



June 28, 2019

**TO:** Planning Commission

**FROM:** Scott F. Meyer  
Planning Office

**RE:** Special Use Permit #SUP2017-00037, Kline Property – CVS Pharmacy (Drive-Through)  
**Coles Magisterial District**

**I. Background** is as follows:

- A. Request: To allow a special use permit (SUP) for a drive-through facility and signage modifications associated with a pharmacy/retail store, to be located on a ±2.4-acre pad site at the northwestern portion of the pending Kline Property development. This proposal is concurrently being processed with #CPA2016-00007 and #REZ2016-00021.

<b>SUP Proposal: CVS Pharmacy, with drive-through facility and sign modifications</b>	<b>Required / Allowed (for B-1 use)</b>	<b>Provided / Proposed with SUP</b>
<b>SUP Area</b>	N/A	±2.4 acres (SUP Area)
<b>Maximum Impervious Lot Area</b>	80%	Up to 58%
<b>Floor Area Ratio (FAR)</b>	0.40	0.14
<b>Building Height</b>	45 feet	Up to 28 feet
<b>Average Weekday Daily Trips</b>	N/A	1,454 Vehicles Per Day (VPD), at southern access point; 2,200 VPD, at proposed right-in/right-out commercial entrance
<b>Landscaping</b>	10-foot landscape strip between commercial uses; 50-foot HCOD buffer along Prince William Parkway	50-foot HCOD buffer along Prince William Parkway on northern frontage; 20-foot landscape area along Prince William Parkway on western frontage; 10-foot landscape strip between commercial uses; Pocket park with open space and pedestrian amenities at southern side of site

SUP Proposal: CVS Pharmacy with drive-through facility and sign modifications	Required / Allowed (for B-1 use)	Provided / Proposed with SUP
<b>Building Façade Signs</b>	2 signs; 3 SF per 1 foot of building width; 468 SF - front and 288 SF - side Total Area = 756 SF	2 signs (93.58 SF each), total 187.16 SF; 1 sign (106.40 SF); 2 drive-through signs (17.65 SF); total = 35.3 SF; 1 drive-through sign (40.03 SF); Total Area = 368.89 SF
<b>Freestanding Signage</b>	1 allowed; 40 SF max. area; 10 feet in height (Suburban Parkway)	N/A; (intend to utilize the proposed Kline entrance/combined sign feature)
<b>Secondary Signs</b>	As needed	As needed

- B. Site Location: The subject ±2.4-acre site is located southeast of the intersection of Prince William Parkway and Liberia Avenue, and is identified on County maps as GPINs 7895-23-2666 (portion) and 7895-23-4912 (portion). Refer to the attached maps after this report.
- C. Comprehensive Plan: The site is currently designated CEC, Community Employment Center, in the Comprehensive Plan. Concurrent with this SUP application is Comprehensive Plan Amendment (#CPA2016-00007), which is proposing to amend both the land use map designation and the text language for ±49 acres from CEC, Community Employment Center, to CEC, Community Employment Center, with a Center of Community Overlay. In addition, the SUP site is to be located on a ±2.4-acre pad site at the northwestern portion of the pending Kline Property development, which is under review as #REZ2016-00021.
- D. Zoning: The SUP site is currently zoned A-1, Agricultural, and is located within the Prince William Parkway Highway Corridor Overlay District and the Domestic Fowl Overlay District. Through the concurrently processed Rezoning #REZ2016-00021, Kline Property, the site is to be zoned as PBD, Planned Business District, as a part of Land Bay A to support commercial/retail and office uses, through uses permitted in the B-1, General Business / O(M), Office Mid-Rise, zoning districts.
- E. Surrounding Land Uses: The SUP site is limited to a ±2.4-acre pad site at the northwestern portion of the pending Kline Property development, at the major intersection of the Prince William Parkway. North of the site and across the Prince William Parkway is the Prince William Commerce Center, which is currently under development with mixed retail service and commercial uses, as well as the existing suburban residential neighborhood of Arrowood and the semi-rural residential neighborhood of Hyson Knolls to the northeast. Areas east and southeast of the site

are portions of the Kline Property, which is under review with concurrent CPA and rezoning proposals. To the west and northwest is the City of Manassas, with existing retail service and commercial strip development. Southwest of the subject site is existing lower density suburban residential development in the vicinity of Lake Jackson Drive. Refer to the attached maps after this report.

- F. Background & Context: The scope of the Kline Property development has evolved and modified over the past three years. On March 15, 2016, the Board of County Supervisors initiated the review of a Comprehensive Plan Amendment (CPA) to amend the land use designation from CEC, Community Employment Center, and SRR, Semi-Rural Residential, to CEC with a Center of Community Overlay and an expanded study area. The original CPA included a total of area of ±135 acres. The rezoning proposal was originally accepted for review by the County in May 2016. At the time, the area to be rezoned included ±100.45 acres. Both the rezoning and CPA with expanded study area were concurrently processed.

Within the project area, at one point, there were up to four (4) Special Use Permit (SUP) requests, which included the following: drive-through pharmacy; drive-through facility for a fast food restaurant; gas station with convenience store; and a self-storage facility.

The CPA, rezoning, and three (3) SUPs (#SUP2017-00036, Kline Property – Sheetz; #SUP2017-00037, Kline Property – CVS Pharmacy (Drive-Through), and #SUP2017-00039, Kline Property – Self-Storage Center) were initially advertised for the October 4, 2017, Planning Commission public hearing. However, the Applicant requested deferral to allow more time to address staff comments and various issues associated with the proposal. At the October 4, 2017, meeting, the Planning Commission deferred to a date uncertain. As requested by the Applicant, the CPA, rezoning, and three (3) SUPs were then scheduled for the November 15, 2017, Planning Commission public hearing. At the November 15, 2017, public hearing, the Planning Commission recommended denial of all five (5) applications.

Currently, the Applicant has amended the scope of the development and is bringing forward the following three (3) components for consideration: #CPA2016-00007; #REZ2016-00021; and SUP2017-00037, Kline Property – CVS Pharmacy (Drive-Through). The scope of the CPA has been changed to include ±49 acres, which only encompasses the CEC planned area of the subject property – not the SRR portion. The rezoning area has also been changed to include ±92 acres, and no longer the previous area that included the self-storage facility component. Due to the previous recommendation of denial and substantial changes in the overall proposal, staff is requiring that this be sent back to the Planning Commission for their recommendation on the revised proposal.

The scope of this report is limited to the SUP site for a drive-through facility and signage modifications associated with a pharmacy, to be located on a ±2.4-acre pad site at the northwestern portion of the pending Kline Property.

Soon after dispatching the staff reports for the March 6, 2019, Planning Commission public hearing, the Applicant requested that the public hearing be rescheduled to a later date. The Applicant wanted more time to coordinate with Schools and to address remaining staff concerns. As such, the Planning Commission deferred to a date uncertain.

At this time, and as requested by the Applicant, the Kline Property proposal is scheduled for Planning Commission public hearing on July 10, 2019.

**II. Current Situation** is as follows:

A. Planning Office Recommendation: Staff recommends approval of Special Use Permit #SUP2017-00037, Kline Property – CVS Pharmacy (Drive-Through), subject to the conditions dated June 27, 2019, and contingent upon approval of #REZ2016-00021, Kline Property, for the following reasons:

- The proposed pharmacy with drive-through facility can be a compatible use within the area context for proposed Land Bay A, among a mixture of potential retail/commercial and office uses to serve the surrounding vicinity. Such use is permitted through an SUP in proposed Land Bay A with the associated use designation, and if adequately mitigated.
- As conditioned through the SUP, a cohesive architectural/design theme and building elevations, enhanced/supplemental landscaping, site access, onsite circulation, onsite security measures, pedestrian connectivity, and use/operational parameters are proposed to mitigate the impacts.
- As per the Strategic Plan, the SUP has an associated timing element, which ensure a level of nonresidential development if the SUPs are commenced.

B. Planning Commission Public Hearing: A public hearing before the Planning Commission has been advertised for July 10, 2019.

**III. Issues** in order of importance are as follows:

A. Comprehensive Plan

1. Long-Range Land Use: Is the proposed use consistent with those uses intended by the CEC designation?
2. Level of Service (LOS): How does the proposal address the mitigation of impacts to existing LOS?

- B. Strategic Plan
  - 1. Robust Economy: How does the proposal help to foster a diverse local economy that creates a culture of innovation and achieves more quality jobs, economic opportunities, and an expanded commercial tax base?
- C. Community Input: Have members of the community raised any issues?
- D. Other Jurisdictional Comments: Have other jurisdictions raised any issues?
- E. Legal Uses of the Property: What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?
- F. Timing: When must the Planning Commission take action on this application?

**IV. Alternatives** beginning with the staff recommendation are as follows:

- A. Recommend approval of Special Use Permit #SUP2017-00037, Kline Property – CVS Pharmacy (Drive-Through), subject to the conditions dated June 27, 2019, and contingent upon approval of #REZ2016-00021, Kline Property.
  - 1. Comprehensive Plan Consistency Analysis
    - a. Long-Range Land Use: The concurrent CPA proposes to change the existing land use designation of CEC to CEC with a Center of Community Overlay, which would allow for greater flexibility to consider transitioning across the property, with clustering a mixture of uses at intensities that are more consistent with the surrounding land uses. The Center of Community designation allows development to be based on Smart Growth strategies as outlined in the Comprehensive Plan and provides an integrated/coordinated development plan with more flexibility in the assemblage of uses. As proposed, in conjunction with rezoning, the SUP adds to the mix of nonresidential uses within the planned Land Bay A that will serve the Kline Property and its surrounding area.
    - b. Level of Service (LOS): The LOS impacts related to this subject SUP request would be mitigated through monetary contributions that are incorporated into the companion rezoning, as follows:

<b>Fire &amp; Rescue</b>	\$0.61 per square foot (SF)	±14,800 SF of new building area	\$9,028.00
<b>Water Quality *</b>	\$75 per acre	±2.4 acres SUP Area	\$180
<b>TOTAL</b>			<b>\$ 9,208.00</b>

2. Strategic Plan
  - a. Robust Economy: The proposed SUP request will allow for a pharmacy with drive-through as a part of the Kline Center development. As such, the new service-oriented, commercial use will deliver non-residential development for this project. There are also other identified end-users that will occupy Land Bay A. Therefore, the projects align with the Strategic Plan goal to increase commercial tax base as a percentage of overall tax revenue to 35%.
3. Community Input: Notice of the rezoning, CPA, and SUP request has been transmitted to property owners within 500 feet of the subject site and to surrounding jurisdictions. The Applicant has provided the following summary list of community outreach meetings over the project history:

Community Outreach Meeting History

- MIDCO Meeting – February 24, 2016
- 1st Neighbor Letter & Proposal Description (sent to Hynson Knolls and property owners within 200 feet) – May 23, 2016
- 1st Neighbor Meeting (held at Compton & Duling) – June 10, 2016
- Written invitation sent to Hynson Knolls, Arrowwood and property owners within 200 feet)
- 1st Community Meeting (Buckhall United Methodist) – September 26, 2016
- 2nd Community Meeting (Buckhall United Methodist) – January 19, 2017
- Meeting with Lake Jackson Dr. Residents regarding existing drainage problem (on-site) – March 8, 2017
- 3rd Community Meeting (Buckhall United Methodist) – March 22, 2017
- MIDCO Meeting – March 27, 2017
- 4th Community Meeting (Buckhall United Methodist) – November 2, 2017
- MIDCO Meeting (Signal Hill Elementary) – March 15, 2018
- LOCCA/PELT Meeting – July 26, 2018
- MIDCO Meeting – August 16, 2018

On September 4, 2017, and October 30, 2017, the Mid County Civic Association of Prince William (MIDCO) provided an official position letter on the project, opposing the proposed extent of CEC planned area with the Center of Community overlay, as proposed, and expressing concerns about the lack of transition between high to lower density residential abutting larger-scale intact areas of SRR planned areas to the east and southeast. On October 3, 2017, MIDCO also provided a letter to express concerns about the consistency of the facts/claims of the project, as presented by the Applicant.

At the November 15, 2017, Planning Commission public hearing, there were 53 speakers who provided feedback on the proposal – 50 in opposition and 3 in support.

Due to the high-profile location and overall project scale, staff has received extensive community input in the form of phone calls and e-mails. In summary, concerns raised by citizens include the following:

- Additional retail/commercial uses and increased residential development at the proposed site is not needed, given the surrounding area.
- Traffic patterns in immediate vicinity and additional traffic impacts generated from development.
- Level of Service impacts are not being completely mitigated.
- That extent and proposed overall layout of development is incompatible with the area.
- Route 28/Manassas Bypass Study has not produced a chosen alternative.
- Proposed development will impact surrounding community stormwater runoff and well/groundwater resources.
- Preference to retain the current undeveloped/agricultural status of the subject property.

As of the date of this staff report, there are approximately 5,400 individuals in opposition of the proposal, as indicated through an online e-petition (change.org).

At this time, the Planning Office has received three (3) citizen e-mails in support of the proposal and more than 95 separate e-mails in opposition to the proposal(s). The community feedback has originated from citizens, civic associations, homeowner associations, environmental interest groups, neighborhood groups, and other entities.

In addition, the Applicant (Stanley Martin Companies) has prepared a community engagement website: <https://courbanize.com/projects/kline-community>. The interactive website portal will allow those interested in the proposal to review project information and provide comments/questions that can be answered by the Applicant.

4. Other Jurisdictional Comments: The subject site is located to the east of the City of Manassas. There are also proposed access points into the proposed project area from roads that are within the City's jurisdiction. As such, the City of Manassas has been notified of the proposal and sent courtesy copies of each submission of the application package and has been actively involved with the review of the proposal on an ongoing basis. As currently proposed, the City has not expressed opposition towards the proposal.

5. Legal Uses of the Property: If the SUP is approved, the subject site could be developed on Land Bay A as a pharmacy with drive-through and associated signage modifications. This is also contingent on the approval of the concurrent rezoning request. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney Office.
  6. Timing: The Planning Commission has until October 8, 2019, which is 90 days from the first public hearing date, to take action on the SUP proposal. A recommendation to approve the SUP request would meet the 90-day requirement.
- B. Recommend denial of Special Use Permit #SUP2017-00037, Kline Property – CVS Pharmacy (Drive-Through).
1. Comprehensive Plan Consistency Analysis
    - a. Long-Range Land Use: The subject site is currently designated CEC, Community Employment Center, in the Comprehensive Plan. Primary uses intended in the CEC are low- to mid-rise offices, research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. Drive-through and auto-oriented uses do not implement the Center of Community concept and are discouraged uses in CEC areas. Although the SUP use does not implement the preferred uses in CEC and Center of Community overlay, it can add to the mix of retail and service-oriented uses within a coordinated project. With the concurrent rezoning and CPA requests, the planned uses in this area of the Kline Property are intended to be commercial/office.
    - b. Level of Service (LOS): Denial would not have any impact on the existing LOS.
  2. Strategic Plan
    - a. Robust Economy: If the SUP request is denied, the proposed use will not be permissible, as proposed. As currently proposed with the rezoning component, Land Bay A could still develop with other nonresidential uses, as permitted through the B-1/O(M) zoning/use designations, or A-1 zoning if the rezoning request is not approved. As such, it can still satisfy the Strategic Plan goal to increase commercial tax base as a percentage of overall tax revenue to 35%, provided that the PBD zoning is approved.



3. Community Input: Notice of the rezoning, CPA, and SUP requests has been transmitted to property owners within 500 feet of the subject site and to surrounding jurisdictions. The Applicant has provided the following summary list of community outreach meetings over the project history:

Community Outreach Meeting History

- MIDCO Meeting – February 24, 2016
- 1st Neighbor Letter & Proposal Description (sent to Hynson Knolls and property owners within 200 feet) – May 23, 2016
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At the November 15, 2017, Planning Commission public hearing, there were 53 speakers who provided feedback on the proposal – 50 in opposition and 3 in support.

Due to the high-profile location and overall project scale, staff has received extensive community input in the form of phone calls and e-mails. In summary, concerns raised by citizens include the following:

- Additional retail/commercial uses and increased residential development at the proposed site is not needed, given the surrounding area.
- Traffic patterns in immediate vicinity and additional traffic impacts generated from development.
- Level of Service impacts are not being completely mitigated.
- That extent and proposed overall layout of development is incompatible with the area.
- Route 28/Manassas Bypass Study has not produced a chosen alternative.
- Proposed development will impact surrounding community stormwater runoff and well/groundwater resources.
- Preference to retain the current undeveloped/agricultural status of the subject property.

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4. Other Jurisdictional Comments: The subject site is located to the east and directly abuts the City of Manassas. There are also proposed access points into the proposed project area from roads that are within the City's jurisdiction. As such, the City of Manassas has been notified of the proposal and sent courtesy copies of each submission of the application package and has been actively involved with the review of the proposal on an ongoing basis. As currently proposed, the City has not expressed opposition towards the proposal.
5. Legal Uses of the Property: If the SUP is denied, the property could not be developed with the drive-through facility and signage modifications, as proposed. The site could be developed with the current by-right uses in A-1 zoning, or the uses as permitted in the B-1/O(M) zoning district as proposed with the proffers per #REZ2016-00021, if approved. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney Office.

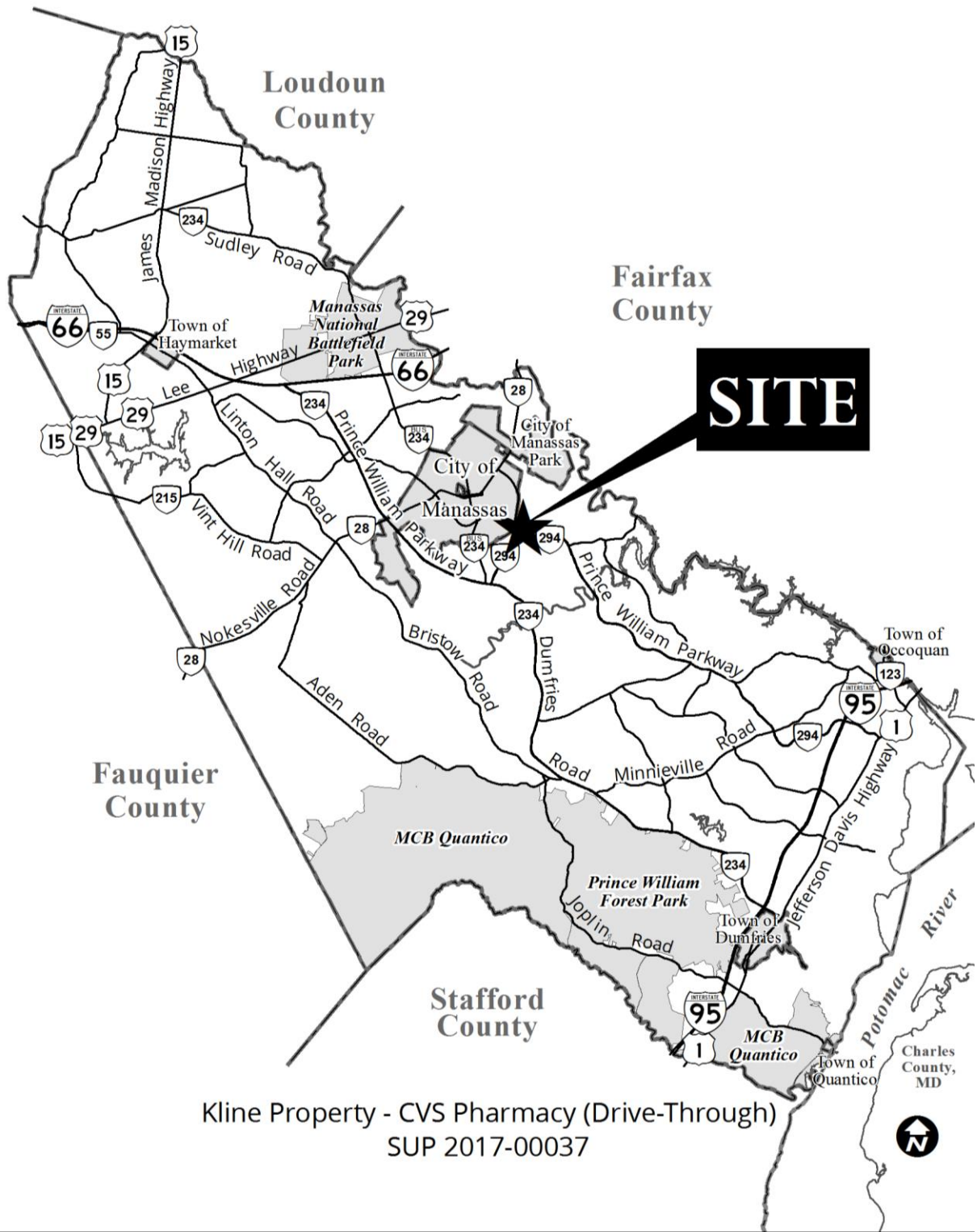
6. Timing: The Planning Commission has until October 8, 2019, which is 90 days from the first public hearing date, to take action on the SUP proposal. A recommendation to deny the SUP request would meet the 90-day requirement.

**V. Recommendation** is that the Planning Commission accept Alternative A and recommend approval of Special Use Permit #SUP2017-00037, Kline Property – CVS Pharmacy (Drive-Through), subject to the conditions dated June 27, 2019, and contingent upon approval of #REZ2016-00021, Kline Property.

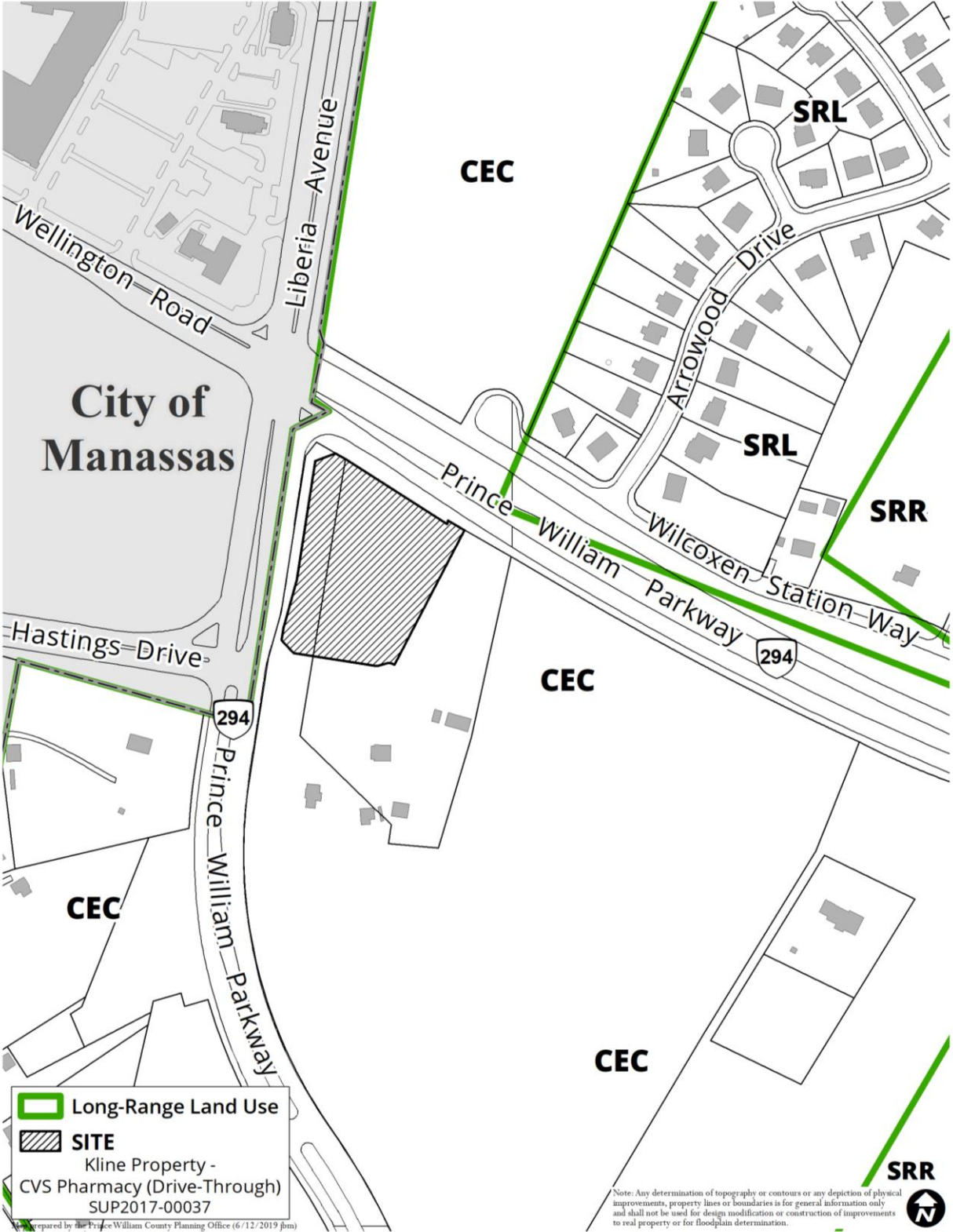
**Staff:** Scott F. Meyer, x 6876

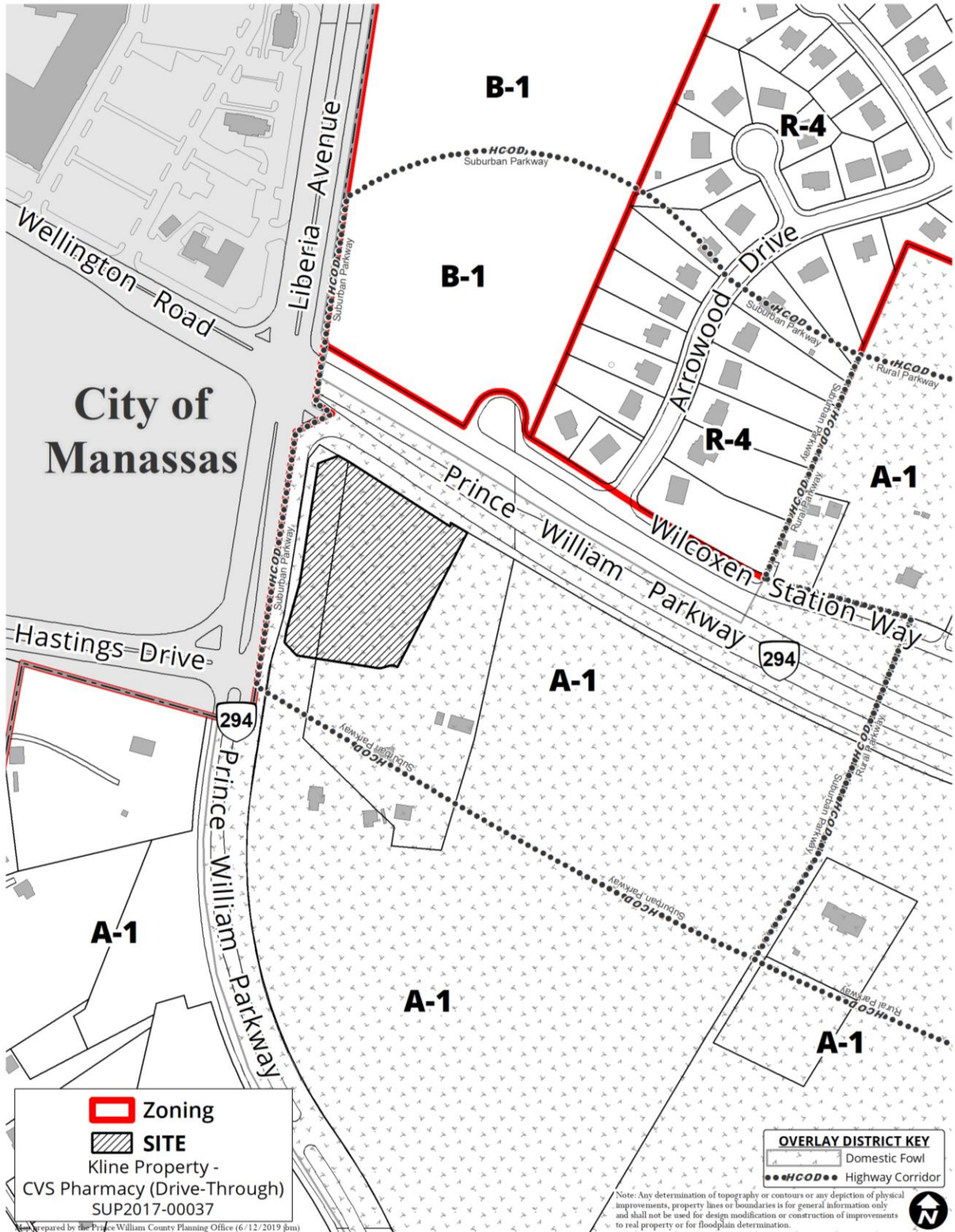
### **Attachments**

Area Maps  
Staff Analysis  
Proposed SUP Conditions  
Special Use Permit (SUP) Plan  
Building & Signage Elevations  
Historical Commission Resolution  
Planning Commission Resolutions









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

**Staff Recommendation: APPROVAL**

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

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



**Part II. Comprehensive Plan Consistency Analysis**

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Prince William Commerce retail/commercial center (under development); Arrowood suburban residential community; Hyson Knolls semi-rural residential community	CEC; SRL	O(M); R-4
South	Vacant/undeveloped; Future Land Bay B (to be zoned PMD; future commercial area) as part of Kline Property development	CEC	A-1
East	Vacant/undeveloped; Future area of Kline Property, to be zoned to PMR, future high/medium density residential, as part of Kline Property development	SRR	A-1
West	City of Manassas; Retail/commercial strip center (Hastings Marketplace)	City of Manassas; CEC	City of Manassas; A-1

**Long-Range Land Use Plan Analysis**

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

The subject SUP site is located in the Development Area of the County, and is concurrently under review with #REZ2016-00021 and #CPA2016-00007. The SUP site has a land use designation of CEC, Community Employment Center. The following table summarizes the intended uses, characteristics, and densities intended for the CEC land use designation.

<b>Long-Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>
<p><b>Community Employment Center (CEC)</b></p> <p><i>(Concurrently under review with #CPA2016-00007)</i></p>	<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 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>

Centers of Community Overlay *(Proposed with CPA for CEC portion of property)*

Through the concurrent CPA request, a Center of Community Overlay is also 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.

The following land use policy themes should accompany such a Center of Community:

- 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.

### **Proposal's Strengths**

- Commercial/Retail Uses Through Rezoning: As requested through the concurrent rezoning, Land Bay A is applying the B-1/O(M), General Business/Office (Mid-Rise), zoning district to implement its uses. As such, the proposed pharmacy with drive-through and signage modifications can be consistent with the intended uses in that it is service-oriented and part of a commercial/retail corridor that serves a local market area.
- Consistency with Community Employment Center (CEC) & Center of Community: Through the concurrent CPA and rezoning requests, this area of the Kline Property development is intended to provide service-oriented commercial/retail uses. As proposed and contingent upon the rezoning request, such use in association with a larger commercial/office component, can implement and be a supportive use in the Center of Community concept and CEC area.

### **Proposal's Weaknesses**

- **Location & Design of SUP Site:** Pad sites that are created to be highly visible from the Prince William Parkway and oriented along the periphery of a development, such as Land Bay A, are contrary to the approach of a Center of Community. Since the pad sites are oriented along the exterior of the Center and along the Prince William Parkway, they function more as an assemblage of commercial/strip retail development.
- **Employment Uses:** Drive-through and auto-oriented uses, as proposed through the SUP in proposed Land Bay A, do not contribute to providing the envisioned employment uses of a CEC and Center of Community.

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

### **Community Design Plan Analysis**

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

#### **Sign Modification Request:**

For this subject SUP request in Land Bay A of the development, the signage modifications being requested pertain to increased façade signage for visibility and wayfinding assistance as well as other associated modifications, which are typical for a pharmacy with drive-through facility. In total, four (4) façade signs are being proposed for the CVS, which requires a signage modification.

To the extent sign modifications are requested, the following address those factors that should be considered by the Board of County Supervisors for sign modifications requested in connection with a special use permit in accordance with Section 32-250.23 of the Zoning Ordinance:

a. Nature of Proposed Use

*Factors such as whether the use is a destination or one that relies more on drive-by visibility should be considered.*

The proposed drive-through window service requires very specific signage to allow the function of the use. Some of that signage is directional, which helps the customer find the locations of the window, access, and lanes for the drive-through service. Other signs are associated with functions like ordering, which is essential to drive-through window service. To meet the needs of drive-through/drive-up window service signage, modifications to the typical sign ordinance are often necessary to provide onsite directions and to visually define the parameters for service/order stations.

b. Character of the Existing Area

*The impact on the visual appearance of adjacent and nearby properties and rights-of-way should be considered.*

The character of the proposed commercial area is that the landscape screening and buffering along Prince William Parkway will limit visibility to traffic from the right of-way and nearby properties. The proposed site is subject to extensive landscape screening and buffering from the right-of-way. Façade signage, directional signage, and order/service boards are intended for use by individuals already onsite and are not for advertising to pass-by traffic.

c. Unique Situation

*Whether a unique situation exists, causing a need that is not recurring in nature.*

No unique situation exists. Signage must be located in order to aid the customer through the site and provide adequate notice for navigation. However, the proposed uses require effective and purposeful signage that limits indiscriminate or random guessing on behalf of its patrons. The proposed site is subject to extensive landscape screening and buffering from the arterial right-of-way. Driveway connections are not allowed from Prince William Parkway, and so traffic will be accessing the sites from interior roads and with an Urban Street design cross section, and with reduced speed.

d. Comprehensive Plan Designation

The site is currently designated CEC in the Comprehensive Plan. The proposed development will identify the property as Center of Community and will include development at higher than average intensity of business uses. Although the signage will serve to help with direction, order, and pick-up functions, such drive-in/drive-through uses are discouraged in CEC areas.

e. Special Visual Obstruction

*Consider the existence of a special visual obstruction or difficulty in locating the use, making the application of the general provisions of this section too restrictive.*

There is no visual obstruction at this site. However, the proposed signage is representative of signage plans for similar drive-through and provides the appropriate sign elements that serve customer orientation and circulation. Onsite directional signs will assist motorists in finding their destinations and reduce conflicts with pedestrians.

f. Highway Corridor Overlay District (HCOD)

The SUP subject property is located entirely within a Highway Corridor Overlay District. However, the additional signage necessary for much of the drive-up window service is not fully visible from Prince William Parkway, since buffering is planned.

### **Proposal's Strengths**

- Architectural & Building Elevations: As conditioned with this SUP, the CVS pharmacy with drive-through will be built in substantial conformance to specific architectural and building façade standards and with a unified design theme.
- Pavement Marking: As conditioned, the Applicant shall provide pavement marking to delineate the pick-up areas, crosswalks, access points, and onsite circulation.
- Community Open Space & Pocket Park-Like Amenities: As proposed for the CVS, there are additional open space, park-like gathering areas with pedestrian paths, lawns, and other focal amenities. These serve as aesthetically-pleasing, functional community open space areas that can serve the entire Kline Center. These amenities help to reduce the impact of uses not envisioned as primary uses within a CEC and Center of Community.

### **Proposal's Weaknesses**

- Unaddressed Building / Architectural Issues: Staff requested some design changes to the CVS that were not done by the Applicant. Staff requested that there be another access/entry point from a portion of the "right side" elevation, to be more oriented towards the center of the development. To balance out the main access, from an aesthetic perspective, it was requested that a similar atrium/glass entrance corner anchor feature also be provided at the southeast corner. As a true pedestrian-oriented Center of Community, the design of the building should be such that the building should have a second entrance to engage the rest of the community. The Applicant indicated that this could not be provided.

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

## **Cultural Resources Plan Analysis**

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The Historical Commission reviewed the proposal at its April 11, 2017, meeting, and advised about the quality of architecture within the area context. On September 11, 2018, the proposal went back to the Historical Commission, and no further work was needed. See attached the most recent resolution at the end of this report. The County Archaeologist concurs. Refer to the concurrent rezoning request (#REZ2016-00021) for further analysis.

### **Proposal's Strengths**

- No Further Work: At its September 11, 2018, meeting, the Historical Commission determined that all previous issues have been addressed and that no further work is needed.

### **Proposal's Weaknesses**

- None identified.

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

## **Environment Plan Analysis**

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

The SUP site is a mix of agricultural, successional field, and shrub-scrub.

SUBWATERSHED: Occoquan subshed 408

TOTAL SITE AREA: 2.4 acres (CVS)

ER AREA: 0.0 acres

TREE SAVE AREA: None

UNDISTURBED AREA: None

PERCENT IMPERVIOUS / PERVIOUS: Variable; N/A

AREA OF DISTURBANCE: All of SUP site area

REFERENCE FOR RARE, THREATENED. AND ENDANGERED SPECIES: None

SOILS:

No.	Soils name	Slope	Erodibility
9C	Brentsville sandy loam	7-15%	Severe
35B	Manassas silt loam	2-7%	Moderate
46B/C	Panorama silt loam	2-15%	Severe

The SUP site has frontage on Prince William Parkway and is located within the Parkway Highway Corridor Overlay District (HCOD). The required 50-foot HCOD buffer is shown on the SUP Plan, and contains an existing parallel waterline utility easement. Watershed Management staff recommended that the Applicant agree that no new utility or its easement will be located within the HCOD except for perpendicular crossings. For clarity and to ensure that the buffer remains intact and for its purpose along this portion of Prince William Parkway, staff has added such a condition to this SUP.

**Proposal's Strengths**

- Water Quality: As proffered with the companion rezoning, a \$75 per acre (±2.4 acres) monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements will be provided.
- Stormwater Management: As conditioned, SWM/BMP shall be provided on-site, off-site, and/or underground, as determined at final site plan review. Potential Low Impact Development (LID) stormwater treatment options are indicated on the SUP Plan.

**Proposal's Weaknesses**

- None identified.

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



## **Fire and Rescue Plan Analysis**

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

The First Due station to serve the subject site is Fire/Rescue Station 16 (Buckhall), which is located ±1.3 miles to the east. Due to the proximity to the City of Manassas, the City station can also provide support, as needed. The project area is within the 4.0-minute fire and basic life support response criteria and within the 8.0-minute advanced life support response criteria for Fire/Rescue Station 16. In FY2018, this station responded to 1,104 incidents, although the workload capacity is 2,000 incidents per year.

### **Proposal's Strengths**

- Inside 4.0-Minute Travel Time: The site is located within the recommended 4.0-minute travel time for fire suppression and basic life support.
- Inside 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.
- Station Workload: According to the FY2018 figures, the number of incidents for Fire/Rescue Station 16 (Buckhall) is at 1,104, while the workload capacity for this station is 2,000 incidents. Therefore, it is within operating capacity.
- Monetary Contribution: As proffered with the companion rezoning, the Applicant shall make a monetary contribution to the \$0.61 per square foot of gross floor area of commercial building area to be used for fire and rescue purposes.

### **Proposal's Weaknesses**

- None identified.

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

## **Police Plan Analysis**

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

As a mixed use planned development, the Police Department does not believe this application will create a significant impact on Police calls for service nor an impact on the police emergency communications systems. During the site development process, refer to our Crime Prevention Through Environmental Design (CTPED) Manual: "Crime Prevention Through Environmental Design: A guide to safe environments in Prince William County, Virginia", which can be found at <http://www.pwccgov.org/government/dept/police/Pages/CPTED.aspx>.

### **Proposal's Strengths**

- **Graffiti Removal & Reporting**: As conditioned, the Applicant/Owner agrees to remove any graffiti from the property. Any graffiti shall be reported to the Police Department before removal.
- **Onsite Security Measures**: As conditioned, the Applicant/Owner shall utilize a combination of interior and exterior mounted surveillance cameras, alarm systems, onsite lighting, building access/entry system, and the other related security practices.

### **Proposal's Weaknesses**

- None identified.

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

## **Potable Water Plan Analysis**

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Connection to the public water system is contingent upon the conditions stated by the Service Authority in the response to the companion rezoning #REZ2016-00021. As referenced in the rezoning, public water is available from an existing 24-inch transmission main located onsite. The Applicant will be responsible for all costs associated with the relocation of the transmission main.

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

### **Proposal's Strengths**

- Water Connection: The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. As conditioned, the Applicant is responsible for those onsite and offsite improvements required in order to provide such service for the demand generated by the development of the property.

### **Proposal's Weaknesses**

- None identified.

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

## **Sanitary Sewer Plan Analysis**

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

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is not available onsite. Connection to the public sewer system is contingent upon the conditions stated by the Service Authority in the response to the companion rezoning #REZ2016-00021. As referenced in the rezoning, the proposed sewage pumping station, as

shown on the Transportation and Utilities Plan, 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.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

### **Proposal's Strengths**

- **Sewer Connection**: The Applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. As conditioned, the Applicant is responsible for those onsite and offsite improvements required in order to provide such service for the demand generated by the development of the property.

### **Proposal's Weaknesses**

- None identified.

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

## **Transportation Plan Analysis**

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

All previous access and onsite circulation issues associated with the SUP site in proposed Land Bay A (Kline Property – CVS) have been resolved. This SUP is being reviewed concurrently with #REZ2016-00021.

### **Proposal's Strengths**

- **Internal Site Access:** As shown on the SUP Plan, access to site in Land Bay A is from internal road network and with interparcel/inter pad site connections.
- **Obstruction of Travelways:** As conditioned, the Applicant shall ensure that any vehicles associated with the use do not obstruct the travelways, drive aisles, fire lanes, adjoining road network, or encroach upon buffer and landscaped areas.
- **Directional Signage:** As conditioned, the Applicant shall provide onsite directional signage, as shown on the SUP Plan, to direct traffic for the drive-through.
- **Pavement Marking:** As conditioned, the Applicant shall provide pavement marking to delineate the pick-up areas, crosswalks, access points, and onsite circulation.

### **Proposal's Weaknesses**

- **Lack of Bicycle Facilities:** Bicycle facilities are not shown on the current SUP Plan, which were previously requested by staff. To ensure that the SUP site can accommodate bicyclists and to ensure such adequate facilities within the Kline Center, a new SUP condition has been added by staff. Bicycle facilities should be shown on the final site plan.

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

## **Strategic Plan**

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

- Increase commercial tax base
  - Increase commercial tax base as a percentage of overall tax revenue to 35%.
    - As proposed, there is an identified end user for a portion of the commercial pad sites in Land Bay A of the Kline Center. Although the type of uses may not be the most appropriate for this type of development, the SUP use will contribute to the tax base.
- Increase at-place employment
  - Increase growth in at-place employment by more than 3,300 jobs per year.
    - With new commercial/retail opportunities for the Kline Center, there will be increased employment within the development.

### **Materially Relevant Issues**

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- The Applicant is requesting a 2-year timeframe for submitting a site plan after Board approval, rather than the typical 1-year timeframe, as per the Zoning Ordinance. This will delay the delivery of site upgrades and improvements.

### **Modifications / Waivers**

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM are being requested and are incorporated into this request:

- None identified.

**Agency Comments**

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

- City of Manassas
- PWC Archaeologist
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office / Proffer & Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

## Proposed SUP Conditions

### SPECIAL USE PERMIT CONDITIONS

#SUP2017-00037, Kline Property – CVS Pharmacy (Drive-Through)

Applicant: 8341 Parkway, LLC

Owner(s): BKR Ventures, LLC and Wolf, Inc.

GPINs: 7895-23-2666 (portion); 7895-23-4212 (portion)

Special Use Permit Area: ±2.4 acres

Zoning: PBD, Planned Business District (B-1 / O(M) uses) – (proposed)

Magisterial District: Coles

Date: June 27, 2019

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

The Applicant shall file a site plan within two (2) years of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. **Site Development**: The Applicant shall develop the site in substantial conformance with these conditions and the Special Use Permit Plan entitled "Kline Community – CVS (Pharmacy with Drive-Up Window Service)" prepared by Land Design Consultants, dated February 2017, and revised through October 5, 2018 (the "SUP Plan"). Minor modifications from the SUP Plan may be allowed to meet applicable regulations and standards necessary to gain final site plan approval for this development or to coordinate with the adjoining development.
2. **Use Parameters**
  - a. **Use Limitation**: The use approved with this special use permit shall include a drive-up window service in accordance with Zoning Ordinance section 32-400.07 in conjunction with a by-right retail store of approximately 14,800 square feet in floor area, as shown on the SUP Plan.
  - b. **Hours of Operation**: Hours of operation may be 24 hours a day, 7 days a week.
3. **Community Design**
  - a. **Architecture**: The design of the retail building shall generally conform to the architectural elevations included in the plans titled "Kline Community- CVS" prepared by Larson Design Group, dated June 9, 2017. Minor modifications from these elevations may be allowed in order to meet applicable regulations and standards necessary to gain final plan approval for this development or to coordinate with the adjoining development in terms of colors, materials and finishes. The Applicant shall submit the architectural construction plan drawings, two weeks prior to the request for the building permit release letter, for review and approval of compatibility with the SUP Plan by the Planning Office.



## Proposed SUP Conditions

- The building materials shall incorporate colors and shades compatible with the variations in color in the surroundings buildings in Land Bay A of the Kline Property rezoning.
- b. Corporate Identity: Variation from the building elevations and the signs conditioned herein shall be permitted to allow future design updates to the subject use, provided the integrity of the overall site layout is not compromised and subject to a finding by the Planning Director that the variation will provide an equal or improved design. The Applicant shall submit the architectural elevations and/or any sign designs to the Planning Director for review and approval for consistency with the architecture proposed herein a minimum of two weeks prior to the request for issuance of the building permits for such building or sign permits.
  - c. Landscaping: The Applicant shall provide landscaping on-site in substantial conformance with Sheet 3 of the SUP Plan. Landscape plantings shall consist of drought tolerant species appropriate for the climate and location proposed and shall predominantly consist of indigenous, native species.
  - d. Utility Crossings in Highway Corridor Overlay District (HCOD) Buffers: Notwithstanding what is currently shown on the SUP Plan, and to the extent practicable, there shall be no utilities and associated easements running parallel within the HCOD landscape buffer along the northern frontage of the SUP site, with the exception of perpendicular crossings. Compliance shall be demonstrated at time of final site plan review.
  - e. Refuse Storage Areas: The refuse storage will be screened with a solid masonry enclosure which matches the material types and material colors of the main building. The refuse storage enclosure shall be gated to prohibit viewing this area from adjoining properties and public rights-of-way. Compliance with this condition shall be shown on the final site plan.
  - f. Lighting: Freestanding lighting shall be limited to full cutoff fixtures that direct downward and shall comply with outdoor lighting standards for nonresidential uses as required by Zoning Ordinance Section 32-250.203.
  - g. Signage: All signage shall comply with the standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM), and as modified through this SUP in the plan entitled "Kline Community - CVS" prepared by Service Neon Signs, Inc, dated June 8, 2017. Sign dimensions (height, width and area) may vary up to 10% from the dimensions shown on the sign exhibit, but shall not exceed the maximum sign area allowed by modifications described herein. In addition, the following shall apply to signage and advertisements on the property:
    - i. Handicapped Parking Signage – Parking and signage for handicapped customers shall be provided on-site, in accordance with the DCSM and other current standards.
    - ii. Sign Permits – Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.

## Proposed SUP Conditions

- iii. On-site Directional Signage (including the Drive-Up Window Service) – Directional signage shall be provided as shown in the Plan and as required or needed.
  - iv. Freestanding Monument Signage – No separate monument sign shall be permitted in conjunction with the SUP site. Any such signage shall be accommodated with the “Community Entry Sign” feature, as shown at the northwestern corner of the SUP Plan, or as proposed with this subject SUP.
4. **Site Maintenance:** The Owner/Applicant shall maintain the site and shall pick up trash, litter, and debris on a daily basis.
5. **Graffiti Removal:** Graffiti on the site shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by sign regulations in Section 32-250.21 of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
6. **Environment**
- a. Stormwater Management: SWM/BMP shall be provided on-site, off-site, and/or underground, as determined at final site plan.
7. **Fire and Rescue**
- a. Emergency Spill Contingency/Notification: The Applicant shall prepare an emergency spill notification contingency plan for submission with the site plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits. The Applicant shall be responsible for notifying the Fire Marshal Office immediately in the event of a spill of any medical, pharmaceutical, and/or chemical waste on the property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.
8. **Transportation**
- a. Pedestrian Access: Sidewalks and crosswalks as shown on the SUP plan shall be provided on the final site plan. Sidewalk and crosswalk connections shall be provided as shown on the SUP plan and as depicted shown in the Design Guidelines provided with the parent rezoning for Kline Property (#REZ2016-00021).
  - b. Stacking Spaces: The drive-through stacking spaces shall be located as shown on the SUP Plan and shall be no less than the minimum number required in the DCSM.
  - c. Obstruction of Travelways: The Applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network, or parking spaces as shown on the SUP Plan.

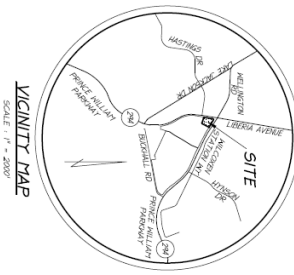
## Proposed SUP Conditions

- d. **Bicycle Facilities**: Notwithstanding what is currently shown on the SUP Plan, the Applicant shall provide a minimum of two bicycle parking spaces and a bicycle repair station, with amenities to include an air pump. The specific location for these facilities shall be determined at the time of site plan review.
9. **Vehicular Provision of Access**: The internal private travelways and joint driveways shall be approved for construction, bonded, and constructed to a degree operational and useable by the public (i.e. paved with curb and gutter) prior to the issuance of an occupancy permit for the drive-up window service on the subject property whether joint driveways are built by others or the Applicant.
10. **Internal Maintenance**: The internal private road, joint driveways and joint travelways approved in the reference earlier rezonings and special use permits shall be maintained by the owners of the properties served and/or the owner(s) of the underlying property including the owner of the subject property. Parking, walking, and driving surfaces shall be maintained in a manner that facilitates safe pedestrian and vehicle traffic at all times.
11. **Connection to Public Water & Sewer**: The Property shall be connected to public water and sewer with the Applicant bearing all costs associated with providing all onsite and offsite facilities to make such connection.

# Special Use Permit (SUP) Plan

## NOTES:

1. THE PROPOSED SIGNAGE AND LIGHTING IS SHOWN AS SHOWN ON THE SUP PLAN. THE SIGNAGE AND LIGHTING IS SUBJECT TO THE APPROVAL AND SHALL BE RETURNED TO AS THE SITE OR SUBJECT TO THE PROPOSED SIGNAGE.
2. THE MAINLY RESIDING 4 FOR THE SITE IS SET 200-0000.
3. THE MAINLY RESIDING 4 FOR THE SITE IS SET 200-0000.
4. TITLE REPORTS HANDSHELD BY STRAKER TITLE GUARANTY COMPANY, FILE NUMBER 2017-004, DATED OCTOBER 14, 2016 AND FILE NUMBER 2017-004, DATED FEBRUARY 14, 2017, SHOWS THE PROPERTY IS LOCATED WITHIN A RESERVE PROTECTION AREA (RPA) A, PERMANENT FLOOD HAZARD ZONE (FLOOD ZONE) AND IS ZONED R-1. THE PROPERTY IS LOCATED WITHIN THE MAINLY RESIDING 4 FOR THE SITE IS SET 200-0000.
5. THE PROPERTY IS LOCATED WITHIN A RESERVE PROTECTION AREA (RPA) A, PERMANENT FLOOD HAZARD ZONE (FLOOD ZONE) AND IS ZONED R-1. THE PROPERTY IS LOCATED WITHIN THE MAINLY RESIDING 4 FOR THE SITE IS SET 200-0000.
6. THE PROPERTY IS LOCATED WITHIN A RESERVE PROTECTION AREA (RPA) A, PERMANENT FLOOD HAZARD ZONE (FLOOD ZONE) AND IS ZONED R-1. THE PROPERTY IS LOCATED WITHIN THE MAINLY RESIDING 4 FOR THE SITE IS SET 200-0000.
7. THE PROPERTY IS LOCATED WITHIN A RESERVE PROTECTION AREA (RPA) A, PERMANENT FLOOD HAZARD ZONE (FLOOD ZONE) AND IS ZONED R-1. THE PROPERTY IS LOCATED WITHIN THE MAINLY RESIDING 4 FOR THE SITE IS SET 200-0000.
8. THE PROPERTY IS LOCATED WITHIN A RESERVE PROTECTION AREA (RPA) A, PERMANENT FLOOD HAZARD ZONE (FLOOD ZONE) AND IS ZONED R-1. THE PROPERTY IS LOCATED WITHIN THE MAINLY RESIDING 4 FOR THE SITE IS SET 200-0000.
9. THERE IS NO EVIDENCE OF A CENTER OR BURIAL GROUNDS ON THIS SITE.
10. THE SUBJECT PROPERTY IS LOCATED WITHIN A RESERVE PROTECTION AREA (RPA) A, PERMANENT FLOOD HAZARD ZONE (FLOOD ZONE) AND IS ZONED R-1. THE PROPERTY IS LOCATED WITHIN THE MAINLY RESIDING 4 FOR THE SITE IS SET 200-0000.
11. THE SUBJECT PROPERTY IS LOCATED WITHIN A RESERVE PROTECTION AREA (RPA) A, PERMANENT FLOOD HAZARD ZONE (FLOOD ZONE) AND IS ZONED R-1. THE PROPERTY IS LOCATED WITHIN THE MAINLY RESIDING 4 FOR THE SITE IS SET 200-0000.
12. THIS SITE IS TO BE SERVED BY TRAILIC WATER AND SANITARY SEWER.
13. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
14. TRAFFIC AND/OR OPERATIONAL SIGNAGE SHALL BE PROVIDED AS NECESSARY SUBJECT TO APPROVAL OF THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION.
15. ALL UTILITIES PROPOSED ON SITE SHALL BE PERMANENTLY MAINTAINED.
16. LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH PRINCE WILLIAM COUNTY ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL (CSM).



## SITE TABULATIONS:

SPECIAL USE PERMIT AREA: 12.4 ACRES (108,094 S.F.)  
 ZONE: RPD (R1/200/100)  
 THE PROJECT IS SUBJECT TO THE KLINE COMMUNITY RESIDING (R1/200-2000) SIZE  
 EXISTING USE: RESIDENTIAL  
 PROPOSED USE: PHARMACY WITH DRIVE-UP WINDOW SERVICE  
 MAXIMUM BUILDING HEIGHT: 12 FEET  
 MAXIMUM SETBACKS REQUIRED:  
 FRONT: 10 FEET  
 SIDE: 5 FEET  
 REAR: 5 FEET  
 OPEN SPACE REQUIRED: 20%  
 OPEN SPACE PROVIDED: 42%  
 MAXIMUM LOT COVER: 40%  
 MAXIMUM PARALLEL DRIVE PAVEMENT: 100 FEET  
 PROPOSED PARALLEL DRIVE PAVEMENT: 100 FEET  
 PROPOSED BUILDING AREA: 14,000 G.S.F.  
 14,000 G.S.F.

## PARKING TABULATIONS:

PARKING REQUIRED:  
 1 PER 200 NET S.F. UP TO 50,000 NET S.F.  
 1.50 NET S.F. + 56 SPACES REQUIRED  
 PARKING PROVIDED:  
 79 SPACES (4 HANDICAP ACCESSIBLE - 3 REQUIRED)  
 (LOADING SPACES REQUIRED: 1 FOR UP TO 50,000 NET S.F. + 1.50 NET S.F. + 56 SPACES REQUIRED)  
 STAGING SPACES:  
 REQUIRED: 4 STAGING SPACES FOR EACH WINDOW  
 PROVIDED: 4 PER WINDOW

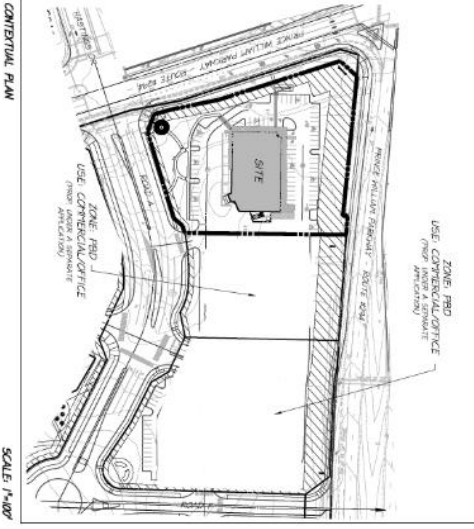
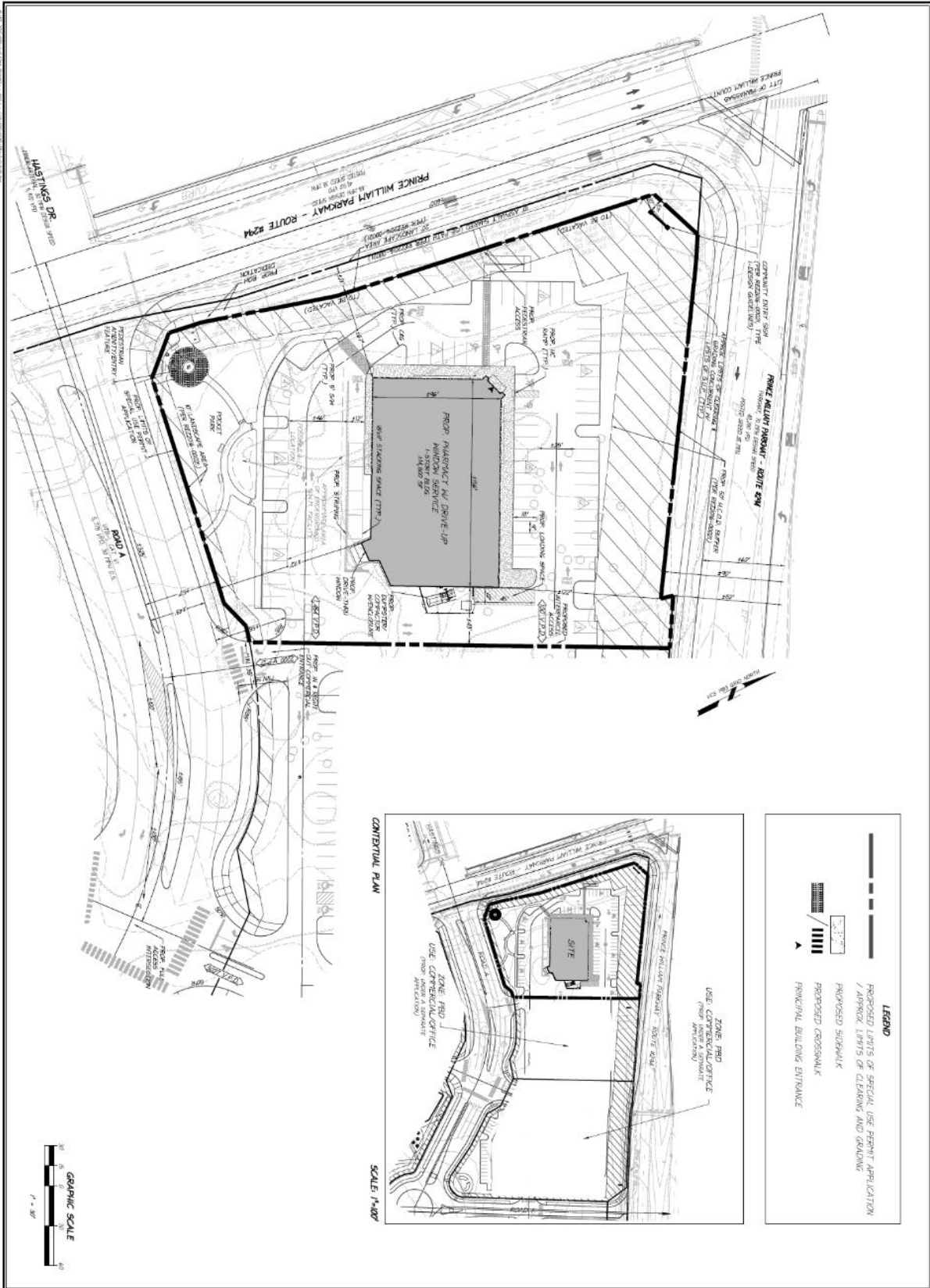
## SHEET INDEX

1. COVER SHEET
2. SPECIAL USE PERMIT PLAN
3. LANDSCAPE PLAN

DATE: FEBRUARY 2017

	<b>KLINE COMMUNITY-CVS</b> (PHARMACY W/ DRIVE-UP WINDOW SERVICE) SPECIAL USE PERMIT	COVER SHEET	<p style="font-size: small;">485 DASHY ROAD AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22191                  PH: 703.688.4100 FAX: 703.688.4171</p>
SHEET 1 OF 3 DATE: FEBRUARY 2017 DRAWN BY: JTS FILE NUMBER: 2017-0037	REVISION APPROVED BY: ENGINEER: AS SHOWN	COLES MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA	

# Special Use Permit (SUP) Plan



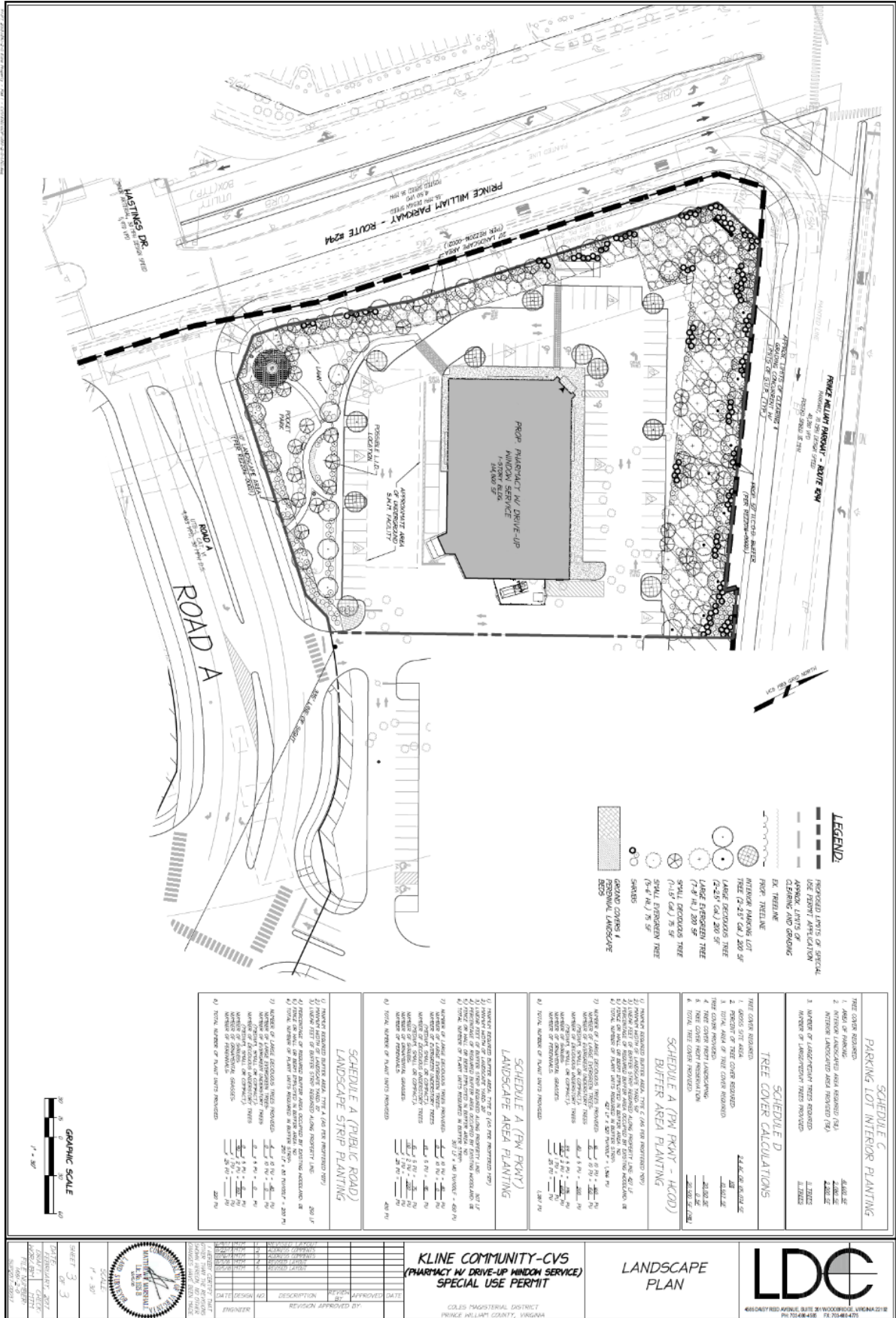
**LEGEND**

- PROPOSED LIMITS OF SPECIAL USE PERMIT APPLICATION / APPROX. LIMITS OF CLEARING AND GRADING
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PRINCIPAL BUILDING ENTRANCE



<p><b>KLINE COMMUNITY-CVS</b> (PHARMACY AND DRIVE-UP WINDOW SERVICE) SPECIAL USE PERMIT</p>		<p><b>SPECIAL USE PERMIT PLAN</b></p>		<p>4810 DANEY ROAD AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192 703.535.6500 FAX 703.535.6501</p>
<p>CELESTIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA</p>		<p>DATE: 11/15/2017 DESIGNER: [Name] CHECKER: [Name] APPROVED: [Name] DATE: [Date]</p>		

# Special Use Permit (SUP) Plan



**LEGEND:**

- PROPOSED LAYOUT OF SPECIAL USE PERMIT
- APPROX. LAYOUT OF CURB, SIDEWALK, AND DRIVEWAYS
- EX. TRENCH
- FROM TRENCH
- INTERIOR PLANTING (10' - 20' DIA.)
- LARGE DECIDUOUS TREE (2'-2.5' CAL.) 200 SF
- LARGE EVERGREEN TREE (7'-8' H.) 200 SF
- SMALL DECIDUOUS TREE (1'-1.5' CAL.) 75 SF
- SMALL EVERGREEN TREE (5'-6' H.) 75 SF
- SHARBS
- GRAND CANYONS & PERSONAL LANDSCAPE BEDS

**SCHEDULE C**  
PARKING LOT INTERIOR PLANTING

1. TREE COVER REQUIRED	4.00%
2. INTERIOR LANDSCAPED AREA REQUIRED (TA)	4,000 SF
3. NUMBER OF LANDSCAPED TREES REQUIRED (MINIMUM OF LANDSCAPED TREES REQUIRED)	2,000

**SCHEDULE D**  
TREE COVER CALCULATIONS

1. GROSS SITE AREA	44,000 SF
2. PERCENT OF TREE COVER REQUIRED	4.00%
3. TREE COVER REQUIRED	1,760 SF
4. TREE COVER FROM LANDSCAPING	1,760 SF
5. TREE COVER FROM PLANTINGS	1,760 SF
6. TOTAL TREE COVER	1,760 SF

**SCHEDULE A (PW FRONT - HCCDD)**  
BUFFER AREA PLANTING

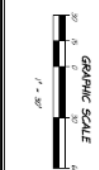
1. NUMBER REQUIRED BUFFER AREA, THIS IS ONE PER INTERIOR LOT	1
2. PERCENTAGE OF BUFFER AREA TO BE PLANTED ALONG PROPERTY LINE (MINIMUM 10%)	10%
3. BUFFER AREA TO BE PLANTED ALONG PROPERTY LINE (MINIMUM 10%)	4,400 SF
4. TOTAL NUMBER OF PLANTING REQUIRED	440

**SCHEDULE A (PW PKWY)**  
LANDSCAPE AREA PLANTING

1. NUMBER REQUIRED BUFFER AREA, THIS IS ONE PER INTERIOR LOT	1
2. PERCENTAGE OF BUFFER AREA TO BE PLANTED ALONG PROPERTY LINE (MINIMUM 10%)	10%
3. BUFFER AREA TO BE PLANTED ALONG PROPERTY LINE (MINIMUM 10%)	4,400 SF
4. TOTAL NUMBER OF PLANTING REQUIRED	440

**SCHEDULE A (PUBLIC ROAD)**  
LANDSCAPE STRIP PLANTING

1. NUMBER REQUIRED BUFFER AREA, THIS IS ONE PER INTERIOR LOT	1
2. PERCENTAGE OF BUFFER AREA TO BE PLANTED ALONG PROPERTY LINE (MINIMUM 10%)	10%
3. BUFFER AREA TO BE PLANTED ALONG PROPERTY LINE (MINIMUM 10%)	4,400 SF
4. TOTAL NUMBER OF PLANTING REQUIRED	440



DATE	NO.	DESCRIPTION	APPROVED BY	DATE

**KLINE COMMUNITY-CVS**  
(PHARMACY W/ DRIVE-UP WINDOW SERVICE)  
SPECIAL USE PERMIT

COLES MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

LANDSCAPE PLAN



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/14/18
2	ISSUED FOR PERMITS	08/14/18
3	ISSUED FOR PERMITS	08/14/18
4	ISSUED FOR PERMITS	08/14/18
5	ISSUED FOR PERMITS	08/14/18
6	ISSUED FOR PERMITS	08/14/18
7	ISSUED FOR PERMITS	08/14/18
8	ISSUED FOR PERMITS	08/14/18
9	ISSUED FOR PERMITS	08/14/18
10	ISSUED FOR PERMITS	08/14/18
11	ISSUED FOR PERMITS	08/14/18
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25	ISSUED FOR PERMITS	08/14/18
26	ISSUED FOR PERMITS	08/14/18
27	ISSUED FOR PERMITS	08/14/18
28	ISSUED FOR PERMITS	08/14/18
29	ISSUED FOR PERMITS	08/14/18
30	ISSUED FOR PERMITS	08/14/18

**CVS pharmacy**

MARKET BARRIERS  
LITTLE ROCK ENTRY  
REAR BARNDORF DRIVE THRU

STONE NUMBER 101552  
PROJECT NUMBER 101552

LDR

Larson Design Group, Inc.

5025 SOUTHVIEW DRIVE, SUITE 200  
LITTLE ROCK, AR 72209  
TEL: (501) 223-8300  
FAX: (501) 223-8301

ARCHITECTS: DENNIS SAMPSON

**DEVELOPER:**  
 PVI X, C  
 540 E LINDSEY ROAD  
 LITTLE ROCK, AR 72209  
 TEL: (501) 223-8300  
 FAX: (501) 223-8301

**SEAL:**

DATE: 08/14/18

SCALE: AS SHOWN

PROJECT: MARKET BARRIERS

DATE: 08/14/18

SCALE: AS SHOWN

PROJECT: MARKET BARRIERS







# Historical Commission Resolution

## HISTORICAL COMMISSION RESOLUTION

**MOTION: SINGSTOCK**

**September 11, 2018**

**SECOND: CUNARD**

**Regular Meeting**

**Res. No. 18-036**

**RE: LAND DEVELOPMENT RECOMMENDATIONS**

**ACTION: APPROVED**

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

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

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

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

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
SUP2019-00004	Casalight Nokesville Child Care School	Provide Phase I cultural resources survey for second submission of application.
REZ2016-00021	Kline Property 7th Submission	Provide confirmation of a 25 foot buffer for the Lutheran Machpelah Cemetery.
SUP2017-00037	Kline Property - CVS Pharmacy (Drive-Through)	No further work
REZ2018-00011	Dominion Valley Country Club Proffer Amendment Second Submission	Recommend applicant donate \$3000 for a historical marker, to be located on the property, noting the significance of Waverly Plantation.
REZ2016-00030	Innovation Town Center Second Submission	No further work

Historical Commission Resolution

September 11, 2018  
Regular Meeting  
Res. No. 18-036  
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2016-00031	Innovation Town Center Second Submission	No further work
REZ2019-00004	Longpointe Proffer Amendment	No further work
SUP2019-00008	Potomac Shores Town Center SUP Amendment	Tabled
SUP2019-00010	Nirvana Meditation Center	No further work

**Votes:**

**Ayes:** by acclamation

**Nays:** none

**Absent from Vote:** none

**Absent from Meeting:** Smith, Van Derlaske

**MOTION CARRIED**

ATTEST:   
Secretary to the Commission

**Planning Commission Resolutions**

**PLANNING COMMISSION RESOLUTION**

**MOTION: VANEGAS**

**October 4, 2017  
Regular Meeting  
Res. No. 17-096**

**SECOND: TAYLOR**

**RE: SPECIAL USE PERMIT #SUP2017-00037  
KLINE PROPERTY – CVS PHARMACY (DRIVE-THROUGH)**

**ACTION: DEFER TO DATE UNCERTAIN**

**WHEREAS**, this is a request to allow a drive-through facility and signage modifications associated with a pharmacy/retail store; and

**WHEREAS**, the subject ±2.6-acre site is located southeast of the intersection of Prince William Parkway and Liberia Avenue, and is identified on County maps as GPINs 7895-23-2666 (pt.) and 7895-23-4912 (pt.); and

**WHEREAS**, the subject site is zoned A-1, Agricultural, is currently designated as CEC, Community Employment Center, in the Comprehensive Plan, and is located within the Prince William Parkway Highway Corridor Overlay District and the Domestic Fowl Overlay District; and

**WHEREAS**, by a letter dated September 22, 2017, the Applicant’s representative requested deferral to allow additional time to address staff comments;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby defer Special Use Permit #SUP2017-00037, Kline Property – CVS Pharmacy (Drive-Through), to a date uncertain.

**Votes:**

**Ayes:** Berry, Bryant, Holley, McKay, Milne, Taylor, Vanegas

**Nays:** None

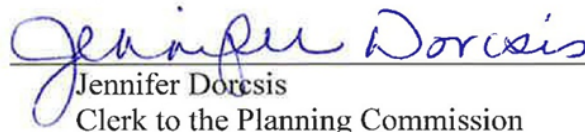
**Absent from Vote:** None

**Absent from Meeting:** Fry

**Abstain from Vote:** None

**MOTION CARRIED**

Certified Copy:

  
\_\_\_\_\_  
Jennifer Dorosis  
Clerk to the Planning Commission

## Planning Commission Resolutions

### PLANNING COMMISSION RESOLUTION

**MOTION: VANEGAS**

**November 15, 2017  
Regular Meeting  
Res. No. 17-109**

**SECOND: FRY**

**RE: SPECIAL USE PERMIT #SUP2017-00037, KLINE PROPERTY – CVS PHARMACY; COLES MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND DENIAL**

**WHEREAS**, this is a request to allow a drive-through facility and signage modifications associated with a pharmacy/retail store; and

**WHEREAS**, this request is concurrently being processed with #CPA2016-00007, #REZ2016-00021, #SUP2017-00036, and #SUP2017-00039; and

**WHEREAS**, the subject ±2.6-acre site is located southeast of the intersection of Prince William Parkway and Liberia Avenue, and is identified on County maps as GPINs 7895-23-2666 (pt.) and 7895-23-4912 (pt.); and

**WHEREAS**, the subject site is zoned A-1, Agricultural, and is located within the Prince William Parkway Highway Corridor Overlay District and the Domestic Fowl Overlay District; and

**WHEREAS**, the site is currently designated CEC, Community Employment Center, in the Comprehensive Plan; and

**WHEREAS**, Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 15, 2017, at which time public testimony was received and the merits of the above-referenced request were considered;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby recommend denial of Special Use Permit #SUP2017-00037, Kline Property – CVS Pharmacy.

**Notes:**

**Ayes:** Berry, Bryant, Fry, Holley, McKay, Milne, Taylor, Vanegas

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

**Planning Commission Resolutions**

**November 15, 2017  
Regular Meeting  
Res. No. 17-109  
Page Two**

Attest:   
Jennifer Dorcsis  
Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

**MOTION: TAYLOR**

**March 6, 2019  
Regular Meeting  
Res. No. 19-013**

**SECOND: FRY**

**RE: SPECIAL USE PERMIT #SUP2017-00037  
KLINE PROPERTY – CVS PHARMACY (DRIVE-THROUGH)**

**ACTION: DEFER TO DATE UNCERTAIN**

**WHEREAS**, this is a request to allow a drive-through facility and signage modifications associated with a pharmacy/retail store; and

**WHEREAS**, the subject ±2.4-acre site is located southeast of the intersection of Prince William Parkway and Liberia Avenue, and is identified on County maps as GPINs 7895-23-2666 (portion) and 7895-23-4912 (portion); and

**WHEREAS**, the site is zoned A-1, Agricultural, and is located within the Prince William Parkway Highway Corridor Overlay District and within the Domestic Fowl Overlay District; and

**WHEREAS**, the site is currently designated CEC, Community Employment Center, in the Comprehensive Plan, and

**WHEREAS**, the Prince William County Planning Commission duly ordered and advertised a public hearing for March 6, 2019; and

**WHEREAS**, in a letter dated February 26, 2019, the Applicant requested the public hearing be rescheduled to a later date; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the deferral of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby defer Special Use Permit #SUP2017-00037, Kline Property – CVS Pharmacy (Drive-Through), to a date uncertain.

Planning Commission Resolutions

**March 6, 2019**  
**Regular Meeting**  
**Res. No. 19-013**  
**Page 2**

**Votes:**

**Ayes:** Berry, Fry, Holley, McKay, Milne, Moses-Nedd, Taylor

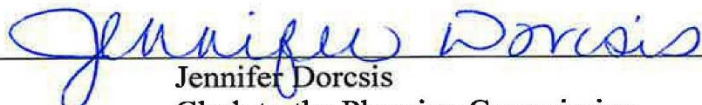
**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Haynes

**Abstain from Vote:** None

**MOTION CARRIED**

Attest:  \_\_\_\_\_  
Jennifer Dorcsis  
Clerk to the Planning Commission