N.: 7995-32-4071
BOK VENTURES, L.L.C. AS RECORDED IN DEED BOOK 2004 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA
G.P.I.N.: 7995-32-7514
BOK VENTURES, L.L.C. AS RECORDED IN DEED BOOK 2004 AT PAGE 1407 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA
3. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY THIS FIRM PERFORMED ON NOVEMBER 2, 2015
4. TITLE REPORTS FURNISHED BY STEWART TITLE PLANTS-0024, FILE NUMBER PE-4395-0024, DATED FEBRUARY 10, 2016, AND FILE NUMBER PE-4395-0024, DATED FEBRUARY 10, 2016.
5. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE 35, AN AREA ESTABLISHED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 55050C02 D, PANEL 777 OF 306, WITH AN EFFECTIVE DATE OF JANUARY 6, 1995.
6. THE TOTAL AREA SUBJECT TO THE REZONING IS 4,375,780.8 OR 100.4642 ACRES.

S.P.I.	SECOND OWNER	INSTRUMENT	AREA FT ²	PROP. ZONE PFR	PROP. ZONE PFR	PROP. ZONE S-1
785-0-4643	BOB VENTURES, LLC	DEED BOOK 208 PAGE 467	0.2666 A			0.2666 A
785-0-4942	BOB VENTURES, LLC	DEED BOOK 208 PAGE 467	0.2666 A	0.0246 A	0.0545 A	0
785-0-4985	E. WATLEY KLINE I & VERA C. KLINE AND LION A I & GEORGIA KLINE	DEED BOOK 208 PAGE 467	0.2666 A		0.0996 A	0
785-0-5627	JAMES O. I & SYLVIA K. BOPHAR (PARCEL 1)	DEED BOOK 208 PAGE 467	0.1025 A		0.1025 A	0
785-0-5628	JAMES O. I & SYLVIA K. BOPHAR (PARCEL 2)	DEED BOOK 208 PAGE 467	0.1025 A		0.1025 A	0
785-0-5744	BOB VENTURES, LLC	INSTRUMENT NATURED 280270777777	0.2666 A	0.2666 A	0.0277 A	0
785-0-5744	HOLF, INC.	DEED BOOK 212 PAGE 558	0.0055 A	0.0055 A	0	0
(ALL PROPERTIES ARE CURRENTLY ZONED A-1)			TOTAL AREA: 330.6142 A	26.2602 A	45.0996 A	0.2666 A



JAMES O. & SYLVIA K. BONHAN
DEED BOOK 209 AT PAGE 1407

E. HARLEY
DEED BOOK 199 AT PAGE 148

F. GEORGIA KLINGE
DEED BOOK 196 AT PAGE 80

VERA C. KLINE, LEON H.
DEED BOOK 196 AT PAGE 80

LEO GEO VENTURES, L.L.C.
INSTANT RECORD FOR 0000001778

HOLF INC.
DEED BOOK 260 AT PAGE 585

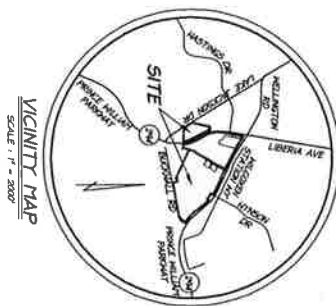
COLES MAGNOSTIAL, EXTRACT
PRINCE WILLIAM COUNTY, VIRGINIA



SCALE:

SHEET 1
OF 1
DATE: DEC 21, 2015
DRAFT: DCD CHECK: KDV
FILE NUMBER: 14151-1-0

REZ #PLN 2016-00000
APRIL 21, 2016



DEVELOPMENT/CONSULTING
STANLEY MARTIN COMPANIES, LLC
3801 SACKET HILLS ROAD, SUITE 200
RESTON, VA 20190
(703) 434-0200
CONTACT: FR. THOMAS YOUNG

LAND USE ATTORNEYS:
CORPENT DOLAN, L.C.
PARSONS EAST AT COUNTY CENTER
2204 HARBORSHORE DRIVE, SUITE 500
PINE HILLARY, VA 22959
(703) 935-4460
CONTACT: MR. SHERMAN PATRICK

DESIGN CONSULTANTS:
HARRIS ASSOCIATES, INC.
4505 WASHINGTON STREET, SUITE 300
FAIRFAX, VA 22034
(703) 260-9949
CONTACT: MR. DAVID BARNES

2. LAND USE PLAN
3. OPEN SPACE & BUFFER PLAN
4. TRANSPORTATION & UTILITIES PLAN
5. FRONTAGE IMPROVEMENTS SCHEDULE

DATE	DESIGN	NO.	DESCRIPTION	REVISION BY	APPROVED	DATE
ENGINEER	REVISION APPROVED BY:					

COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

LDC

4545 DAISSY REID AVENUE, SUITE 201 HUNTERDON, VIRGINIA 22180
TEL: 703-696-4545 FAX: 703-696-4775

SHEET 1 of 5

[illegible]

Tourism, hotel-houses, restaurants, livestock etc. The dwelling type consists of a single-story attached unit, with individual access. Range of tourism is about not more than 10 dwelling units in a group, except as may be stated in other codes. Two-to-five tourism units should not be more than 20 dwelling units in a group. The latter tourism or hotel-houses are hotel-houses developments, subject to residential and non-residential planning requirements in the Design and Construction Standards Manual. Residential uses specified in this code are the first story of tourist units. The following table specifies the minimum standards:

- (1) Minimum lot width20 ft.
- (2) Group setback10 ft.
- (3) Minimum building height35 ft.
- (4) Minimum setbacks:
 - front (with off-street parking)10 ft.
 - front (with garage)30 ft.
 - side/rear from any public right-of-way20 ft.
- (5) Side (end) set10 ft.
- (6) Rear (third rear) setback to back-to-back tourism20 ft.
- (7) Minimum setbacks for unrelated dwellings, shops, lodgings, and similar features:
 - front (with off-street parking)10 ft.
 - front (with garage)30 ft.
 - side (end) set10 ft.
 - rear10 ft.
 - rear (second) setback220 ft. or more
- (8) Open space for development, using tourism housing types30%

G.P.I.N. RECORD OWNER
7045-12-0845 DEK VENTURES, L.L.C.
7045-23-482 DEK VENTURES, L.L.C.
7045-32-070 J. HARLEY KLINE & MERIA C. KLINE AND LEON M. & GEORGIA KLINE
7045-33-0077 JAMES D. & SYLVIA C. BONFAN (PARCEL 1)
7045-33-0077 JAMES D. & SYLVIA C. BONFAN (PARCEL 2)
7045-33-704 LEO GEO VENTURES, L.L.C.
7045-33-366 MOLE, INC.
ALL PROPERTIES ARE CURRENTLY ZONED A-1

DEED BOOK 2094 PAGE 1407	0.26666 AC	0	0	\$0.27 AC
DEED BOOK 2094 PAGE 1407	27.63004 AC	\$0.00 AC	\$0.00 AC	
DEED BOOK 1850 PAGE 80	0.00000 AC	0	\$0.00 AC	
DEED BOOK 494 PAGE 140	0.14050 AC	0	\$0.14 AC	
DEED BOOK 494 PAGE 140	0.00004 AC	0	\$0.00 AC	
NOTARIAL NUMBER 20002790007775	57.32777 AC	\$2.40 AC	\$54.90 AC	
DEED BOOK 2012 PAGE 558	0.26000 AC	\$0.00 AC	0	
TOTAL AREA OF DEEDS	126.27 AC	\$26.40 AC	\$54.90 AC	\$8.27 AC

*OPEN SPACE FOR LAND BAYS F & G MAY BE PROVIDED IN ANY COMBINATION AS LONG AS THE TOTAL OPEN SPACE PROVIDED EQUALS THE TOTAL OPEN SPACE REQUIRED FOR BOTH LAND BAYS (316.31 ACRES).

(X) LAND BAT DESIGNATION
 ■ ■ ■ ■ ■ ZONE LINE
 - - - - - LAND BAT BOUNDARY
 ↔ PROPOSED ACCESS POINT
 ——— H2O BOUNDARY

150' 0 150' 300' 450'

LAND USE PLAN

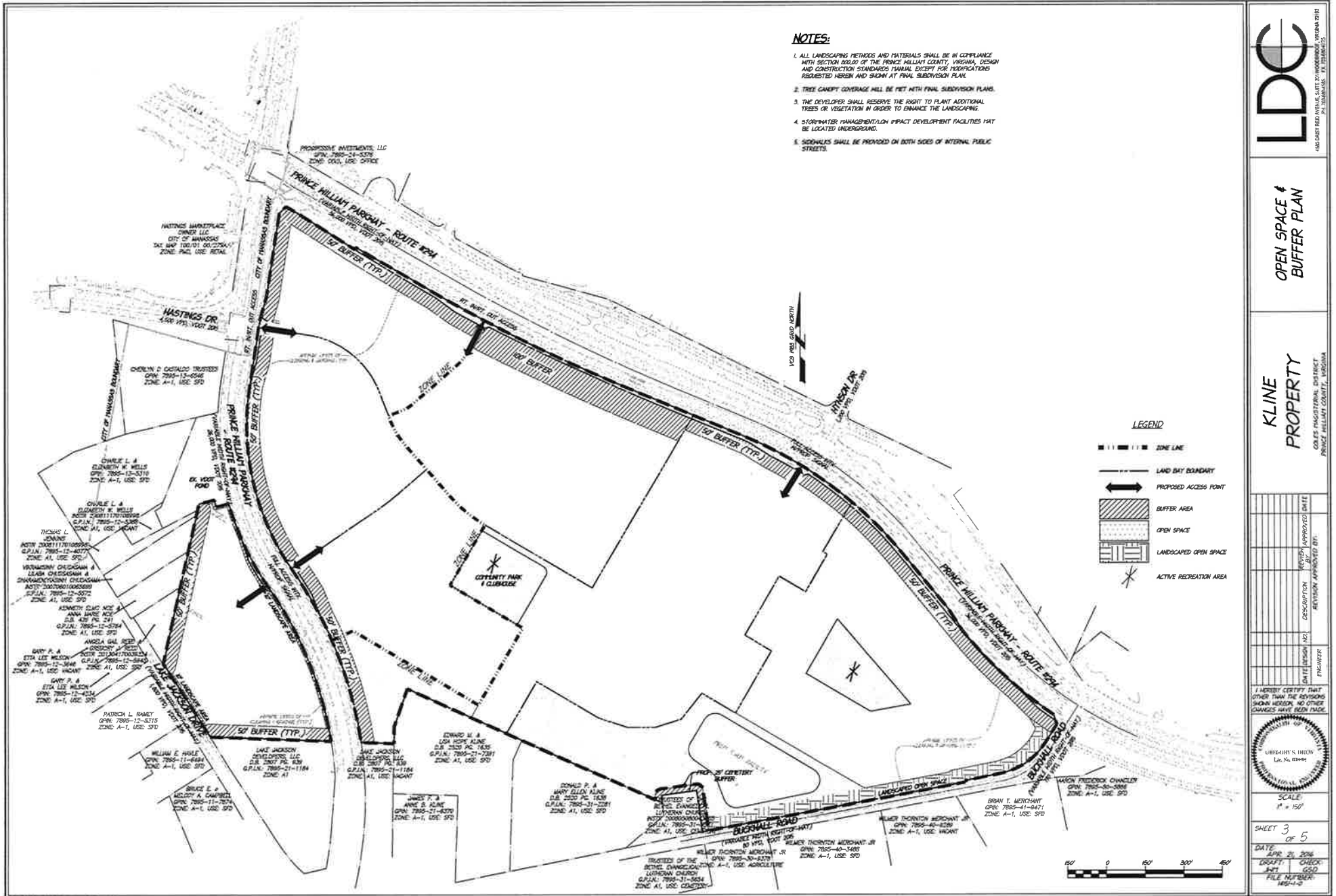
KLINE
PROPERTY[illegible]

I HEREBY CERTIFY THAT OTHER THAN THE REV. SHOWN HEREON, NO CHANGES HAVE BEEN



SCALE:
1" = 150'

SHEET 2 of 5
DATE: APR. 21, 2011
DRAFT: CHL
JNT GS
FILE NUMBER
100-1-0



NOTES:

1. ALL LANDSCAPING METHODS AND MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 800.0 OF THE PRINCE WILLIAM COUNTY, VIRGINIA, DESIGN AND CONSTRUCTION STANDARDS MANUAL EXCEPT FOR MODIFICATIONS REQUESTED HEREIN AND SHOWN AT FINAL SUBDIVISION PLAN.
2. TREE CANOPY COVERAGE SHALL BE MET WITH FINAL SUBDIVISION PLANS.
3. THE DEVELOPER SHALL RESERVE THE RIGHT TO PLANT ADDITIONAL TREES OR VEGETATION IN ORDER TO ENHANCE THE LANDSCAPING.
4. STORMWATER MANAGEMENT/IMPACT DEVELOPMENT FACILITIES MAY BE LOCATED UNDERGROUND.
5. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF INTERNAL PUBLIC STREETS.

LEGEND

- ZONE LINE
- LAND DRY BOUNDARY
- PROPOSED ACCESS POINT
- BUFFER AREA
- OPEN SPACE
- LANDSCAPED OPEN SPACE
- ACTIVE RECREATION AREA

LDC

OPEN SPACE & BUFFER PLAN

KLINE PROPERTY

COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESCRIPTION	REVIEWER	APPROVED DATE

I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE.

URBANY'S DESIGN
L.C. No. 000000

SCALE:
1" = 150'

SHEET 3 OF 5

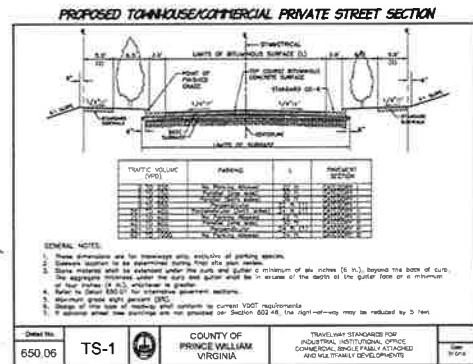
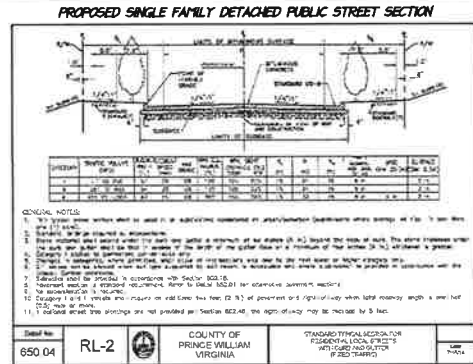
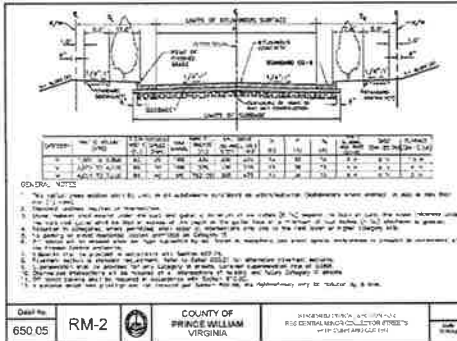
DATE: APR 21, 2016

DRAFT: CHECKED: ASD

FILE NUMBER: M24-19

NOTES:

1. THE SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
2. WATER AND SEWER DESIGN AND OFF-SITE EXTENSION SHALL BE COORDINATED WITH FHCA AND SUBJECT TO FINAL ENGINEERING.
3. PUBLIC SANITARY SEWER SHALL BE PROVIDED BY EXTENSION OF A FORCE MAIN TO AN EXISTING SEWER HANGAR ACROSS ROUTE 244. THE APPLICANT IS RESPONSIBLE FOR EXTENSION OF THE OFF-SITE SANITARY SEWER TO THE EXISTING HANGAR.
4. OFF-STREET PARKING SHALL BE PROVIDED WITH FINAL SITE PLANS IN ACCORDANCE WITH THE DCSP REQUIREMENTS FOR THE PROPOSED USE.
5. THE PRINCE WILLIAM PARKWAY ALONG THE NORTHERN BOUNDARY OF THE PROPERTY SHALL BE REDDED TO SIX LANES IN CONJUNCTION WITH THIS APPLICATION.
6. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF INTERNAL PUBLIC AND PRIVATE STREETS.



PROFFER STATEMENT

Kline Property #REZ2016-_____

Record Owners: Harley & Vera Kline, Leo Geo Ventures, James & Sylvia Bowman,
BKR Ventures, LLC, and Wolf, Inc.

Property: G.P.I.Ns.: 7895-12-8843, 7895-23-4912, 7895-32-0193, 7895-33-1607,
7895-32-7841, and 7895-23-2666 (the "Property")

Acreage: ±100.45 acres, Coles Magisterial District

Current Zoning: A-1, Agricultural

Proposed Zoning: PMD, Planned Mixed Development, B-1, General Business, and
PMR, Planned Mixed Residential

Date: April 20, 2016

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site adjacent to the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the Master Zoning Plan (the "MZP") shall be the plan prepared by Land Design Consultants, Inc., entitled "Master Zoning Plan, Kline Property" dated April 21, 2016, and contains the following sheets:

- Sheet 1 Cover Sheet
- Sheet 2 Land Use Plan
- Sheet 3 Open Space and Buffer
- Sheet 4 Transportation and Utilities Plan
- Sheet 5 Frontage Improvement Schematic

I. USES AND DEVELOPMENT

- A. The uses of the subject property shall be in accordance with the PMD, Planned Mixed Development, B-1, General Business, and PMR, Planned Mixed Residential zoning districts as delineated on the Zoning Plat and Land Use Plan (Sheet 2) of the Master Zoning Plan. However, multifamily dwellings (apartments) shall be prohibited.
- B. Development of the Property shall be in substantial conformance with Sheets 2, 3, & 4 of the MZP, however, the Land Bay sizes and boundary locations may vary to the extent that the Land bay area may increase or decrease by as much as 10% and the internal road alignment, building, parking and off-site or on-site stormwater

management improvements and off-site road improvements may undergo alterations in accordance with final engineering considerations at the time of site/subdivision plan reviews.

II. COMMUNITY DESIGN

- A. The Applicant shall provide a street layout substantially similar to the layout shown on Sheet 4 of the MZP, provided that internal road alignment and parking may undergo revisions in accordance with final engineering considerations at the time of subdivision plan review. The street design shall include sidewalks as indicated in the Standard Typical Section for Residential Streets shown in the Transportation and Utilities Plan.
- B. Open space and landscape buffers shall be provided substantially as shown on the Open Space & Buffer Plan of the MZP. Landscaping located within buffers shall include drought tolerant, indigenous species where supplemental planting area is required, subject to minimal, necessary utility crossings, fencing and final engineering considerations at the time of subdivision plan review. Where existing vegetation is undisturbed within said landscaping and landscape buffers, said existing vegetation shall be credited against the plant unit requirements identified in the Design and Construction Standards Manual ("DCSM").

III. ENVIRONMENTAL

- A. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of subdivision plan approval with the amount to be based on the total site area acreage.
- B. Stormwater Management and/or Best Management Practices shall be provided on-site and/or off-site, (pursuant to Section 32-250.73.1 of the Zoning Ordinance), and in accordance with the DCSM, unless waived and shall be provided in the location(s) shown on Sheet 2 of the MZP, subject to minor changes as may be approved by the County in connection with subdivision plan review and in accordance with the DCSM.
- C. The Applicant shall limit clearing and grading to within those areas identified as open space in the final site/subdivision plan in accordance with final engineering considerations and subject to county review and approval. The following exceptions to the limits of clearing and grading shall be allowed:
 - 1. The installation of plant materials, if needed for revegetation or to supplement existing vegetation;

PROFFER STATEMENT
Applicant: Stanley Martin Companies
Kline Property #REZ2016-_____
Date: April 20, 2016

2. The removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees;
3. The installation and maintenance of any required or existing utilities and the location of utilities shall be subject to county review and approval; and
4. Installation and maintenance of trails located within the passive open space.

IV. FIRE & RESCUE

Prior to the issuance of the occupancy permit issuance for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,053.00 per single family dwelling to be used for fire and rescue purposes.

V. CULTURAL RESOURCES

A Phase I Archaeological study shall be provided for those sites indicated in the Phase IA as requiring additional study. Phase II Archeological study if warranted shall be conducted prior to submittal of the final site/subdivision plan. A curation fee identical to the fee charged by Virginia Department of Historic Resources for artifacts gifted to the County shall be paid by the Applicant prior to approval of the Site Development permit. Ownership of all records submitted to the County for curation shall be transferred to the County with a letter of gift. Private individuals shall be allowed access to donated materials upon reasonable notice to the appropriate authority within the county and such access may be accompanied by a county staff member.

VI. AFFORDABLE HOUSING

Prior to issuance of the occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per dwelling unit constructed on the Property to be utilized by the County's Housing Preservation and Development Fund.

VII. HOMEOWNERS ASSOCIATION

- A. The Applicant shall establish a single homeowners' association ("HOA"), which shall be responsible for the maintenance of private roads, sidewalks within common areas, common open space, buffers, entrance feature signs, interpretive signage, playground amenity and other common area amenities for the residential areas established in the MZP.

PROFFER STATEMENT
Applicant: Stanley Martin Companies
Kline Property #REZ2016-_____
Date: April 20, 2016

- B. The Applicant shall incorporate into the HOA documents a provision which shall require plowing of snow on all private streets and alleys, as identified on the MZP.
- C. The Applicant shall incorporate into the HOA documents and budget, reserve funding budget items supported by a reserve study for the long term viability of all HOA maintained infrastructure. The HOA documents and budget shall be provided to each purchaser in the project.

VIII. LIBRARIES

Prior to the issuance of the occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$805 per single family attached dwelling and \$812.00 per single family detached dwelling to be used for library purposes.

IX. PARKS AND RECREATION

Prior to issuance of the occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$5,144 per single family attached dwelling and \$5,591.00 per single family detached dwelling to be used for parks and recreation purposes.

X. SCHOOLS

Prior to the issuance of the occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$17,489 per single family attached dwelling and \$20,694.00 per single family detached dwelling to be used for school purposes.

XI. TRANSPORTATION

- A. Prior to the issuance of the occupancy permit issuance for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$15,425 per single family attached dwelling and \$16,780.00 per single family detached dwelling to be used for road improvement purposes.
- B. All private roads, sidewalks and pedestrian trails constructed with the development of the property that is the subject of this rezoning shall be maintained by the combined HOA of the properties developed pursuant to this rezoning.

PROFFER STATEMENT
Applicant: Stanley Martin Companies
Kline Property #REZ2016-_____
Date: April 20, 2016

- C. The Applicant shall construct right-of-way improvements including turn lanes and pavement widening to the extent commensurate with the additional traffic generated to provide safe access to the development proposed herein.
- D. In the event the Applicant is not able to acquire the right-of-way, easement(s), or other property interest (herein "property interest") required in order to provide the improvements identified hereinabove, the Applicant shall request the County to acquire the necessary property interests by exercise 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 in place at the time of the request. The 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 property interests are sought.
 2. Plats, plans and profiles showing the necessary property interest to be acquired and showing the details of the proposed transportation improvements to be located on each property.
 3. An independent appraisal of the value of the property interests to be acquired, and any and all damages to the residue of the involved property, 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 reasonable satisfaction Applicant's good faith, best efforts to acquire the property interests, at a cost not less than their appraised value.
 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 interests 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 the Applicant's representative and approved by the County Attorney whereby the Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, reasonable 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

PROFFER STATEMENT
Applicant: Stanley Martin Companies
Kline Property #REZ2016-_____
Date: April 20, 2016

awarded at trial more than the appraised value estimate by the Applicant's appraiser, or that the County elects to settle with the condemnee without trial for a greater sum, 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.

8. In the event that Prince William County and/or the Commonwealth of Virginia do not secure access to the right-of-way necessary for the proffered road improvements within eighteen (18) months of the Applicant providing the preceding information, said improvements shall not be required. During the period while any such condemnation is being pursued, the County shall not withhold permits, approvals and/or bonds requested by or required of the Applicant.

XII. WATER AND SEWER

The property shall be served by public sanitary sewer and water, and the Applicant shall be responsible for those on and off-site improvements required in order to provide such service for the demand generated by the development of the property.

XIII. ADDITIONAL PROFFERS

- A. Escalator: In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 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 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 six percent (6%) per year, non-compoundable.
- B. For purposes of this Proffer Statement, "final rezoning" 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.
- C. In the event that approval of the requested rezoning creates any areas that cannot conform with the applicable zoning standards for lot area, frontage or set back, the

PROFFER STATEMENT
Applicant: Stanley Martin Companies
Kline Property #REZ2016-_____
Date: April 20, 2016

Applicant shall consolidate such lots into abutting property or otherwise resolve the nonconformance with minimum zoning standard.

XIV. PMR MODIFICATION

Pursuant to 32-700.25, modifications are identified and requested pursuant to the "Planned District Modifications" as shown on the attached.

PMR MODIFICATIONS PURSUANT TO 32-700.25 OF THE ZONING ORDINANCE

SECTION OF DESIGN AND CONSTRUCTION STANDARDS MANUAL REQUESTED TO BE MODIFIED OR WAIVED:

Section: 601.04.C

REQUIREMENT(S): All single-family detached dwelling lots, unless otherwise specified in the Zoning Ordinance, shall have frontage on and access to existing state-maintained public streets or streets approved and bonded to be constructed to a standard acceptable for addition to the State Street System. The amount of frontage shall be established in accordance with the regulations for the zoning district, as provisioned in the Zoning Ordinance.

APPLICANT'S JUSTIFICATION FOR WAIVER:

The zoning ordinance does not require public street frontage in the PMR zoning district. The subject proposal is to allow the single-family detached dwelling units proposed with this rezoning to access off of private streets in accordance with the Modified TS-1 typical section. The street will be HOA maintained.

SECTION OF DESIGN AND CONSTRUCTION STANDARDS MANUAL REQUESTED TO BE MODIFIED OR WAIVED:

SECTION: 650.06

REQUIREMENT(S): TS-1 Typical Section

APPLICANT'S JUSTIFICATION FOR WAIVER:

A modification is requested to the typical section to allow for 1 foot gutter pans. A waiver will facilitate an urban design for the development with a more narrow street section, having a 24 foot width of pavement with parking on one side which improves and encourage "walkability" and reduces the future cost to the HOA of maintaining the infrastructure.

SECTION OF THE ZONING ORDINANCE REQUESTED TO BE MODIFIED OR WAIVED:

ZONING ORDINANCE SECTION: 32-405.04.4 requires a 50-foot wide perimeter buffer (DCSM Type C Buffer) surrounding a PMD zoning district. The dwellings in PMD and PMR will develop concurrently, and will be managed by a single HOA. At the time of final site/subdivision plan review, the developer shall provide transitional yards and landscaping appropriate to dwelling unit types and orientations.



Department of Community Development

July 27, 2016

Scott F. Meyer
Prince William County Planning Office,
5 County Complex Court, Suite 210
Prince William, VA 22192

Re: REZ #2016-00021, Kline Property

Dear Scott,

The City of Manassas has reviewed the plan listed above and offers the following comments. If you have any questions relating to this information, please contact me at (703) 257-8232. For future submissions of this project, due to the significant impact on and within the City of Manassas, please provide four sets of the revised plan and Traffic Impact Study (TIS).

1. The intersections of Prince William Parkway and Hastings Drive and Liberia Avenue/Wellington Road/Prince William Parkway are owned and maintained by the City of Manassas; therefore, access management issues and all issues related to this intersection must be reviewed and approved by the City of Manassas.
2. Page 4 of the TIS indicates a scoping meeting was held between VDOT and the County. Note that the City of Manassas was not in attendance at that meeting and was not involved in the original scoping of the TIS. The City of Manassas reserves the right to comment on this and future submissions of the TIS and request revisions as necessary.
3. The City requests review of all Prince William County and VDOT traffic related comments and responses, given this intersection critically impacts Liberia Avenue, Wellington Road, Davis Ford Crossing, and Hastings Drive.
4. With regard to changes in City infrastructure, all costs of changes and improvements based on these comments are the responsibility of the applicant and not the City of Manassas.
5. The right-in/right-out site entrance #6 will create merge and weave problems for motorists entering the City and attempting to access Hastings Drive or Wellington Road. Three lanes of traffic would need to be crossed in a very short distance.
6. The City's position is that site entrance #6 must either be a full access signalized intersection that allows residents of this development to and from Hastings Drive or that right-in/right-out access is eliminated, leaving only left turns from eastbound Prince William Parkway to access Hastings Drive at this intersection.

7. Explain why a through movement between Hastings Drive and the site were not proposed with this submission.
8. Were dual right turn lanes on northbound Prince William Parkway (PWP) entering eastbound Prince William Parkway considered prior to submission?
9. Extend dual left turn lanes on westbound PWP in lieu of the proposed triple left turn configuration.
10. The geometry at the City intersections on Liberia Avenue are skewed so that a complete rebuild of the City's signalized intersections #6 and #7 must be replanned and coordinated through a Public Improvement (PI) site plan submitted to all City agencies for review and approval. Intersection designs will be evaluated upon submission.
11. Required PI plan must include signage plans.
12. Required PI plan must include pavement-marking plans for all City intersections and include sufficient geometric lengths to depict the transitions from three lanes two lanes.
13. PI plan must include all other site access points so that the City can fully review the impacts to the City's infrastructure.
14. PI plan must provide the appropriate intersection sight distance, plans, and profiles at all access locations.
15. Please provide actual topography and dimensions of public right-of-way.
16. Retiming of individual signals in the City of Manassas must be approved by the City of Manassas where the City owns and maintains signals. Please have the traffic engineer work with the City to discuss the intersection retimings required.
17. When development abuts City maintained streets, the developer is responsible for right-of-way dedication, grading, surfacing, and drainage along those streets as deemed necessary by the City of Manassas and to the extent commensurate with the additional traffic generated.
18. Is right-of-way acquisition required within the City of Manassas based on the current layouts? Revisions may require right-of-way acquisition within the City, which will be the responsibility of the developer.
19. Boundary line adjustments at City/County limits are required as part of the adjustments to right-of-way and must be performed at the expense of the developer.
20. Plan to treat any storm flows directed towards the City of Manassas on site as part of your development. Contact Jacob Renaud at 703-257-8228 for further discussions regarding storm water management.
21. Waivers of gutter pan widths or street standards in City of Manassas owned and maintained right-of-way will be considered as part of the PI plan submission required by the City of Manassas.
22. Page 6 of the TIS - Signal timings may require adjustment beyond the Davis Ford Crossing intersection as a result of the proposed road changes. The City of Manassas groups timings in this corridor from Hastings Drive to Euclid Avenue.
23. Page 29 of the TIS indicates that in 2022, the queue lengths exceed the storage lengths at Liberia Avenue and Davis Ford Crossing and at Liberia Avenue/Wellington Road.
24. TIS must also include and perform intersection analysis on the intersection of Wellington Road and Market Street.
25. Pedestrian signal improvements will be required at City intersections as deemed necessary by the Department of Public Works.

26. Trees removed in the City's right-of-way must be replaced by the developer according to City standards and at a location agreed upon by the City of Manassas.

Sincerely,

Matthew D. Arcieri, AICP
Planning and Zoning Manager

Cc: Patrick Moore, Assistant Director, Public Works



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-7615
FAX (703) 792-4401

PLANNING
OFFICE

CURRENT PLANNING CASE INFORMATION

Plan/Case Information:

Print Date: June 28, 2016

Case Type :	Rezoning
Plan/Case#:	REZ2016-00021
Plan/Case Name:	Kline Property
Plan/Case Address:	10175 LAKE JACKSON DR MANASSAS, VA 20111
Location:	The property is located south and southeast of the intersection of Prince William Parkway and Liberia Avenue and north of Buckhall Road.
Request:	To rezone ± 100.45 acres from A-1, Agricultural, to B-1, General Business, PMD, Planned Mixed District, and PMR, Planned Mixed Residential, to develop mixed retail, commercial, and residential uses. The site is addressed as 8129, 8227, 8231, 8341, and 835
Submission #:	1
Submission Acceptance Date:	4/22/2016

Applicant Information:

Applicant/Agent:	STANLEY MARTIN COMPANIES, LLC 14200 PARK MEADOW DR 100N CHANTILLY, VA 20151
Phone:	E-mail:

Case Planner Information:

Case Planner	MEYER, SCOTT	
Phone:	703-792-6876	E-mail: SMeyer@pwcgov.org

PLAN ANALYSIS

	Reviewed w/Comments
Proffer Administrator	1
Transportation Dept	1
Watershed Management	1
Zoning Administrator	1



Plan Comments Report

Building Official

Review Completed

Plan/Case #:	REZ2016-00021	Date:	06/03/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Mays, Eric		
		emays@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

County Archaeologist

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Patton, Justin		
	703-792-5729	jspatton@pwegov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

County Attorney

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Gagnon, Sandy		
	703-792-4752	sgagnon@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Crime Prevention Police

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Alicie, Jason		
	703-792-4425	jalicie@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

--

We have received and reviewed the submitted application CPA PLN2016-00007 and REZ PLN2016-00021, Kline Property. The applicant is requesting permission to amend the Comprehensive Plan Land Use designation for approximately 100.45 acres from Community Employment Center and Semi-Rural Residential to Community Employment Center with a Center of Community Overlay and with an expanded study area. The applicant is requesting to rezone 100.45 acres from Agricultural to General Business, Planned Mixed District, and Planned Mixed Residential, to develop mixed retail commercial, and residential uses.

The review of application was based on strategies and techniques explained in our Crime Prevention Through Environmental Design (CPTED) Manual: Crime Prevention Through Environmental Design: A guide to safe environments in Prince William County, Virginia.

Comments

The Reference Manual for Rezoning, Special Use Permit, and Proffer Amendment Applications states the applicant should address the following elements at a minimum:

Police - Describe how police safety will be addressed:

- Impacts of the proposal on established level of service (LOS) standards.
- Identify name(s) and location(s) of police district stations and field offices serving the project area
- Provide information regarding the use and implementation of CPTED in the design of all buildings and sites.
- Identify methods to mitigate adverse impact on police emergency communications systems.

With regards to comments related to impact's upon police service levels, we would ask the applicant to address the following:

With any new construction, there is the likelihood that theft from the construction site may occur. The applicant should ensure the property is adequately posted with "No Trespassing" signs to enable enforcement of such law should illegitimate users be found on the property.

The applicant states they will incorporate CPTED principals into the site and we commend their usage of such to create a safer community. At this time, with the information provided, the police department does not believe this application will create a significant impact on police calls for service.

The Prince William County Police CPTED Manual, Crime Prevention Through Environmental Design: A guide to safe environments in Prince William County, Virginia, can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>. We encourage the developer/applicant to pay particular attention to the following sections:

- Neighborhoods, page 6
- Tot lots, page 19
- Lighting and Landscaping, page 24
- Neighborhood Watch, page 25

CPTED Strategies

Crime Prevention Through Environmental Design (CPTED) is an effective approach to preventing crime. It is much more far reaching than dead-bolt locks on doors or windows and has been successfully implemented in communities across the nation. Each of the following CPTED strategies offers guidelines that property owners, design professionals, developers or remodelers may apply to reduce the fear and incidence of crime and improve quality of life. The Prince William County Police Department (PWCPD) Crime Prevention Unit (CPU) identifies four overlapping CPTED strategies: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Maintenance. Further, the CPU identifies CPTED-based techniques addressing Target Hardening, Lighting and Landscaping.

Natural Surveillance

The placement of physical features, activities and people in a way that maximizes visibility is one concept directed toward keeping intruders easily observable, and therefore less likely to commit criminal acts. Features that maximize the visibility of people, parking areas and building entrances are unobstructed doors and windows, pedestrian-friendly sidewalks and streets, front porches and appropriate nighttime lighting.

Natural Access Control

Natural Access Control is another design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. People are physically guided through a space by the strategic design of streets, sidewalks, building entrances, landscaping and neighborhood gateways. Design elements are very useful tools to clearly indicate public routes and discourage access to private areas.

Territorial Reinforcement

Physical design can also create or extend a sphere of influence. Users are encouraged to develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. This concept includes features that define property lines and distinguish between private and public spaces using landscape plantings, pavement designs, gateway treatments, appropriate signage and “open” fences.

Maintenance

Care and maintenance enable continued use of a space for its intended purpose. Deterioration and blight indicate less concern and control by the intended users of a site and indicate a greater tolerance of disorder. Proper maintenance prevents reduced visibility due to plant overgrowth and obstructed, or inoperative, lighting, while serving as an additional expression of territoriality and ownership.

CPTED Techniques

Single Family Homes

Residential areas are the heart of a community. Our homes are the center of our lives, where we should feel most safe. And, while we may have multiple choices when it comes to walking through a certain part of town or using public transportation, we have few choices when it comes to the streets where we live. The guiding principle here is, “know thy neighbor.” Streets and homes should be designed to encourage interaction between neighbors. Good examples include front porches, sidewalks and property lines that are defined simply by low shrubbery rather than high fences.

Neighborhoods

Often, the safety measures taken in subdivision communities, such as high fences and video-monitored gates, can have a negative effect on residents. The presence of security devices sometimes implies a need for them. CPTED guidelines, when applied to neighborhoods, can create a safer environment without the use of more common, intimidating methods.

For instance, streets designed with gateway treatments, roundabouts, speed bumps and other “traffic calming” devices establish territories and discourage speeding and cut-through traffic. And by keeping public areas observable, you are telling potential offenders that they should think twice before committing a crime. Criminals prefer low-risk situations, and public visibility increases the chance that a perpetrator will be caught. These measures are simple, inexpensive to implement, and will have a much more positive effect on residents than gates and bars.

Multi-Family Homes – Single Buildings and Complexes

Multi-family homes - duplexes, tri-plexes and apartment complexes - pose the same problems as single-family structures, although the number of dwellings and residents can compound these problems. Public areas – shared hallways, elevators, laundry rooms and parking areas – present opportunities for crime and crime prevention. Multi-family buildings do not necessarily mean multiple problems. There is a certain amount of truth to the old saying,

“There’s safety in numbers.” Management may need to create opportunities for neighbors to get to know one another. When neighbors take responsibility for each other, multi-family dwellings may be safer place to live.

As land uses become less mixed and residents are less able to watch over commercial properties, it is essential that CPTED guidelines be followed when building or remodeling a commercial property. Safety is often cited as an important consideration in choosing one store over another. Ideas such as keeping customers and employees in view of each other can make customers feel safe and secure.

Parks, Trails and Open Spaces, Tot Lots

Parks, trails and open spaces provide a number of design challenges for personal safety, as they are typically large and used by a variety of people. Direct observation is not always possible or even desired in natural settings. Often, there is a conflict between safety principles and preserving the naturalness of the resource. Designing for safety in these areas should be focused on pathways, parking areas and other areas of concentrated activity.

Target Hardening

Traditional security measures, such as good locks and alarms, are important tools in the prevention of crime. Generally they work in harmony with CPTED concepts and recommendations. However, installation of such things as security gates, barbed or razor-wire fences and barred windows can create an impression of high crime and danger. This deters those with legitimate business from coming to an area and making it safer by their presence. Such elements also indicate to criminals that criminal behavior is expected or at least anticipated.

Regardless of how well designed a structure is, it should still be locked when unattended. The Police Department can help with the selection of security devices to protect property, often at more reasonable costs than so-called high-security measures. If heavy fortification is deemed necessary, CPTED principles can still be used to lessen the visual impact on the surrounding neighborhood. For example, decorative metal fences may be used rather than chain link fences.

Lighting and Landscaping

Lighting is an important element in any site design. Whether a single house or an industrial complex, appropriate lighting techniques should be used. Proper lighting will help people feel more comfortable with their surroundings. It should provide clear paths for movement and highlight entryways without creating harsh effects or shadowy hiding places.

We recommend at least a 2.0 foot candles minimum maintained lighting level, while we would prefer a 3-5 foot candles minimum maintained level. These levels should apply to all parking and pedestrian areas. We would also recommend the use of cut off fixtures with diffusers to focus the lighting where needed to minimize or eliminate light trespass. Street lighting should meet a .5 foot candle minimum maintained lighting level. The lighting levels can be reduced after business hours/closing to .5 foot candles minimum maintained for burglary and vandalism resistance. Shrubs and trees should not interfere with security lighting or common observation from the streets or buildings.

Planting and selection of landscape materials should be such that sight lines remain open and clear and places of concealment are not fostered. Keep shrubs trimmed to 3 feet, or at least below windowsills, when safety is an issue. Prune the lower branches of trees to at least 6 - 8 feet off the ground. Provide landscape and fencing that do not create hiding places for criminals. Provide attractive and durable (masonry) fencing whenever possible. Consider creative solutions to fencing schemes that work aesthetically, as well as functionally. Use lighting in the landscaping, both for security and aesthetics.

If there are any questions or comments please contact the Prince William County Police Crime Prevention Unit at 703-792-7270.



Plan Comments Report

Economic Development

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Harben, George		
	703-792-5507	Gharben@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Fire Marshal's Office

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Little, Ernest		
	703-792-6883	elittle@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Historical Commission

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Patton, Justin		
	703-792-5729	jspatton@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Land Dev Case Manager

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	O'Dell, Laura		
	703-792-5271	LOdell@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Long Range Planning

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Mcgettigan, David		
	703-792-7189	dmcgettigan@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Manassas

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Meyer, Scott		
	703-792-6876	SMeyer@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Parks and Recreation

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Administrator, System		
	444	dms@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Planning Case Planner

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Meyer, Scott		
	703-792-6876	SMeyer@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Planning GIS Specialist

Review Completed

Plan/Case #:	REZ2016-00021	Date:	05/26/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	McCleary, John		
	703-792-6859	JMcCleary@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Proffer Administrator

Reviewed w/Comments

Plan/Case #:	REZ2016-00021	Date:	06/17/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Bernal, Juan		
	703-792-4084	jbernal@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.

Additional Comments From June

PROFFER STATEMENT

Kline Property #REZ2016- 00031

Record Owners: Harley & Vera Kline, Leo Geo Ventures, James & Sylvia Bowman,
BKR Ventures, LLC, and Wolf, Inc.

Property: G.P.I.Ns.: 7895-12-8843, 7895-23-4912, 7895-32-0193, 7895-33-1607,
7895-32-7841, and 7895-23-2666 (the "Property")

Acreage: ±100.45 acres, Coles Magisterial District

Current Zoning: A-1, Agricultural

Proposed Zoning: PMD, Planned Mixed Development, B-1, General Business, and
PMR, Planned Mixed Residential

Date: April 20, 2016

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site adjacent to the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the Master Zoning Plan (the "MZP") shall be the plan prepared by Land Design Consultants, Inc., entitled "Master Zoning Plan, Kline Property" dated April 21, 2016, and contains the following sheets:

- Sheet 1 Cover Sheet
- Sheet 2 Land Use Plan
- Sheet 3 Open Space and Buffer
- Sheet 4 Transportation and Utilities Plan
- Sheet 5 Frontage Improvement Schematic

I. USES AND DEVELOPMENT

- A. The uses of the subject property shall be in accordance with the PMD, Planned Mixed Development, B-1, General Business, and PMR, Planned Mixed Residential zoning districts as delineated on the Zoning Plat and Land Use Plan (Sheet 2) of the Master Zoning Plan. However, multifamily dwellings (apartments) shall be prohibited.
- B. Development of the Property shall be in substantial conformance with Sheets 2, 3, & 4 of the MZP, however, the Land Bay sizes and boundary locations may vary to the extent that the Land bay area may increase or decrease by as much as 10% and the internal road alignment, building, parking and off-site or on-site stormwater

2. The removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees;
3. The installation and maintenance of any required or existing utilities and the location of utilities shall be subject to county review and approval; and
4. Installation and maintenance of trails located within the passive open space.

IV. FIRE & RESCUE

Prior to the issuance of the occupancy permit issuance for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,053.00 per single family dwelling to be used for fire and rescue purposes.

? Townhome = \$974.00 - 271 TH proposed

V. CULTURAL RESOURCES

A Phase I Archaeological study shall be provided for those sites indicated in the Phase IA as requiring additional study. Phase II Archeological study if warranted shall be conducted prior to submittal of the final site/subdivision plan. A curation fee identical to the fee charged by Virginia Department of Historic Resources for artifacts gifted to the County shall be paid by the Applicant prior to approval of the Site Development permit. Ownership of all records submitted to the County for curation shall be transferred to the County with a letter of gift. Private individuals shall be allowed access to donated materials upon reasonable notice to the appropriate authority within the county and such access may be accompanied by a county staff member.

Detached = \$1,053.00 - 129 SFDD proposed ✓
Multi-Family = \$718.00 Not proposed

VI. AFFORDABLE HOUSING

Prior to issuance of the occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per dwelling unit constructed on the Property to be utilized by the County's Housing Preservation and Development Fund.

~~or Housing Trust Fund~~

VII. HOMEOWNERS ASSOCIATION

- A. The Applicant shall establish a single homeowners' association ("HOA"), which shall be responsible for the maintenance of private roads, sidewalks within common areas, common open space, buffers, entrance feature signs, interpretive signage, playground amenity and other common area amenities for the residential areas established in the MZP.



Plan Comments Report

Service Authority

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Meyer, Scott		
	703-792-6876	SMeyer@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Plan Comments Report

Transportation Dept

Reviewed w/Comments

Plan/Case #:	REZ2016-00021	Date:	06/21/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Scullin, Elizabeth		
	703-792-4051	escullin@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

DCSM Sec 600 (Effective August 2015) - General

1.01 - GDP - Page 4 - It is difficult to comment on a specific street within the development when the streets are not designated by number or alphabet. Differentiate each street on the Transportation Plan.

DCSM Sec 600 (Effective August 2015) - 650.00 Details

1.02 - Detail 650.06 and Detail 650.08 - The private street that connects to Intersection 1 on P. W. Pkwy. must be a public street as it connects two public streets. In addition, the TS-1 Detail doesn't accommodate more than 1,000 vehicles. A CI-1 typical section must be used whether the street is public or private.

DCSM Sec 600 (Effective August 2015) - 650.00 Details

1.03 - Detail 650.09 - The public street that connects to P.W. Pkwy. at Intersection 5 carries too much traffic (8,600 vpd) to be an RM-2 roadway. The volume indicates that the typical section should be MC-1, a major collector.

DCSM Sec 600 (Effective August 2015) - General

1.04 - GDP - Page 5 - A right-in/right-out access with uncontrolled access as shown as the fourth leg of Intersection 6 creates a dangerous situation and is not acceptable. Eliminate this access and redistribute traffic accordingly. When this access is eliminated, it will be possible to extend the right turn lane on the northbound approach of P.W. Pkwy. further south through the Hastings Road intersection.

DCSM Sec 600 (Effective August 2015) - General

1.05 - Each of the public roads should be tied to a typical section.

DCSM Sec 600 (Effective August 2015) - 601.03 Street Dedication

1.06 - When a development abuts one side of a state maintained street(s), the developer shall be responsible for any right-of-way dedication, grading, surfacing, and drainage along such street(s) as may be deemed necessary by the Director of Transportation or VDOT and, to the extent commensurate with the additional traffic generated, to provide a safe entrance into the development. Due to the fact that this development does not access Buckhall Road, the Applicant does not have to construct a half section of the roadway but must dedicate half of the right-of-way (54') of Buckhall Road along its frontage.

DCSM Sec 600 (Effective August 2015) - General

1.07 - GDP - Page 5 - The Frontage Improvement Schematic does not present enough information to determine whether the proposed improvements will be sufficient to mitigate the impacts of the development. Details including the length of lanes and transitions must be submitted.

DCSM Sec 600 (Effective August 2015) - Table 6-7 Minimum Turn Lane Lengths

1.08 - GDP - Page 5 & Table 6-7 - A note on the Frontage Improvements Schematic indicates that all right turn lanes will be 100' turn bays with 100' tapers. Turn lane lengths must be designed using Table 6-7 of the DCSM which correlates the turn lane length with the design speed.

DCSM Sec 600 (Effective August 2015) - General

1.09 - GDP - Page 5 - The Frontage Improvements Schematic shows several locations where a through movement is trapped in a turn lane at an intersection. Show transitions that preclude trapping a through movement.

DCSM Sec 600 (Effective August 2015) - 620.06 A Trip Generation

1.10 - TIS - Table 4 - The estimated trip generation for each land use shall be obtained by utilizing the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The appropriate land use code and independent variable units from the manual shall be indicated for each category.

The Applicant's request for a waiver of pass-by trips includes a 49% discount for AM trips and a 50% discount for PM trips. Waiver WAI2016-00140 was approved on May 3, 2016, with the provision that the total reduction rate for the convenience store with gas pumps and fast food restaurant with drive-thru window shall not exceed 56% when internal capture rate is considered. The total trip reductions on Table 4 exceed 56%. The trips generated must be accounted for and distributed accordingly.

DCSM Sec 600 (Effective August 2015) - 620.06 F Pass-by Trips

1.11 - TIS - Table 4- A pass-by trip reduction factor up to fifteen percent (15%) may be considered for commercial development, upon concurrence of the Director of Transportation prior to preparation of the report. Each case shall be considered individually. An internal capture rate reduction up to fifteen (15) percent may be considered on mixed use development.

Table 4 includes a 50% trip reduction for Saturday trips. Saturday trips were not specifically included in the request for a waiver submitted on May 3, 2016, however, the waiver does not specify a pass-by reduction for weekday vs. weekend trips. Therefore, the 50% pass by reduction can be used for Saturday peak trips that are generated after 12:00 pm.

DCSM Sec 600 (Effective August 2015) - 620.06 A Trip Generation

1.12 - TIS - Table 4 - The estimated trip generation for each land use shall be obtained by utilizing the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The appropriate land use code and independent variable units from the manual shall be indicated for each category.

The Narrative for the Comprehensive Plan Amendment (CPA 2016-00007) includes a Trip Generation Table comparing the volume of trips generated by the Community Employment Center with the proposed Center of Community Overlay with the trips generated by the Current Long Range Land Use Plan. The table shows a 10% reduction in trips due to transit usage. The trip generation table in the Traffic Impact Study (4/21/16) does not show that there is a trip reduction due to transit trips. Transit usage should be included in this proposed Center of Community, including the provision of bus shelters at locations coordinated with PRTC.

DCSM Sec 600 (Effective August 2015) - 620.10 B Recommendations

1.13 - The recommended improvements must be achievable. The mitigation measures in the TIA include the construction of numerous roadway improvements yet there are no scaled drawings to show that the improvements adhere to the appropriate standards. Scaled drawings must be submitted in order to prove that the improvements are achievable.

DCSM Sec 600 (Effective August 2015) - General

1.14 - Proffers (dated 4/20/16) - Proffer XI-C. This proffer states that "the Applicant shall construct right-of-way improvements including turn lanes and pavement widening to the extent commensurate with the additional traffic generated to provide safe access to the development proposed herein." The specific improvements and the timing of construction must be included in the proffers.

DCSM Sec 600 (Effective August 2015) - 601.04 C Street Access

1.15 - All single-family detached dwelling lots, unless otherwise specified in the Zoning Ordinance, shall have frontage on and access to existing state maintained public streets or streets approved and bonded to be constructed to a standard acceptable for addition to the State street system.

The Applicant has requested a waiver of this DCSM section as part of the Narrative rather than through a Waiver request and justification. The section requires that all SFD dwelling units have frontage on and access to existing state-maintained public streets unless otherwise specified in the Zoning Ordinance. The Applicant's justification is that the Zoning Ordinance does not require public street frontage in the PMR zoning district. However, the Zoning Ordinance does not specify that the single family detached lots do not have to be on public streets, and therefore the DCSM regulation applies. The Applicant must submit a waiver and justification for the SFD dwelling units to front on private streets.

DCSM Sec 600 (Effective August 2015) - 650.00 Details

1.16 - Detail 650.06 - The Applicant has requested a waiver of the TS-1 detail as part of the Narrative rather than through a Waiver request and justification. The Applicant is requesting one foot gutter pans to facilitate an urban design with a narrower street section of 24 feet of pavement with parking on one side. This development will meet the DCSM criteria for the use of Urban Street details if the requested Center of Community overlay is approved. Instead of waiving the TS-1 Detail, the appropriate Urban section should be used. However, all of the Urban Street details show a 2 foot gutter.

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Suite 240, Prince William, Virginia 22192-5308
(703) 792-6825 Metro 631-1703 Fax (703) 792-7159

DEPARTMENT OF
TRANSPORTATION

Thomas Blaser
Director

June 14, 2016

TO: Kianna Payne
Planning Office

FROM: Elizabeth D. Scullin
Transportation Division

RE: REZ 2016-00021 and CPA 2016-00007 (Kline Property)

This document presents the background information for a Comprehensive Plan Amendment for the Kline Property application (CPA 2016-00007) to amend the Land Use Plan from Community Employment Center and Semi-Rural Residential to Community Employment Center, with a Center of Community Overlay in an expanded area. The 100- acre property is located southeast of the intersection of Prince William Parkway and Liberia Ave./Wellington Road. The companion case for the proposed CPA is REZ 2016-00021, a rezoning request to rezone the property from A-1 to PMD, Planned Mixed Development, B-1, General Business and PMR, Planned Mixed Residential. The Traffic Impact Analysis (TIA) states that the proposed uses include 145 SFD, 194 SFA, 279 KSF of commercial use and a convenience mart with 14 fueling stations. The Narrative submitted with the application states that the proposed uses include 441,800 sf of commercial use, 129 SFD and 271 SFA. There are significant differences in these programs that must be resolved in the next submission. Note that even though a drive thru fast-food restaurant and gas station are included in the proposed uses, the current applications do not include requests for Special Use Permits.

The volume of traffic generated by this use was sufficient to warrant a traffic impact analysis (TIA) per the Design and Construction Standards Manual (DCSM).

DAILY LEVEL OF SERVICE ANALYSIS

The daily level of service represents the relationship of the daily volume on a roadway to the capacity of that roadway. It also relates to the actual speed of traffic versus the expected speed of traffic over the course of a normal weekday. The daily level of service (LOS) provides a planning tool to understand the relationship of travel patterns for various segments of the County's population and to help understand the impacts of large land use changes and large scale roadway changes within the County. The following table

provides information concerning the most current average weekday daily volumes and LOS of roadways important to this development:

Roadway Name	No. of Lanes	2014 Volumes	Daily LOS
Prince William Pkwy. (Rt 294)	4	35,000 vpd	C
P.W. Pkwy. – Liberia Ave. ext. (Rt. 294)	4	27,000 vpd	B
Liberia Ave. (Rt. 4361)	4	40,000 vpd	C
Wellington Rd. (Rt. 674)	4	20,300 vpd	B

The amount of traffic generated from the proposed development will deteriorate the daily LOS below acceptable on some of the surrounding roadways.

PROFFER ANALYSIS

All comments concerning the proffers dated April 20, 2016, associated with case REZ 2016-00021 are filed in Energov in the case files.

CORRECTIONS AND RECOMMENDATIONS

All Corrections and Recommendations associated with this application are filed in Energov in the case files for REZ 2016-00021 and CPA 2016-00007.

VDOT COMMENTS

The Virginia Department of Transportation (VDOT)'s comments have been filed in Energov in the case files for REZ 2016-00021 and CPA 2016-00007.

RECOMMENDATION

Based upon the County's goal to reduce or prevent congestion on the public streets, to facilitate the provision of adequate transportation facilities, and to protect against congestion in travel and transportation, this Comprehensive Plan amendment and Rezoning cannot be supported until the issues are addressed and resolved.

The applicant is advised that while this report has examined the rezoning application primarily within the context of the transportation element of the County Comprehensive Plan, this does not infer a reduction in their obligation to comply with the appropriate requirements of the DCSM during site/subdivision plan review.

If you have any questions or need additional information, please contact me at escullin@pwcgov.org or at 703-792-4051.



Plan Comments Report

VDOT Fairfax

Pending

Plan/Case #:	REZ2016-00021	Date:	
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Scullin, Elizabeth		
	703-792-4051	escullin@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.

VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA - NOT ACCEPTED (SEE COMMENTS)		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION	
COUNTY PROJECT NUMBER: REZ 2016-00021			DEVELOPER/ENGINEER: LDC / GOROVE/SLADE		REVIEWER(S): YAO LU YAO.LU@VDOT.VIRGINIA.GOV		DATE: 6-21-2016
PROJECT NAME: KLINE PROPERTY, AM-E			REVIEW PHASE & TYPE: 1 ST SUBMISSION		DISCIPLINE: LAND USE/VDOT TE		
ITEM NO.	DWG. NO. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE:		FINAL DISPOSITION ⁽³⁾	
1.01	G	The request for a right-in/right-out access along NB Prince William Parkway, opposite Hastings Drive has been denied. See attached. Revise the TIA and AM-E to reflect this change.	1				
1.02	G	After review and discussions with PWC, we feel a connection between the proposed public streets to Ex. Buckhall road would be necessary and beneficial for the transportation network in this area. Revise the TIA and AM-E to include the subject street connection.	1				
1.03	Pg 4	Be advised the project portion of Liberia Ave is a NHS route, classified as a Principal arterial road in the VDOT 2014 functional classification map. Revise the report and the AM-E form.	1				
1.04	G	Provide the appropriate intersection sight distance plans and profiles at all the proposed entrances.	1				
		TE comments:					

- (1) Indicate drawing no./page no. or use "G" for general comment.
 (2) To be filled out by Applicant/Engineer. Date of Response is required.
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.

REVISED SEPTEMBER, 2014

VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA - NOT ACCEPTED (SEE COMMENTS)		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION	
COUNTY PROJECT NUMBER: REZ 2016-00021			DEVELOPER/ENGINEER: LDC / GOROVE/SLADE		REVIEWER(S): YAO LU YAO.LU@VDOT.VIRGINIA.GOV		DATE: 6-21-2016
PROJECT NAME: KLINE PROPERTY, AM-E			REVIEW PHASE & TYPE: 1 ST SUBMISSION		DISCIPLINE: LAND USE/VDOT TE		
ITEM No.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE:	FINAL DISPOSITION ⁽³⁾		
1.05	G	It's understood that these AM-E's are being submitted for review concurrently with the TIA. To avoid repeating work, it is suggested to submit AM-E's for review when or after the TIA is finalized since the traffic analysis used in the AM-E's need to be consistent with TIA.	1				
1.06	G	This is Chapter 870 TIA and 2028 is analyzed. The same years of analysis should be used in the AM-E's as well.	1				
1.07	G	For the crash data, look into the locations, types and possible causes of the historic crashes and discuss in the text instead of simply providing the prediction.	1				
1.08	G	<u>AM-E 2 (Full Access @ Mini-Warehouse Entrance intersection)</u> Verify a signal is warranted in the text.	1				
1.09	G	<u>AM-E 3 (Full Access @ Hynson Dr intersection)</u> Verify a signal is warranted in the text.	1				

- (1) Indicate drawing no./page no. or use "G" for general comment.
 (2) To be filled out by Applicant/Engineer. Date of Response is required.
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.

REVISED SEPTEMBER, 2014



Plan Comments Report

Watershed Management

Reviewed w/Comments

Plan/Case #:	REZ2016-00021	Date:	06/20/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Eib, Benjamin		
	703-792-6689	BEib@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

Comp Plan - DES-P1 AS1

Require GDPs and MZPs to include architectural, sign, lighting, and landscape compatibility for all shopping centers, employment areas, and mixed-use developments. In addition, proposed layouts and architectural elevations for all non-residential projects should be provided.

Comments: 1.01 This site has frontage on Prince William Parkway as one moves in both directions from the intersection with Liberia Ave. and is within the Parkway's Highway Corridor Overlay District (HCOD). The Applicant is proposing a minimum 50' wide buffer for the entire frontage of the Parkway. Where the site's frontage is across from the Hynson Knolls subdivision the buffer is proposed to expand to 100' in width. This meets and exceeds the minimum Prince William Parkway HCOD requirements. (DES-1.1, DCSM 1003.01-.02)

However, staff recommends the Applicant address these desired features of the HCOD buffers (DES-4.1, 4.3):

a. Much of the site's perimeter contains existing trees that would be beneficial to preserve and incorporate into the buffer landscaping. These trees include typical old field species such as red cedar, black cherry, oaks, etc. Preservation would help maintain something of the existing character of the portion of the Parkway. No preservation of existing vegetation is proposed and staff recommends the Applicant provide for this preservation;

b. Staff recommends the Applicant commit to utilizing only native species in planting the HCOD buffer to assist in retaining the character of this stretch of the rural/suburban parkway. There are ample native species to provide a beautiful buffer which will better withstand the stresses of a developed environment. (DES-4.4, DES-13.1);

c. It is unclear how the any signs proposed with this development will be integrated into the road frontage design. Please show how proposed road frontage signage will be integrated into HCOD landscaping (DES-1.6);

d. Staff recommends the Applicant proffer to provide meet the minimum standards for planting within the HCOD buffer and to ensuring that any proposed or existing utilities and their easements be located outside of the buffers, with allowance for perpendicular crossings. (DES-7.1)

Comp Plan - DES-P5 AS1

Reinforce the hierarchy of streets, through the use of trees, shrubs, ground covers, lighting, and signage that are scaled appropriately to the street's width and function.

Comments: 1.02 Staff did not find within the application a plan to establish a hierarchy of streets utilizing streetscaping. Please address this component of the Comprehensive Plan (DES-5.1, 5.2)

Comp Plan - DES-P12 AS1

Recognize existing woodland areas as important features for protecting water quality, contributing to the overall beauty of the County, and promoting ecological diversity. Preserve and protect the natural terrain, drainage, and woodland areas in new development in accordance with EN-Policy 4, AS-1 and 2 of the Environment Plan. Preserve historic and champion trees and other specimen trees in cooperation with the County Arborist.

Comments: 1.03 A portion of Land Bay A contains forested steep slopes over highly erodible soils that lead directly into a wetland system. There are also 31 specimen trees on-site.

In the Applicant's project Narrative they state "The proposed development will have open spaces that protect and complement existing environmental features." (Page 10). They also reference meeting the Smart Growth Principles articulated in the Long Range Land Use Plan (LRLUP), including #6 that speaks to preserving open space, natural beauty and critical environmental areas (See Pg. 13-14 of the Narrative). However, the Applicant has proposed to clear 100% of this 100 acre site, preserving none of the existing forest, specimen trees, wetlands or natural tree cover.

Staff recommends the Applicant revise their limits of clearing and grading to preserve those few areas on-site that do have good quality natural features and incorporate them into project open space. This will help facilitate meeting #6 of the Smart Growth Principles as well as tree cover requirements and Policies DES-12.1, 12.3, 12.5; and EN-10. For example,

- a. The proposed Community Park could be located to as to preserve the several specimen trees located at one of the existing farm houses (LU-13.1);
- b. Preservation of the mature hardwood forest at the southern half of Land Bay A in its entirety;
- c. Meeting tree cover requirements in the project overall through preservation of existing trees;
- d. Preserving existing trees in the required perimeter and interior buffers.

Zoning Ordinance - Chapter 32 Article VII

Amendments to the Zoning Ordinance and Map; Special Use Permits

Comments: 1.04 Regarding the ECA:

- a. The ECA shows soil types in Land Bay A that could not be found on County Mapper. Please clarify why these soil types are shown and correct any errors. County Mapper indicates that the actual soil types are highly erodible and, at least in part, over steep slopes. (ZO 32-700.21.6)
- b. The ECA reports 58.45 acres of ER, all of which is proposed to be disturbed. Please show the ER on the ECA. (EN-1.2)
- c. Clearly show all existing utilities and their easements. This is particularly important along the frontages of Prince William parkway where the HCOD buffers are proposed.

DCSM Sec 800 (Effective July 2014) - 800 General

The following deficiencies regarding the County and State Ordinances, Standards, Policies, and Codes were noticed:

Comments: 1.05 No layout of site features other than roads are provided with this MZP. Staff recommends the Applicant proffer that they shall provide all the minimum landscaping requirements of the DCSM 800, such as perimeter and interior parking lot landscaping, internal buffers, tree cover, etc.

Zoning Ordinance - General Zoning Ordinance Issue

The following deficiencies regarding the County and State Ordinances, Standards, Policies, and Codes were noticed:

Comments: 1.06 Regarding Buffers:

a. The Zoning Ordinance requires a 50' perimeter buffer around the PMD district. The Applicant has not provided this buffer where it is required internal to the site, which is also where commercial uses will abut residential uses. Instead they are proposing a waiver such that decisions about buffering will be made at the developer's discretion at the time of site plan submission. Staff does not agree with waiving these internal buffers and recommends that the Applicant instead show the required buffers on the MZP and proffer to provide them without reduction in size or content. (ZO 32-405.03.4)

b. The Applicant is proposing incompatible uses abutting one another (commercial/townhomes and townhomes/single-family detached) without providing the required buffers. These buffers are intended to protect property values, provide for passive open space, shade and other environmental and aesthetic benefits. Please show these buffers and proffer to provide them without reduction in size or content. (DCSM 802.10-.12)

Section II - Questions/General Information:

REQUEST: Rezone 100.45 acres from A-1 to B-1, PMD, and PMR to develop retail, commercial, and residential uses.

SITE: Site is predominantly open agricultural fields with pockets of trees throughout. There are 31 specimen trees. There is not RPA, but there are wetlands and forested steep slopes over highly erodible soils.

SUBWATERSHED: Occoquan subshed 410
 TOTAL SITE AREA/ ER AREA: 100.45 acres/ 0 acres
 TREE SAVE AREA: 0 acres
 UNDISTURBED AREA: 0 acres
 PERCENT IMPERVIOUS/ PERVIOUS: 60 acres/ 40.45 acres
 AREA OF DISTURBANCE: 100.45 acres
 RARE, THREATENED, ENDANGERED SPECIES: none/ limited habitat potential
 SOILS:

No.	Soils name	Slope	Erodibility
3A	Albano silt loam	0-4 %	Moderate
6A	Baile loam	0-4%	Moderate
9C	Brentsville sandy loam	7-15%	Severe
10C	Buckhall sandy loam	7-15%	Severe
23C	Gaila sandy loam	7-15%	Severe
24B/C	Glenelg-Buckhall complex	2-15%	Severe
25A	Glenville loam	0-4%	Slight
35B	Manassas silt loam	2-7%	Moderate
38B	Meadowville loam	0-5%	Slight/moderate
46B/C	Panorama silt loam	2-15%	Severe
50 D	Spriggs silt loam	15-25%	Severe



Plan Comments Report

Zoning Administrator

Reviewed w/Comments

Plan/Case #:	REZ2016-00021	Date:	06/16/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS, VA 20111		
Reviewer:	Rahnavard, Sid		
	703-792-6856	srahnavard@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

Zoning Ordinance - General Zoning Ordinance Issue

The following deficiencies regarding the County and State Ordinances, Standards, Policies, and Codes were noticed:

1. The applicant shall submit an application for verification of the lawful status of the following GPINs prior to the next submission. The case should not be scheduled for the Planning Commission Hearing until the lawful status of the subject lots are verified.

GPIN 7895-12-8843, GPIN 7895-32-0193, GPIN 7895-33-1607, and GPIN 7895-32-7841.

Zoning Ordinance - General Zoning Ordinance Issue

The following deficiencies regarding the County and State Ordinances, Standards, Policies, and Codes were noticed:

2. Associate each housing type with each land use designation. The housing type for HDR land use designation will be multi-family dwelling units. Proffer #1 is also prohibiting multi-family dwelling units. Therefore, HDR designations should be revised to MDR designation or the housing type for multi-family be added to the MZP and proffer #1 should be revised accordingly.

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



Service Authority

Division of Engineering & Planning
Samer S. Beidas, P.E., CCM, *Director*

July 8, 2016

MEMORANDUM

To: Scott Meyer
PWC Office of Planning

From: M. Elena Herrera, P.E. 

Re: REZ2016-00021, Kline Property

Request: To rezone ±100.45 acres from A-1, Agricultural, to B-1, General Business, PMD, Planned Mixed District, and PMR, Planned Mixed Residential, to develop mixed retail, commercial, and residential uses. The site is addressed as 8129, 8227, 8231, 8341, and 8351 Prince William Parkway, and 10175 Lake Jackson Drive. The site is identified on County maps as GPINs 7895-12-8843, 7895-23-2666, 7895-23-4912, 7895-32-0193, 7895-33-1607, and 7895-32-7841, and is zoned A-1, Agricultural, and designated CEC, Community Employment Center, and SRR, Semi-Rural Residential, in the Comprehensive Plan. The project area is east of the City of Manassas, and is partially located within the Prince William Parkway Highway Corridor Overlay District. (Concurrently Processed with CPA2016-00007, Kline Property) Coles Magisterial District.

GPIN:	7895-12-8843	7895-23-2666	7895-23-4912
	7895-32-0193	7895-33-1607	7895-32-7841

The subject property is within the Development Area of the County and is thereby required to utilize public water and sewer to develop.

The Service Authority's comments regarding this application are as follows:

1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system.
2. Applicant shall size, design and install a Service Authority (or PWC) approved grease trap on-site, if required by the Service Authority. The applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.
3. Fire sprinkler systems shall incorporate a county approved backflow prevention device and be designed to eliminate water hammer.

4. Grinder pumps in the sanitary sewer system may be required.
5. A county approved, adequately sized backflow prevention device shall be installed by the applicant on the water service line. This device shall be on the customer side of the water meter and before any point of use fixture of the on-site plumbing system.
6. For any proposed landscape irrigation system, the applicant shall demonstrate to the Service Authority that there is no detrimental effect on the Service Authority's water distribution system and service pressure to the community. Irrigation systems shall be represented as a collective maximum hour demand for the hydraulic modeling of the proposed water system, both with and without a simultaneous fire flow event.
7. All on-site and off-site water system improvements necessary to mitigate the impact of the proposed irrigation system demands shall be the responsibility of the applicant.
8. Public water is available from an existing 24-inch transmission main located on-site. The applicant will be responsible for all costs associated with the relocation of the transmission main.
9. Public Sewer is not available on-site. The proposed sewage pumping station shown on the Transportation and Utilities Plan, dated April 21, 2016, shall discharge all sewer flows into manhole "O" as depicted on the approved plans for the Prince William Commerce Center development (Plan No. SPR2015-20169).

In addition, a sewer study by the developer will be required to ensure the existing and proposed sewer system has adequate capacity for the proposed development.

10. Depending on the final configuration of the on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.
11. The applicant shall design and construct all on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final development plan review process, based on existing and proposed zonings of surrounding properties and the dictates of the County Comprehensive Plan and Service Authority planning documents, and will be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

12. Approval of a Special Use Permit or the rezoning of a property does not guarantee or assure water and sanitary sewer capacity availability for development of said property. Available utility system capacities are allocated on a first-come-first-served basis to zoned properties having approved final site/subdivision plans upon filing the required application and full payment of all associated utility fees/charges.

MEH:DLG



Plan Comments Report

County Archaeologist

Reviewed w/Comments

Plan/Case #:	REZ2016-00021	Date:	07/20/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS VA 20111		
Reviewer:	Patton, Justin		
	703-792-5729	jspatton@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

Rezoning Proffers - Cultural Resources Proffer

Protect the Machpelah Lutheran Cemetery, which is adjacent the property line, with a 25-foot buffer on the applicant's property.

Rezoning Proffers - Cultural Resources Proffer

Record the architectural sites discovered during "Phase I Cultural Resources Assessment of the 40 Hectare (100.4 acre) Kline Assemblage Property (Dutton and Stryker 2016)" with the Virginia Department of Historic Resources, amend (add) the site numbers to the referenced report and submit one paper and one electronic version of the revised report to the County Archaeologist. Note: This does not have to be proffered but can be completed prior to review of the application by the Prince William County Planning Commission.

Section II - Questions/General Information:

A report titled "Phase I Cultural Resources Assessment of the 40 Hectare (100.4 acre) Kline Assemblage Property (Dutton and Stryker 2016)" was submitted with this rezoning application. No archaeology sites were found during the survey. Several historic structures were found but were not recorded with the Virginia Department of Historic Resources (VDHR).

While I concur with the report's findings that no further investigations are necessary, the architectural sites discovered during the survey must be recorded with the VDHR.

The Historical Commission (HC) during its regularly scheduled meeting on June 14 reviewed the same report and application. The HC recommended recording of the architectural sites VDHR. The HC also recommended a 25 foot buffer along the southern property line adjacent the Machpelah Lutheran Cemetery.



Plan Comments Report

Historical Commission

Reviewed w/Comments

Plan/Case #:	REZ2016-00021	Date:	07/20/2016
Plan/Case Name:	Kline Property		
Plan Case Address:	8129 PRINCE WILLIAM PY MANASSAS VA 20111		
Reviewer:	Patton, Justin		
	703-792-5729	jspatton@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

Rezoning Proffers - Cultural Resources Proffer

Protect the Machpelah Lutheran Cemetery, which is adjacent the property line, with a 25-foot buffer on the applicant's property.

Rezoning Proffers - Cultural Resources Proffer

Record (document) the architectural sites discovered during "Phase I Cultural Resources Assessment of the 40 Hectare (100.4 acre) Kline Assemblage Property (Dutton and Stryker 2016)" with the Virginia Department of Historic Resources.

Section II - Questions/General Information:

see comments attached as a separate document