

REGULAR MEETING

~ AGENDA ~

7:00 PM

Emily Lockhart, Town Planner http://www.townofhaymarket.org/

Haymarket, VA 20169 Council Chambers

15000 Washington Street, Suite 100

I. Call To Order

Monday, March 15, 2021

II. Pledge of Allegiance/Moment of Silence

III. Citizens Time

IV. Minute Approval

- 1. Planning Commission Work Session Feb 16, 2021 6:00 PM
- 2. Planning Commission Public Hearing/Regular Meeting Feb 16, 2021 7:00 PM

V. Agenda Items

- 1. Crossroads Village Center SUP 2021-001 Restaurant W/Drive Thru
- 2. Crossroads Village Center: SUP 2021-002 Multifamily Residential Units
- 3. Preliminary Discussion for Karter School Site Plan

VI. Old Business

VII. New Business

VIII. Architectural Review Board Update

IX. Town Council Update

X. Adjournment



TOWN OF HAYMARKET PLANNING COMMISSION

WORK SESSION ~ MINUTES ~

Emily Lockhart, Town Planner http://www.townofhaymarket.org/		15000 Washington Street, Suite 100 Haymarket, VA 20169
Tuesday, February 16, 2021	6:00 PM	Council Chambers

A Work Session of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 6:00 PM.

Chairman Matt Caudle called the meeting to order.

I. Call To Order

Chairman Matt Caudle: Present, Commissioner Aayush Kharel: Absent, Councilman Bob Weir: Present, Commissioner Robert Hallet: Present, Commissioner Jackie Walker: Absent, Commissioner Alexander Beyene: Absent, Commissioner Chuck Mason: Absent.

II. Agenda Item

1. Zoning Text Amendment Work Session

Chairman Matt Caudle shared that the Planning Commission would be working on the Transitional Commercial and buffers. He stated that the Planning Commission would not be going back to discuss these items when there is a full board present.

Town Planner Emily Lockhart lead the discussion on the buffers and other requirements in the site plan ordinance for B-1, B-2 and I -1 sections. The Planning Commission discussed Section 58.17 or the Zoning Text Amendment regarding the landscaping and buffer yards. Ms. Lockhart used an example of a property that was rezoned Transitional Commercial. She stated that there were no buffer regulations added to the TC but that now is the time to add those requirements especially if it is backing up to a residential property. Ms. Lockhart shared her recommendations on the buffering and landscaping that should be added to the TC district. A discussion followed. The Planning Commission also discussed the acceptable plants and shrubbery for landscaping. Ms. Lockhart stated that she would be bringing back a list of acceptable plants, ground cover and shrubbery.

The Planning Commission started discussing the infrastructure section. Ms. Lockhart explained the section is for other requirements for site developers would need to meet that is not in B-1 and R-1 sections. She gave examples listed. Ms. Lockhart specifically addressed the street scape requirements. She referenced 58-18.6 item 2 - Furnishings. The Planning Commission discussed bike racks that is listed as one of the items. Ms. Lockhart shared that once these items are installed, the Town is responsible for maintaining them. Ms. Lockhart gave examples of items that the Town is responsible for maintaining. A short discussion followed on the subject of bike racks. There was also a discussion on the brick sidewalk maintenance. Ms. Lockhart stated that the Haymarket Hotel will be replacing the sidewalk around the perimeter of the hotel. Ms. Lockhart asked if the Planning Commission stated that they would like to start testing with stamped concrete. Ms. Lockhart asked the Planning Commission at a later meeting. A short discussion followed.

Ms. Lockhart scheduled the next work session and stated that the Planning Commission will start reviewing the B-1. She stated that the next meeting will be Monday, March 15th at 6 pm.

III. Adjournment

The Work Session adjourned at 6:35 PM

4.1



TOWN OF HAYMARKET PLANNING COMMISSION

PUBLIC HEARING/REGULAR MEETING ~ MINUTES ~

Emily Lockhart, Town Planner http://www.townofhaymarket.org/		15000 Washington Street, Suite 100 Haymarket, VA 20169
Tuesday, February 16, 2021	7:00 PM	Council Chambers

A Public Hearing/Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 7:00 PM.

Chairman Matt Caudle called the meeting to order.

I. Call To Order

Chairman Matt Caudle: Present, Commissioner Aayush Kharel: Absent, Councilman Bob Weir: Present, Commissioner Robert Hallet: Present, Commissioner Jackie Walker: Absent, Commissioner Alexander Beyene: Present, Commissioner Chuck Mason: Absent.

II. Pledge of Allegiance/Moment of Silence

Chairman Matt Caudle invited everyone to stand for the Pledge of Allegiance followed by a moment of silence.

III. Public Hearing

1. Public Hearing SUP 2021-001: Drive Thru Restaurant

Town Planner Emily Lockhart shared that the Planning Commission has before them an SUP application for a drive thru restaurant. She stated that the applicant has specifically stated that it would be a Starbucks Coffee located at 15150 Washington Street and 6500 James Madison Highway commonly known as Crossroads Village Center Development. She stated that there was previously a rezoning and several Special Use Permit. She shared that the 2018 Town Council passed by resolution granting 9.94 acres from B-2 to R-2 in the back upper right hand corner of the property which allows for 79 townhomes to be developed. In addition, they granted several SUP's for a hotel structure in excess of 50 feet, a drive thru restaurant at the most eastern site of the property, a drive thru restaurant at the central pad site and a bank drive thru. Ms. Lockhart stated that the applicant was before the Planning Commission to consider the SUP for a drive thru. At this time, Ms. Lockhart shared some points from her recommended report. In conclusion, Ms. Lockhart stated that she would recommend a general support but would like to have some areas of concerns be addressed that she outlined. Ms. Lockhart invited the applicant to the podium to address the Planning Commission.

Mr. Brian Prater from Walsh Culucci stated that he is representing Haymarket Development 1, LLC, the property owner of Crossroads Village Center Development. Mr. Prater gave a presentation of the property and the SUP.

At this time, Chairman Caudle opened the floor for citizen comments. There were no citizen present to comment on SUP 2021-001. Ms. Lockhart read into the record an email that addressed both SUP's from James and Maureen Carroll, 6862 Track Court, requesting that both SUP's be denied.

*** A copy of the email will be attached at the end of the approved minutes.***

Chairman Caudle proceeded to allow the Planning Commission to ask questions to Mr. Prater about the application and concept.

Councilman Bob Weir asked questions and stated his concerns about the stacked shared parking on the entire property, the traffic flow between the Starbucks and proposed Lidl building, the location and who would be responsible for the signalization on Washington Street and the volume of traffic on the property.

Commissioner Hallet also addressed his concerns of traffic flow and volume of traffic on the site.

Commissioner Beyene also agreed on the concerns of volume of traffic on the site. 2. Public Hearing for SUP 2021-002: 78 Multi Family Dwellings 4.2

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Town Planner Emily Lockhart shared with the Planning Commission the intent of the area in the Comprehensive Plan of the Town and stated that the proposed town house development plan does not fit in the Plan. She stated that the area was intended for a highway oriented development geared toward a mix of commercial, office professional, and retail uses around a common parking area. She also stated that two over two town homes are not within the B-2 zoning district which concentrates on commercial and professional uses. She stated that an appropriate economic development study would need to be done. Ms. Lockhart stated that she has concerns about the SUP due to the proximity to Interstate 66 and the uncertain long term value of the homes in the future once built She stated that if this project were to move forward. the Town would lose approximately 3.6 acres of potential commercial land base for the Town. Ms. Lockhart also stated with the neighborhood only having one way in and one way out of the complex, she had some real concerns with traffic flow impact particularly during peak times for the businesses and surrounding area of the site. Ms. Lockhart stated that she had a large concern regarding the parking for the units. She referred to the Town's ordinance on required parking spaces for multi-family dwelling or townhouse units. She referred to the plans presented pointing out 24 units that meet the requirements with the designated spaces away from the units and asked if those spaces would be reserved for the 24 units. She stated these units would not have the ability to park in front of their homes. She also brought up to the Planning Commission to consider where the overflow parking would be and asked the applicant to come up with a concrete plan. Lastly, Ms. Lockhart shared the outside agency comments on this project, particularly from Prince William County Schools.

At this time, Mr. Prater gave his presentation on the proposed multi family two over two concept. Mr. Prater stated that this concept is geared toward the middle ground in the housing development to meet the needs of the young professionals, empty nesters or single individuals to purchase a home that otherwise would not be able to afford. He showed the traffic pattern and the parking that Ms. Lockhart mentioned in her staff report as a concern. At this time the applicant, Don Wooden, addressed the Planning Commission on the topic of the student impact numbers that were provided by Prince William County. Mr. Wooden concluded by giving three points of why his company considered the two over two concept. He stated that 1. It was a missing product type within the area; 2. It was affordable housing; and 3. It had a significant reduction of student impact on the school systems.

After the presentation, Chairman Caudle opened the floor for citizen's comment on this SUP. There were no comments at this time.

IV. Close Public Hearing

V. Citizens Time

There were no citizens present wishing to address the Planning Commission at this evening's meeting.

VI. Agenda Items

1. McDonald's Second Drive Thru

Town Planner Emily Lockhart shared that the representatives from McDonald's were present via Zoom. Ms. Lockhart reminded the Planning Commission that they were in discussion with McDonald's regarding their site plan for a second drive thru and the concern of larger delivery trucks being able to navigate the site. She shared that since this site pre-existed prior to the ordinance went into effect on loading zones, she being working with the applicant to get this subject resolved. She shared that the applicant provided a drawing with the truck layout. Ms. Lockhart showed the layout to the Planning Commission. She stated that the layout was shown for a 30 foot truck and not the semi tractor trailers that are typically seen delivering. Ms Lockhart directed the developers engineer to answer the questions regarding the subject of the delivery trucks. The engineer stated that the store has limited deliveries between 1-2 am so that tractor trailers can be accommodated and would not affect customer parking. The Planning Commission discussed the subject of the second drive thru and the new proposed entrance in addition to their concerns of the tractor trailer availability of parking.

Commissioner Beyene moved that the Planning Commission approve McDonald's second drive thru site plan as presented at this evening's meeting, February 16th at the Planning Commission meeting to include the truck demonstration provided and this approval is conditional on all outside agency approval letters being submitted to the

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Town Planner prior to the signature on the site plan. Commissioner Hallet seconded the motion. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Robert Hallet, Commissioner
SECONDER:	Alexander Beyene, Commissioner
AYES:	Matt Caudle, Bob Weir, Robert Hallet, Alexander Beyene
ABSENT:	Aayush Kharel, Jackie Walker, Chuck Mason

2. Crossroads Village Center, SUP#2021-001, Restaurant W/ Drive-Through

The Planning Commission clarified with the Town Planner that she would recommend the drive thru with some conditions of her concerns address. Ms. Lockhart agreed that she would recommend the drive thru with the concerns regarding the stacking and parking spaces that is not included in the SUP boundary. She also stated that she has not seen a pedestrian connection between the far right parking lot to the front of the building. She also shared her concerns that from that particular parking lot area, one would cross over into the travel area and in front of the exit area from the drive thru to get access to the front door. She made some suggestions to address that topic. Ms. Lockhart addressed the entry/exit area. She suggested that the applicant look to see if a second entry/exit area would be possible. She also offered suggestions on the flow of traffic on the pad site. Lastly, Ms. Lockhart expressed her concerns of the entry/exit point onto Washington Street and the difficulty to navigate since it is a right turn only in and out of the site.

The Planning Commission also asked questions and address their concerns to the applicant. Ms. Lockhart shared that everything on the GDP has been approved or is allowed as a by right use with the exception of the 2 SUP's being considered at the this evening 's meeting. The main topic of concern with the Planning Commission was the increased volume of traffic at the site and onto and around Washington Street. Councilman Weir suggested that the Planning Commission direct staff to address the multiple issues raised with respect to stacking, flow, layout access of ingress/egress and then defer the application until a date uncertain so staff and the applicant have the opportunity to work out the issues and then bring it back later.

3. Motion to Defer

Councilman Weir moved to defer the application until a date uncertain. There were additional questions and discussions by the applicant. **Before those discussions took place, the motion was withdrawn.** The applicant asked if the Planning Commission could give them all the concerns and questions so that they could address them due to timing of the application submitted.

Councilman Weir restated his motion to defer the application until a date uncertain.. Commissioner Beyene seconded the motion. Discussion followed on instruction to staff. Ms. Lockhart asked for all comments or concerns by the end of the week so that she could forwarded them to the applicant. Ms. Lockhart also suggested that the applicant send all updated information by March 5 in order to be on the agenda for the March meeting. **The motion carried by a roll call vote.**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Alexander Beyene, Commissioner
AYES:	Matt Caudle, Bob Weir, Robert Hallet, Alexander Beyene
ABSENT:	Aayush Kharel, Jackie Walker, Chuck Mason

4. Crossroads Village Center, SUP#2021-002, Multifamily Residential Units

Town Planner Emily Lockhart summarized her concerns on this SUP application. Ms. Lockhart stated that she is not in support of the SUP and would recommend denial to the Town Council based on parking issues and general layout that was mentioned in her report; the proximity of the VDOT divergent diamond and entrance ramp to Interstate 66, in addition to student population increase. The Planning Commission asked several questions in particular sound buffer and noise mitigation to the applicant. The applicant stated that they looked at the noise traffic and the buffers to the entrance ramp to Interstate 66 but still need to do a noise study with the traffic on Interstate 66 itself and the back part of the property where some of the units would

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be located. The Planning Commission also addressed various concerns regarding parking and the lack of parking at some of the units. They also addressed the concerns regarding changing a larger commercial property to residential, the impact in schools, the lack of a green space and tot lots, The applicant stated that they would like to be given the opportunity to address the Planning Commission concerns at a future meeting once they receive the comments and have the time to work on the plan. A discussion followed on the various points brought up by the Town Planner. Lastly, the applicant asked that the Planning Commission look at this SUP as a vibrant mixed use project not just a residential project because it lowers traffic and it helps with all the vehicular and pedestrian flow. Town Planner Lockhart stated that the original 79 townhomes that were approved would qualify as a mixed use. Ms. Lockhart recommended that the applicant come back with a revised plan that would show less units which then would allow some amenities mentioned such as a tot lot, and a guest overflow parking area. The Planning Commission was not ready to take any actions on this application at this evening's meeting.

5. Motion to defer

Councilman Weir moved to defer this application until a date uncertain. Commissioner Hallet seconded the motion. The motion carried by a roll call vote.

ADOPTED [UNANIMOUS]
Bob Weir, Councilman
Robert Hallet, Commissioner
Matt Caudle, Bob Weir, Robert Hallet, Alexander Beyene
Aayush Kharel, Jackie Walker, Chuck Mason

VII. Minute Approval

Chairman Caudle asked for any objections to move the minute approval so that the Planning Commission could address both SUP's. There were no objections.

1. Planning Commission - Work Session - Jan 19, 2021 6:00 PM

Councilman Weir moved to approve the Work Session and Regular Meeting minutes from January 19, 2021. Commissioner Hallet seconded the motion. The motion carried.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Robert Hallet, Commissioner
AYES:	Matt Caudle, Bob Weir, Robert Hallet, Alexander Beyene
ABSENT:	Aayush Kharel, Jackie Walker, Chuck Mason

2. Planning Commission - Regular Meeting - Jan 19, 2021 7:00 PM

Councilman Weir moved to approve the Work Session and Regular Meeting minutes from January 19, 2021. Commissioner Hallet seconded the motion. The motion carried.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Robert Hallet, Commissioner
AYES:	Matt Caudle, Bob Weir, Robert Hallet, Alexander Beyene
ABSENT:	Aayush Kharel, Jackie Walker, Chuck Mason

VIII. Old Business

Town Planner Emily Lockhart gave the Old Business updates. She shared that Van Metre got the site plan approved with signatures and will be going to the County for building permits. She also shared that the staff is reviewing the plans for the Karter School. She stated that they may be at the March Planning Commission meeting.

IX. New Business

Town Planner Emily Lockhart shared that a brewery has expressed an interest in a parcel in the Industrial district area. She also shared that a second brewery has expressed interest in the B-2 district.

X. ARB Updates

There were no ARB updates because the ARB meeting was being held the following evening.

XI. Town Council Updates

Councilman Weir shared that the Town Council denied the SUP submitted by QBE that was before the Planning Commission at a previous meeting. Mr. Weir stated that he attended the Prince William County meeting on behalf of the Town to address the Town's traffic concerns regarding the proposed hotel sites at Route 55 and Antioch Road just outside of the Town limits. Mr. Weir stated that the subject was deferred until the applicant was able to address the traffic concerns on that property. Lastly, Mr. Weir shared that he had a meeting with Virginia Dominion regarding additional power lines in the Town.

Minutes

XII. Adjournment

With no further business before the Planning Commission, Councilman Weir moved to adjourn with a second by Commissioner Beyene. The motion carried.

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Alexander Beyene, Commissioner
AYES:	Matt Caudle, Bob Weir, Robert Hallet, Alexander Beyene
ABSENT:	Aayush Kharel, Jackie Walker, Chuck Mason

Submitted:

Approved:

Kim Henry, Clerk of the Council

Matt Caudle, Chairperson



MEMORANDUM

TO: Planning Commission

FROM: Emily K. Lockhart

DATE: March 8, 2021

SUBJECT: Updated Staff Report for SUP#2021-001; Special Use Permit Application Restaurant, Drive – In Application

UPDATE:

The applicant, Haymarket Development #1 LLC, has submitted updated layout plans for the Drive-Thru Restaurant in response to the Town Planner and Planning Commission's Comments. The layout is provided in the application package, following the Updated Staff Report. The applicant has modified the drive-thru layout to better demonstrate the number of vehicles that can queue in the drive-thru, to modify the drive-thru access, to clearly denote safe crossings within the parking lot for pedestrians and to provide an additional exit option. Concerns still remain regarding the drive thru layout and potential backups through the parking lots, traffic congestion upon exit and general site flow. The applicant will discuss the modifications at the Planning Commission meeting and be ready to have a productive conversation with the Planning Commission.

A draft motion will be provided for the Planning Commission as necessary. The Town Planner is in support of the restaurant drive-thru as presented; while some concerns remain, it is recognized by Staff that the applicant has made a diligent effort to modify the layout of the site and provide solutions while keeping to the franchise requirements, overall site constraints and specific site-pad constraints. Additional modifications and solutions can be discussed with the applicant and engineer as the project moves forward to the Town Council and <u>IF</u> the project were to move to site plan phase.

Application Summary and Background:

Applicant, Haymarket Development #1 LLC, has applied for a Special Use Permit for Restaurant, Drive-in to be located at the Crossroads Village Center development, 15150 Washington Street and 6500 James Madison Highway. The proposed Special Use Permit would be for a restaurant with a drive through window. The proposed restaurant will occupy approximately 2,380 square feet of a 3,605 square foot multi-tenant building.

5.1.a

The development property in question has previously applied for a Rezoning and several Special Use Permits in 2018. In September of 2018, the Town Council passed a Resolution granting the Rezoning of 9.94 acres from a B-2 zoning to a R-2 zoning. In addition, several SUPs were granted by Resolution for the following; a hotel structure in excess of 50 feet, a drive through restaurant at the eastern most pad site, a drive through restaurant at the central pad site and a bank drive through. The applicant subsequently applied for a site plan and was granted approval (See Appendix, B for Site Plan). The approved development includes 79 townhouses in the north eastern most corner of the property on the 9.94 acres rezoned to R-2. In front portion of the development includes a variety of pad sites and previously approved special use permits, as mentioned above. At the time of the rezoning the applicant submitted a Traffic Impact Analysis for the proposed uses and rezoning. The traffic impact analysis previously submitted can be viewed at the Town Planner's Office.

The applicant has provided an Illustrative Generalized Development Plan (GDP) illustrating the proposed restaurant, drive-thru, parking and general layout in relation to the development. (See Appendix, A for Illustrative GDP 2020)

As the current SUP Application for the Restaurant, with drive-through is presented the Town Planner is in support of the application, however, has concerns regarding the parking layout, drive through circulation, stacking and pedestrian connections within the parcel. Please refer to the analysis below for a detailed description of the findings and the recommendation.

Town of Haymarket Zoning Ordinance, Section 58 - 1.7 Special Uses Analysis;

Section 58-1.7, Special uses

- (1) The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.
- (2) The proposed use shall be in accordance with the general purpose and intent of the applicable *zoning district requirements.*
- (3) The proposed use shall not adversely affect the use or values of surrounding properties and structures.
- (4) The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.
- (5) Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
- (6) *Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.*

Town Planner Analysis -

(1) The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.

The Town's Comprehensive Plan designates the area in question as Planned Interchange Park. The Planned Interchange Park designation is defined as *Business and commercial activities which generally depend on a trade area larger than the immediate neighborhood.* (*Comprehensive Plan, page 8*). As mentioned in the definition the activities occurring in this zoning district will rely on the greater Haymarket area for the customer base rather than the immediate neighborhood.

Furthermore, the Planned Interchange Park area was a concept proposed by Prince William County and endorsed in the 2008 Town Comprehensive Plan as follows; *The concept revolves around the idea that highway-oriented development needs to be planned as a whole. More than half of the 41 + acres in the Planned Interchange Park remain undeveloped. The key to the approach as developed by the Town Planning Commission is cluster development that includes a mix of commercial, office, professional and retail uses around common parking facilities. Vehicle access would be carefully designed and adequate landscaping and screening would be required to minimize potentially adverse impacts on surrounding land uses. Approximately 45 acres are designated for this land use which represents 12 percent of the total Town land area. With this concept and definition in mind, it becomes clear that the intent of the district is to encourage the mix of commercial (to include retail) and professional uses in the area that will benefit from the prominent location that is central to the greater Haymarket/Gainesville Area and a major travel route to and from adjoining counties.*

The proposed special use application for the restaurant, drive-through in the Planned Interchange Park is in accordance with the Comprehensive Plan as it does provide a commercial use to support the greater area.

(2) The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.

The proposed use is located in the B-2, Business Commercial Zoning District, as designated by purple shading on the Current Land Use Map (Appendix C). The intent of the Business Commercial district is as follows;

"ARTICLE XI. - BUSINESS COMMERCIAL DISTRICT B-2

Sec. 58-11.1 - Intent. The primary purpose of the business commercial district B-2 is to concentrate businesses in a coordinated manner and to provide for more intense commercial and industrial uses away from the Town center. Commercial uses located in this district, while traditionally being oriented to automobile traffic, are intended to have a sufficiently high standard in site layout, design and landscaping to minimize traffic congestion on accessory roadways and minimize the impact of the high volume of traffic at an interchange with adjacent land uses." (Town Zoning Ordinance, page 70).

The proposed restaurant, drive-in use provides a commercial restaurant business to support the commercial neighborhood. The proposed use is an appropriate use for the commercial zoning designation. The land in question has been zoned B-2 and designated as Planned Interchange Park to allow the Town an area for higher intensity commercial and professional uses that would be supported by the major Route 15/Interchange 66 interchange and greater Haymarket area. Providing uses in keeping with the intent would allow the Town the opportunity to grow the commercial tax base and diversify the commercial/professional/retail-based businesses in the area.

(3) The proposed use shall not adversely affect the use or values of surrounding properties and structures.

Without the appropriate economic development studies, it is difficult to say that proposed use would or would not adversely affect the use or values of surrounding properties and structures. While the proposed use and the other approved improvements in the development would increase property values in the area and increase tax base, the long-term effect is unknown.

(4) The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.

The proposed use shows no indication of adversely affecting the health, safety, or general welfare of the adjacent properties or surrounding residential communities. However, there is indication that the parking layout, single entry/exit for the newly proposed use and the drive-through circulation may affect the surrounding businesses should the use be approved, and the stacking exceed expectation.

(5) Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The proposed use will be located in the central area along Washington Street and will be accessed via the main boulevard or a right-in/right-out entry near the site as proposed in the GDP, Appendix A. The previously approved site plan, Appendix B, designated a main entry Boulevard (with a stop light) and several right-in-only and right-out-only access points are located along Washington Street. These access points are intended for the commercial buildings/uses in that immediate area customers are accessing. The proposed restaurant, drive-through would utilize the western most access point or the stop light (and "snaking" through the grocery store parking lot) to access the pad site. There is concern that the users would need to "snake" through the grocery parking lot or travel the main travel way in front of the store to access the restaurant. Appropriate stop signs, pedestrian crosswalks and other safety measures will need to be put in place for safe travel.

The proposed use will generate high volumes of vehicle trips per day, based on popularity of the proposed use. The applicant has stated the proposed use will be a popular coffee shop. The updated traffic impact statement shows that the am and pm peak hours will generate 212 trips total (108 in the am and 104 in the pm). The layout and drive-through circulation shall be taken into consideration regarding the congestion.

There is concern that the front spaces (to include the handicap spaces) could be blocked in due to drive-through backups. Area coffee shops with drive-throughs have shown to be very popular with area residents and ultimately demonstrate the need for adequate layout planning.

(6) Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.

Utilities, drainage, loading zones and other necessary facilities will be required at the site plan phase. Currently, Prince William County Service Authority has approved the previously submitted site plan for the appropriate water/sewer utilities. In the outside agency review phase PWCSA stated the new plan would be required to resubmit for any site plan amendments. Same statement was submitted for Department of Environmental Quality.

Parking -

The applicant has provided 24 parking spaces per the required parking ordinance of 1 space/100 sq ft for a restaurant. The proposed use parking is designated by the grayed-out portion on the GDP. There are no handicap spaces within those designated for the SUP. No stacking spaces are shown on the GDP. The restaurant with a drive through will require 10 stacking spaces (6 spaces behind the speaker box, 4 between the pick-up window and speaker box). Without seeing the stacking spaces on the GDP it is hard to determine if the appropriate space has been provided.

The SUP illustration shows a portion of the parcel carved out as the SUP and a portion designated as a future tenant space; the drive-through travel lane would enter this "future tenant space" and possibly back up blocking these spaces.

There are no pedestrian connections shown for the parking lot. The primary parking spaces provided for the restaurant use are located to the left of the building and would require the customers to walk through the travel way entry/exit way and the drive through exit lane to enter the business.

Other Concerns

Will u-turns be permitted at the stop light? Prior to the stop light being installed please explain the traffic pattern for users approaching from the west to enter the site.

No environmental analysis or stormwater calculations provided.

Outside Agency Comments provided in Appendix D

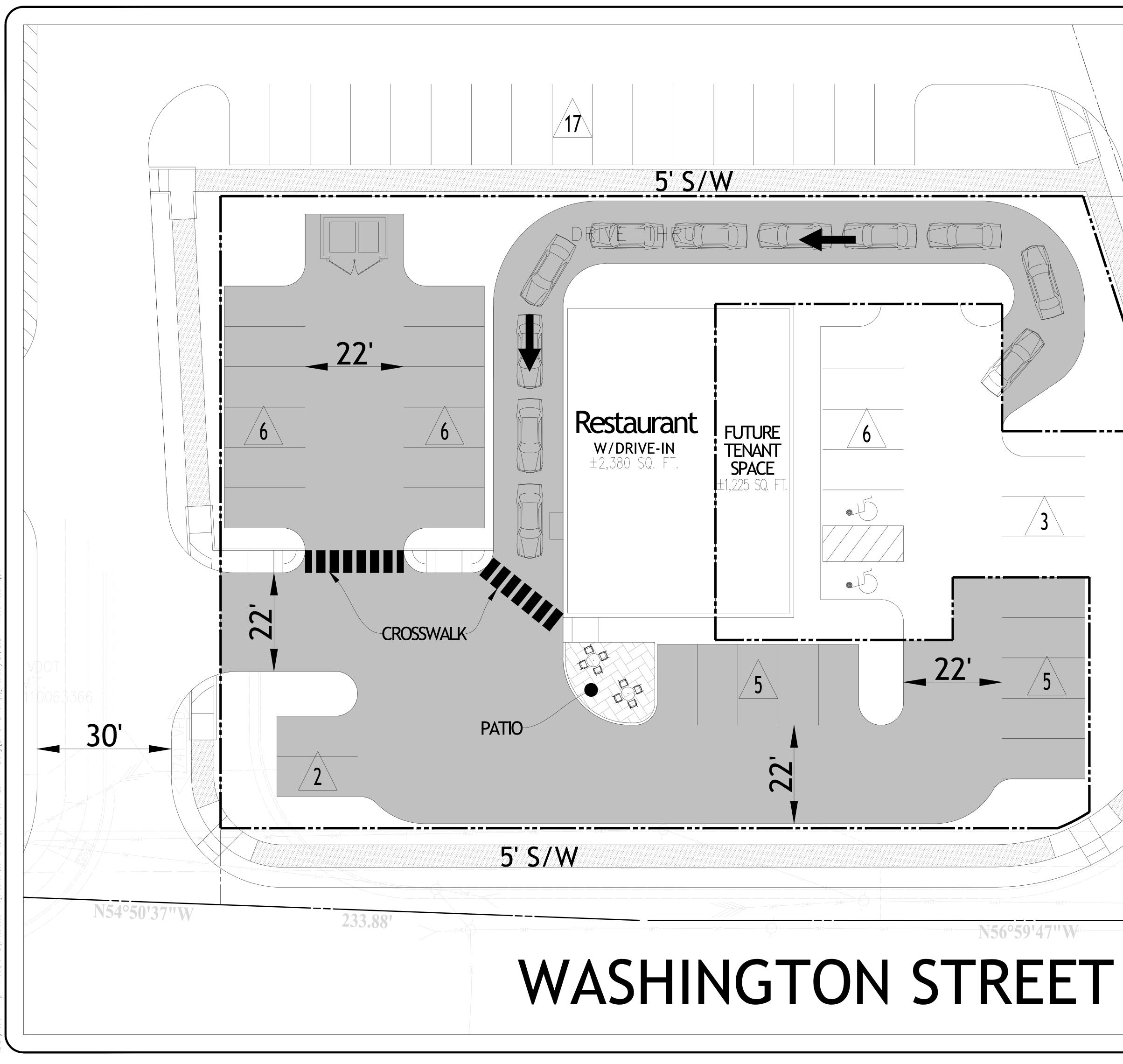
General Development Plan Comments:

- Existing Conditions not provided on the GDP. (Existing Conditions undeveloped raw land)
- No Physical Scale on the GDP only notation of scale.
- Parking
 - Explain the justification for the current parking layout.
- Sidewalks
 - Sidewalks surround the parcel, however no connections are shown entering the pad site, ie. walkways connecting to the sidewalk
- Conditions of Approval
 - o No conditions of approval provided by the Applicant
 - No additional proffers or conditions of approval provided or considered for Schools, Fire Department, Public Safety, Transportation

Planner Recommendation:

As the proposed Special Use Permit is presented currently, the Town Planner is in support of the proposed use however, there are areas of concern that need to be discussed prior to an approval. The proposed restaurant, drive-through meets the intent of the Planned Interchange Park designation from the Comprehensive Plan or the intent of the Business Commercial Zoning District (B-2). The proposed development has triggered concerns regarding the parking, the drive through travel way, the potential for congestion on site, the pedestrian access to the building, and the access from Washington Street. Prior to any recommendation these concerns should be addressed by the applicant.

It is the Town Planner's recommendation that the Planning Commission hold the public hearing to hear Citizen Comments and discuss the Planner's concerns and citizen concerns with the applicant.





PROPERTY ADDRESS: 15150 WASHINGTON STREET (PART) PRINCE WILLIAM COUNTY GPIN: 7298-21-2707 (PART) ZONING DISTRICT: B-2 (BUSINESS COMMERCIAL)

PROPOSED SPECIAL USE RESTAURANT W/ DRIVE-IN

S.U.P. AREA = 0.4953 AC. RESTAURANT SQUARE FOOTAGE = ±2,380 SQFT

PARKING TABULATIONS:

REQUIRED: RESTAURANT/DRIVE-IN= $\frac{1}{100}$ SQFT = 24 SPACES

PROVIDED: RESTAURANT W/ DRIVE-IN =

24 SPACES

LEGEND

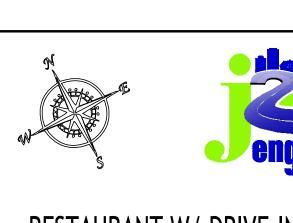
SUP BOUNDARY

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GRAPHIC SCALE

(IN FEET) 1 INCH = 10 FEET



J2 Engineers, Inc. 17739 Main Street Suite 180 Dumfries, Va. 22026 703.634.2120 (office) 703.634.2955 (fax) www.j2engineers.com

RESTAURANT W/ DRIVE-IN SPECIAL USE PERMIT PLAN

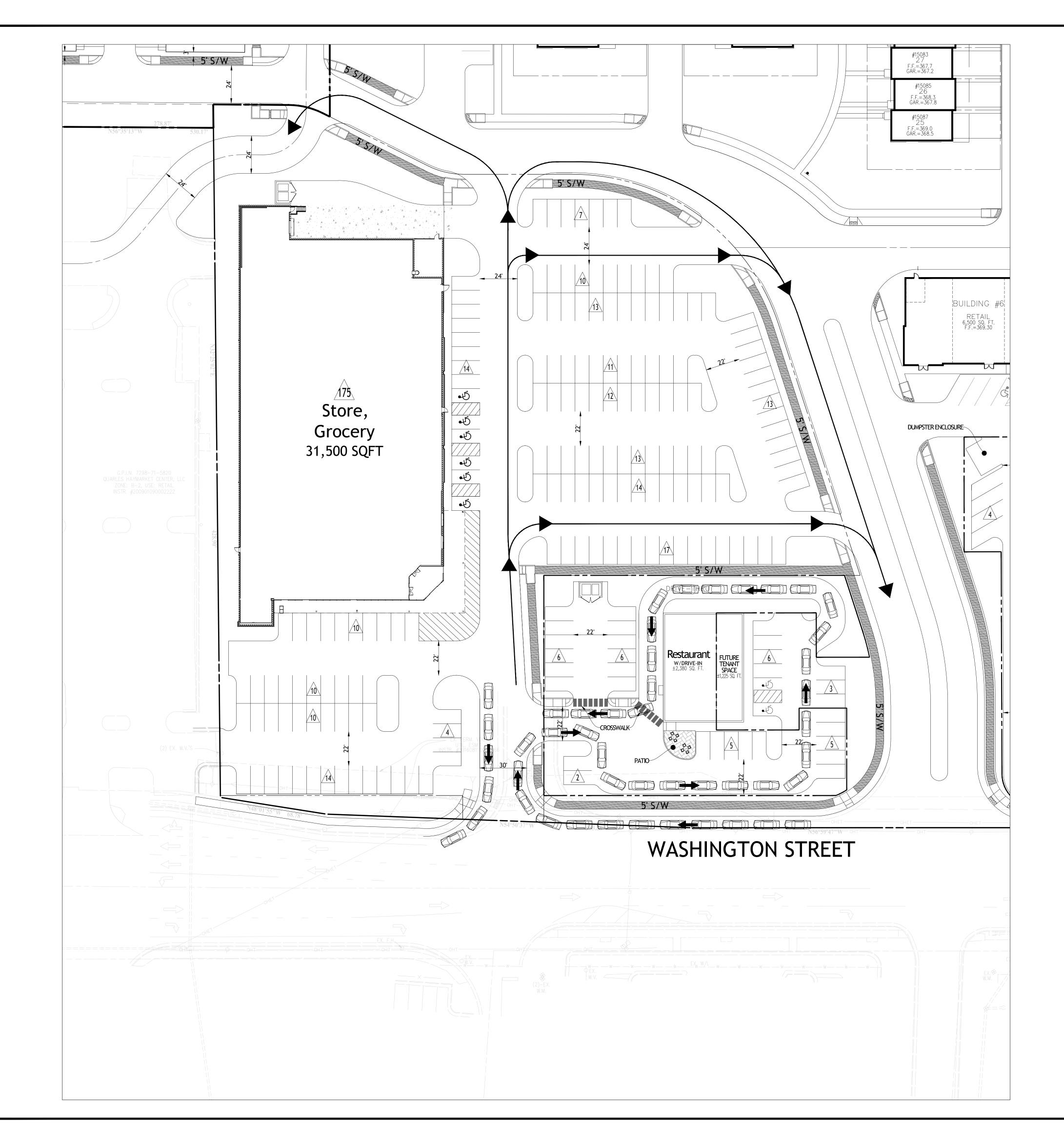
CROSSROADS VILLAGE CENTER

HAYMARKET, VIRGINIA

SCALE: 1"=10'

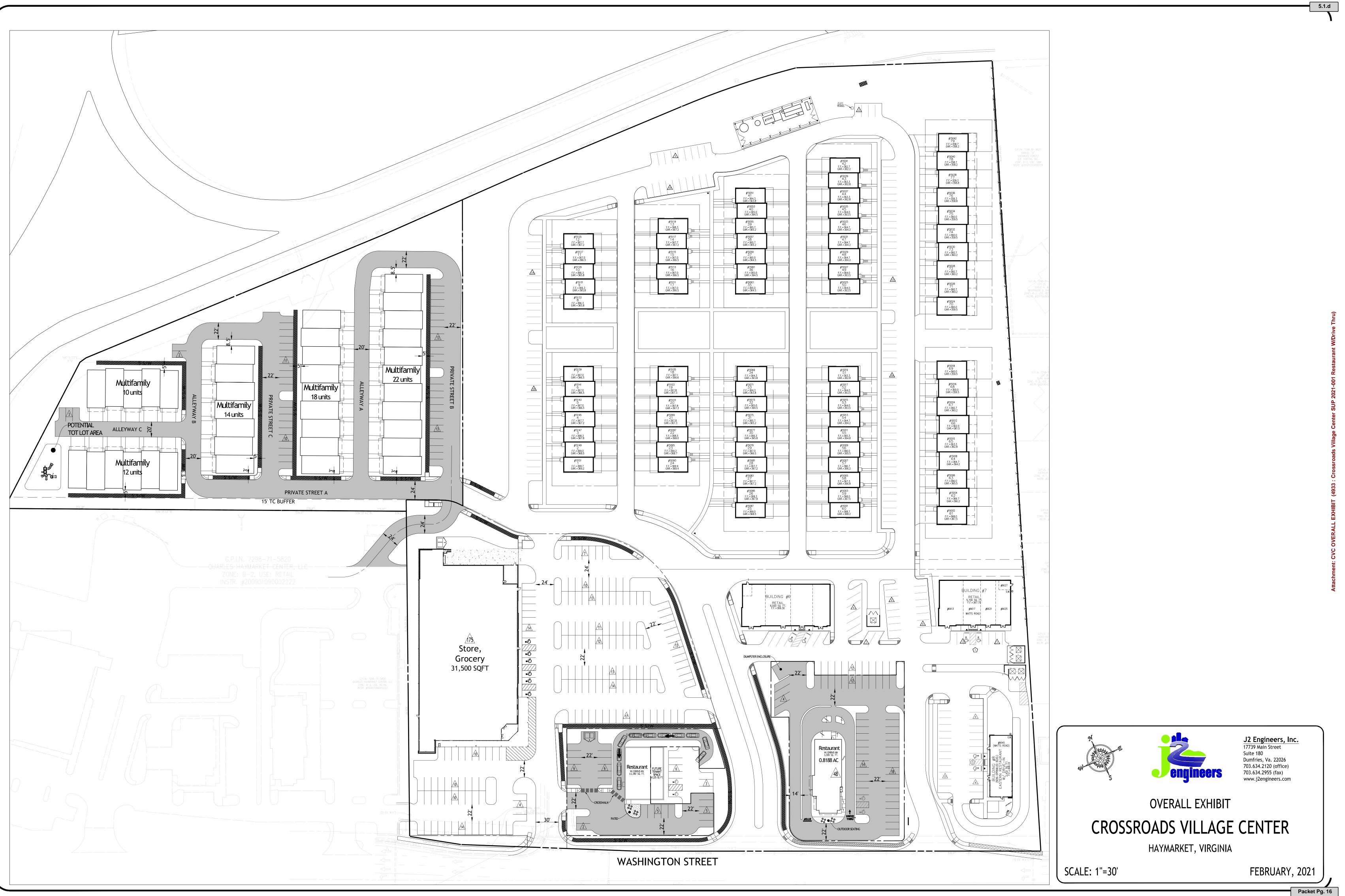
FEBRUARY 17, 2021

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5.1.c





Brian Prater (703) 680-4664 Ext. 5122 bprater@thelandlawyers.com Fax: (703) 680-6067



November 16, 2020

Via E-Mail & Hand Delivery

Emily Lockhart Town Planner / Zoning Administrator Town of Haymarket 15000 Washington Street, Suite 100 Haymarket, Virginia 20169

Re: Crossroads Village Center - Special Use Permit for Restaurant, Drive-in Application Submission

Dear Ms. Lockhart:

Enclosed please find the following items in connection with an application for a special use permit for property located at 15150 Washington Street (GPIN 7298-81-2707).

- 1. An original, executed Application for Special Use Permit;
- 2. An authorization letter dated November 11, 2020;
- 3. A check payable to the Town of Haymarket in the amount of \$1,500;
- 4. A copy of the deed conveying the property to the owner;
- 5. A Statement of Justification dated November 13, 2020;
- 6. Copies of various resolutions adopted by the Town of Haymarket on September 4, 2018 regarding the Property;
- 7. A trip generation memorandum prepared by Gorove / Slade, dated November 13, 2020;
- 8. An 11" X17" illustrative generalized development plan entitled "Illustrative Generalized Development Plan," prepared by J2 Engineers, dated November 11, 2020; and
- 9. Two full-size copies of the special use permit plan entitled "Restaurant W/ Drive-in Special Use Permit Plan – Crossroads Village Center," prepared by J2 Engineers, dated November 11, 2020.

Once you have had an opportunity to review the application, together with the supporting documents, please contact me immediately if any additional information is required for acceptance. Thereafter, I will look forward to answering any questions you

ATTORNEYS AT LAW

703 680 4664 • WWW.THELANDLAWYERS.COM 4310 PRINCE WILLIAM PARKWAY • SUITE 300 • PRINCE WILLIAM, VA 22192

LOUDOUN 703 737 3633 ARLINGTON 703 528 4700

Emily Lockhart November 16, 2020 Page 2

may have and then having the matter scheduled for a Planning Commission Public Hearing.

Thank you for your assistance in connection with this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Brian Prater

BWP

Enclosures

cc: Don Wooden (via email only) Daniel Elliot (via email only)

P1041160.DOCX

Check Appropriate Item(s):

Amendment to Zoning Map
Zoning Text Amendment

Special Use

Variance

Appeal of Administrative Decision

Office Use Only:

Date Received: ______ Application Number: _____ Fees Received: ______

Part 1 - to be completed by ALL applicants

- **1-A Identification of Property** For zoning text amendments, this is the property in which the applicant has an interest, which will be affected by the text change. For all other applications, it is the land, which is covered by the application.
- 1) Number and Street: <u>15150 Washington Street (part)</u>
- 2) Present Zoning: <u>B-2, General Business</u> 3) Acres: +/- 0.4953
- 4) Legal Description of Property (Omit for zoning text amendment) Attach if necessary. See attached deed.

1-B Property – (Omit for zoning text amendments)

- 1) The deed restrictions, covenants, trust indentures, etc. on said property are as follows (or copy attached); if NONE, so state:
- a) Has this property or any part thereof ever been considered for Variance, Special Use, Appeal of Administrative Decision or Amendment to the Zoning District Map before?

 <u>NO</u>

 - e) Former Applicant Name: <u>Same as ourrent applicant</u>. Former Address: <u>Former Phone</u>: <u>Former Phone</u>
- **1-C Identification of Applicant** All applicants must have standing (an interest in property that will be directly affected by requested action)

1)	Applicant Information:
	Name: Haymarket Development #1, LLC c/o Don Wooden
	Address: 4080 Lafayette Center Drive, Suite 265, Chantilly VA 20151
	Phone Number: 571-375-1750
2)	Agent Information (if any):
	Name: Brian Prater, Walsh, Colucci, Lubeley & Walsh, PC
	Address: 4310 Prince William Pkwy, Suite 300, Woodbridge VA, 22192
	Phone Number: 703-680-4664

3) Owners of all property included in this application (omit for zoning text change):
Name: Same as applicant.
Address: Phone Number: Name: Address: Phone Number: Phone Nu

Attachment: Appendix A, GDP Restaurant (4933 : Crossroads Village Center SUP 2021-001 Restaurant W/Drive Thru)

Name	
Address: Phone Number:	
Name: Address:	
Address: Phone Number:	
If applicant is a Land Trust or Partnership or if the subject property is owned or controlled	4
by a Land Trust or Partnership, List name and interest of ALL Land Trust Beneficiaries or	1
Partners and attach evidence that the person submitting the application on behalf of the	
Land Trust or Partnership is authorized to do so.	
Trustee/Partner Name.	
Address: Interest:	
Phone Number: Interest:	
Beneficiary/Partner Name:	
Address:	
Address: Interest:	
Beneficiary/Partner Name.	
Address:	
Address: Phone Number: Interest:	
Does the applicant have a proprietary interest in the land or land improvements? X YES NO (In the case of a zoning text amendment, this means at least one parcel of land is subject to the text change)	C
NO (In the case of a zoning text amendment, this means at least one parcel of land is subject to the text change) If YES, state interest and attach documentation: Owner, deed attached.	C
NO (In the case of a zoning text amendment, this means at least one parcel of land is subject to the text change)	C
NO (In the case of a zoning text amendment, this means at least one parcel of land is subject to the text change) If YES, state interest and attach documentation: Owner, deed attached. If NO, state what interest otherwise qualifies the applicant to apply:	C
NO (In the case of a zoning text amendment, this means at least one parcel of land is subject to the text change) If YES, state interest and attach documentation: Owner, deed attached. If NO, state what interest otherwise qualifies the applicant to apply:	C
NO (In the case of a zoning text amendment, this means at least one parcel of land is subject to the text change) If YES, state interest and attach documentation: Owner, deed attached. If NO, state what interest otherwise qualifies the applicant to apply:	C
NO (In the case of a zoning text amendment, this means at least one parcel of land is subject to the text change) If YES, state interest and attach documentation: Owner, deed attached. If NO, state what interest otherwise qualifies the applicant to apply: Names of the owners of improvement(s) on the property in this application if different from above: (Omit for zoning text amendment) Name: Address: Phone Number:	C
NO (In the case of a zoning text amendment, this means at least one parcel of land is subject to the text change) If YES, state interest and attach documentation: Owner, deed attached. If NO, state what interest otherwise qualifies the applicant to apply:	ſ
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NO (In the case of a zoning text amendment, this means at least one parcel of land is subject to the text change) If YES, state interest and attach documentation: Owner, deed attached. If NO, state what interest otherwise qualifies the applicant to apply: Names of the owners of improvement(s) on the property in this application if different from above: (Omit for zoning text amendment) Name: Address: Phone Number: Address: Phone Number: Address: Phone Number: Address: Phone Number:	ſ

Part 2 — Complete ONLY portion(s) of Pages 3, 4 & 5 pertaining to your case. (as checked at top of Page 1)

2-A Rezoning – (Amendment to the zoning district map) – Applications for Amendments to the Zoning District Map are heard by the Planning Commission which makes a positive or negative recommendation to the Town Council. Only the Town Council has authority to grant or deny amendments to the Zoning District Map.

1)	a) Existing Zoning: b) Proposed Zoning: c) Existing Use:
	d) Proposed Use:
2)	a) The following are submitted with this application:
	Preliminary Site Plan Rendering or Perspective Other
	b) Are there any land use intensity (LUI) requirements? VES NO
	c) Attach brief justifying this request. This brief should include an analysis of how the
	rezoning application is supportive or not supportive of relevant goals, objectives, policies or
	programs in the Comprehensive Plan. (Staff will assist.)

- **2-B Zoning Text Amendment** Applications for amendments to the zoning text are heard by the Planning Commission, which makes a recommendation to the Town Council. Only the Town Council has the authority to change the zoning text, which is done by passing an amendment to the Town Code.
- What section(s) of the Town Code is proposed to be amended? _____
- 2) What is the nature of the proposed change?
- Attach the exact language suggested by the application to be added, deleted, or changed in the Town Code.
- 4) Attach a written statement, which justifies the proposed change. The statement should also identify potential positive and negative impacts (if any) of the proposed change to the applicant's property, nearby properties, and the entire community if the application is approved or if it is denied.
- **2-C Special Use Request** Special Use requests are heard by the Planning Commission, which makes a positive or negative recommendation to the Town Council. Only the Town Council has the authority to grant or deny a Special Use.
- 1) Are development plans submitted with this application? (Staff member will explain.) R YES • NO
- 2) Parking Requirements:
 - a) Proposed number of parking spaces to be provided: 24_____
 - b) Number of parking spaces required by Town Code: 24
 - c) Attach tabulation of total land area and percentage thereof designated for various uses d) Are there any land use intensity (LUI) requirements? \Box YES \propto NO
 - If YES, attach data.
- 3) Estimated cost of proposed Special Use project:
 - a) Land: \$ \$800,000 Improvements: \$ \$1,300,000 b) Estimated completion date: September 2022
- 4) Submit a brief justifying the reasons for this request. This brief should include an analysis of how the rezoning application is supportive or not supportive of relevant goals, objectives, policies or programs in the Comprehensive Plan. (Staff will assist.)
- 2-D Variance Request Variances are granted or denied by the Zoning Board of Appeals (ZBA). Reversal of ZBA decisions may be secured only through the judicial system.
- a) All information required may be shown on one sheet if appropriate.
 b) Check characteristic(s) of the property preventing it from being used in accordance with the terms of the Town Code (Zoning Ordinance):

 Too Narrow
 Elevation
 Soil

Too Small

Subsurface

D Too Shallow
 D Shape
 D Other (Attach specifics)
 C) Attach a description and/or drawings of the item(s) checked, giving dimensions were

appropriate.
Attach requirements for the appropriate zoning district from which relief is sought as described in the Town Code.

- 3) Attach a brief explanation how the above site zoning conditions prevent any reasonable use of the land under the terms of the Town Code (Zoning Ordinance).
- a) To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having proprietary interest in the land after the zoning article or applicable part thereof became law?

 YES
 NO
 NO, explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to variance).

c) Are the conditions on the property the result of other man-made changes (such as relocation of a road or highway, etc.)? \Box YES \Box NO

d) If YES, attach descriptions and maps where appropriate.

□ Slope

e) Do the above-described conditions of hardship for which this request for variance is filed apply only to this property? If YES, attach an explanation. \Box YES \Box NO

- 5) Which of the following modifications will allow a reasonable use of the land?
 a Change in the setback requirements
 b Change in height requirements
 c Change in area requirements
- a) Attach description of proposed use.
 b) Is proposed use permitted in the zoning district?

 YES
 NO
 Will the granting of a variance in the form requested be in harmony with the general purpose and intent of the zoning article and district statement of intent and not be injurious to the neighborhood or detrimental to the public welfare?

 YES
 NO
 Attach a brief elaborating on this last point.
- **2-E Appeal of Administrative Decision** Administrative decisions are reviewed by the Zoning Board of Appeals (ZBA). Such administrative decisions may be reversed or sustained by the ZBA. Reversal of ZBA decision may be secured only through the judicial system.
- 1) Date of administrative decision leading to this appeal:
- 2) Attach a brief, which specifically states the decision the administrative official made, the reasons given for the decision and specifically what you are herewith appealing. Elaborate on the reasons for this request, and why the Zoning Board of Appeals in your opinion should overrule the administrative official's decision.

Part 3 - To be completed by ALL applicants

AFFIDAVIT – This part of the application must be notarized. Do not sign until in the presence of a Notary Public.

1)	To the best of my knowledge, I hereby affirm that all information in this application and any attached material and documents are true:		
	a) Signature of applicant:	Da	
	b) Signature of agent (if any):		
	c) Date:////20	Notary Seal	
2)	a) Signed and sworn before me this:	11-11-2020	
	b) Signature of Notary :		
		A REGISTRATION NO. COMMONWEAL COM	

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HAYMARKET DEVELOPMENT 1 LLC

November 11, 2020

1602 Village Market Blvd. SE Suite 235 Leesburg, Virginia 20175

LETTER OF AUTHORIZATION

Haymarket Development 1 LLC authorizes the submission of this application. Don Wooden in his capacity as Manger has authority to sign on behalf of Haymarket Development 1 LLC.

Don Wooden Manager, Haymarket Development 1 LLC

201803280021389

Prince William County, VA 03/28/2018 02:35 PM Pgs: 5 Jacqueline C Smith, Esq., Clerk Grantor Tax: \$5,820.00

This instrument was prepared by Bean, Kinney & Korman, P.C.

Consideration:	\$5,820,000.00 Tith become + (1)
Tax Assessed Value:	\$5,820,000.00 Title Insurance \$4,724,100.00 Purchased, Chicago Title his. Co.
GPIN Nos. 7298-81-2707	7; 7298-71-7053
Grantee's Address:	4060 Lafayette Center Drive
	Suite 265
	Chaptilly, VA 20151
Return after recording to:	Stephen L. Pettler, Jr.
	2) S Loudoun St., Winchester, VA 22601

THIS DEED, made as of the 8th day of March, 2018, by and between <u>ROUTE 15-66</u> <u>ASSOCIATES, LLC</u>, a Virginia limited liability company ("Grantor"), and <u>HAYMARKET</u> <u>DEVELOPMENT #1 LLC</u>, a Virginia limited liability company ("Grantee").

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10,00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Grantor hereby grants and conveys unto the Grantee, with Special Warranty of title, all of those certain lots or parcels of land, with all improvements thereon and all appurtenances thereto, situated, lying and being in the County of Prince William, Virginia, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to all reservations, easements, covenants and conditions contained in the deeds forming the chain of title to the aforedescribed property, as the same may lawfully apply.

WITNESS the following signatures and seals as of the date first above stated.

[SIGNATURE PAGE FOLLOWS]

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<u>GRANTOR</u>: ROUTE 15-66 ASSOCIATES, LLC, a Virginia limited liability company

- By: Peete Brothers Management, LLC, a Virginia limited liability company lts Manager
 - By: Edward C. Peete, Class A Manager By: David D. Peete, Jr., Class B Manager
 - By: AGS Management, LLC, a Virginia limited liability company Its Manager
- By: Leslie S. Afiail, Member Manager By: Guy M. Gravett, Member Manager By: Benjamin M. Smith, Jr., Member Manager

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF ______, to wit:

The foregoing Deed was acknowledged before me, a notary public in the jurisdiction aforesaid, by Edward C. Peete, Class A Manager of Peete Brothers Management, LLC, in its capacity as Manager of Route 15-66 Associates, LLC, this ETA day of March, 2018, on behalf of the limited liability company.

LUI Licce Church 2021 YOUMBU BI My comm'n exp.: Notary registration no.:# 750032 Notary Public

Attachment: Appendix A, GDP Restaurant (4933 : Crossroads Village Center SUP 2021-001 Restaurant W/Drive Thru)

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COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF HT UNGTON, to wit:

The foregoing Deed was acknowledged before me, a notary public in the jurisdiction aforesaid, by David D. Peete, Jr., Class B Manager of Peete Brothers Management, LLC, in its capacity as Manager of Route 15-66 Associates, LLC, this *D* day of March, 2018, on behalf of the limited liability company.

My comm'n exp.: 12/31/2021	Blenning Cloud
Notary registration no.:	Notary Public
	SINAMON GRACIELA MARCHIORO Commonwealth of Virginia Notary Public
COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF VINGTON, to wit:	Commission No. 7505326 My Commission Expires 12/31/2021

The foregoing Deed was acknowledged before me, a notary public in the jurisdiction aforesaid, by Leslie S. Ariail, Member Manager of AGS Management, LLC, in its capacity as Manager of Route 15-66 Associates, LLC, this day of March, 2018, on behalf of the limited liability company.

My comm'n exp.: 12/31/2021 Notary registration no.: 7506323

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF St UNGTON, to wit:



The foregoing Deed was acknowledged before me, a notary public in the jurisdiction aforesaid, by Guy M. Gravett, Member Manager of AGS Management, LLC, in its capacity as Manager of Route 15-66 Associates, LLC, this day of March, 2018, on behalf of the limited liability company.

My comm'n exp.: 12/31 2021 Notary registration no.: 75063

Notary Public

[ACKNOWLEDGMENTS CONTINUE]

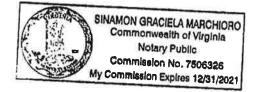


COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF AT UNG 70, to wit:

The foregoing Deed was acknowledged before me, a notary public in the jurisdiction aforesaid, by Benjamin M. Smith, Jr., Member Manager of AGS Management, LLC, in its capacity as Manager of Route 15-66 Associates, LLC, this day of March, 2018, on behalf of the limited liability company.

My comm'n exp.: 2 Notary registration no.:

11 Notary Public



Attachment: Appendix A, GDP Restaurant (4933 : Crossroads Village Center SUP 2021-001 Restaurant W/Drive Thru)

Attachment: Appendix A, GDP Restaurant (4933 : Crossroads Village Center SUP 2021-001 Restaurant W/Drive Thru)

EXHIBIT A

ALL THOSE certain tracts, lots and parcels of land, together with all improvements thereon and appurtenances thereunto belonging, located in Gainesville Magisterial District, Town of Haymarket, Virginia, in Prince William County, Virginia, and more particularly described as follows:

BEGINNING at an iron pipe found in the northeasterly right-of-way line of Washington Street -U.S. Route 55 (variable width right-of-way - 40 feet from centerline), said iron pipe found being the westerly corner of the Giuseppe and Josephine Russo property and the southerly corner of the parcel herein described; thence with said northeasterly right-of-way line of Washington Street the following courses and distances:

North 56 degrees 59 minutes 47 seconds West 530.57 feet to an iron pipe set;

North 54 degrees 50 minutes 37 seconds West 233.88 feet to an iron rod with VDOT cap found; North 48 degrees 01 minutes 55 seconds West 68.78 feet to an iron pipe set at the southerly corner of the Quarles Haymarket Center, LLC Property; thence departing Washington Street and with said Quarles Haymarket Center, LLC Property the following courses and distances:

North 32 degrees 25 minutes 02 seconds East, crossing an iron rod with cap found at 326.19 feet, and being 428.90 feet in all, to an iron pipe found;

North 56 degrees 35 minutes 13 seconds West 530.17 feet to a Virginia Department of Highways and Transportation monument found in the southerly right-of-way/limited access line of Ramp "C1" leading from Northbound Route 15 to Eastbound Route 66 (variable width right-of-way); thence with the right-of-way/limited access line of Ramp "C1" the following courses and distances:

North 60 degrees 23 minutes 28 seconds East 217.31 feet to an iron pipe set;

North 87 degrees 31 minutes 22 seconds East 9.74 feet to an iron pipe set;

South 79 degrees 29 minutes 10 seconds East, crossing an iron rod with VDOT cap found at 3.22 feet, and being 425.78 feet in all, to an iron rod with VDOT cap found;

South 80 degrees 52 minutes 12 seconds East 200.11 feet to an iron rod with VDOT cap found in the southerly right-of-way/limited access line of Ramp "C" leading from Southbound Route 15 to Eastbound Route 66; thence with the southerly right-of-way/limited access line of Ramp "C" the following courses and distances:

South 79 degrees 42 minutes 49 seconds East 226.82 feet to an iron rod with VDOT cap found; 159.22 feet along the arc of a curve to the right (crossing an iron rod with VDOT cap found at 156.48 feet), having a radius of 1,130.00 feet, a delta angle of 08 degrees 04 minutes 22 seconds, a tangent length of 79.74 feet, and a chord bearing and distance of South 75 degrees 40 minutes 33 seconds East 159.08 feet to an iron pipe set;

South 59 degrees 01 minutes 51 seconds East 258.98 feet to an iron pipe found at the northerly corner of the D.R. Horton, Inc. property (Parcel "A", Sherwood Forest Subdivision); thence departing Route 66 and with the D.R. Horton, Inc. property in part, with the Gurjit K. and Bhupinder S. Dhindsa property in part, with the Tilak Kharel property in part, with the Patricia A. Titchenell property in part, with the Tracy Lynn Pater property in part, with the Shirley Ann Bailey

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property in part, with the Addo Haymarket, Inc. property in part, and with the aforesaid Giuseppe and Josephine Russo property, South 29 degrees 30 minutes 15 seconds West 1,044.31 feet to the point of beginning containing 912,905 square feet, more or less, or 20.9574 acres, more or less, as shown on a plat prepared by Ross-France, P.C., dated February 16, 2018.

AND BEING, the remainder of the same land conveyed to Route 15-66 Associates, LLC, a Virginia limited liability company by Trustees' Deed from Benjamin M. Smith, Jr., Successor Trustee and Peete Brothers Management, LLC, Successor Trustee, a Virginia limited Liability company, dated August 30, 2013 and 'recorded among the aforesaid land records as Instrument Number 201309100092241.

5.1.e

Statement of Justification

Special Use Permit Application Crossroads Village Center Owner/Applicant: Haymarket Development #1, LLC Property: 15150 Washington Street (part) Prince William County GPIN: 7298-81-2707 (part) Proposed Use: Restaurant, Drive-in Dated: November 13, 2020

Introduction: The Applicant, Haymarket Development #1, LLC (the "Applicant") is the owner of property located at 15150 Washington Street and identified as Prince William County GPIN 7298-81-2707 (the "Property"). The Property is approximately 20 acres in size and located in the northwestern portion of the Town of Haymarket (the "Town") along Washington Street and south of the Interstate 66 and Route 15 interchange.

The Property is zoned B-2, Business Commercial, and R-2, Residential, and is designated as Planned Interchange Park on the Town's Planned Land Use Map, last revised November 16, 2015. The Property is surrounded by B-2 zoned property to the west, the Interstate 66 and Route 15 interchange to the north, and a mixture of R-1, R-2, and B-1 zoning districts to the east. The Property is surrounded by properties designated as Planned Interchange Park to the west, and a combination of Moderate Density Residential, Transitional Commercial, and Neighborhood / Town Center to the east. The Property is currently undeveloped and remains the largest undeveloped tract in the Town.

On September 4, 2018, the Town Council adopted Resolution #2018-010 approving REZ#2018-004 to rezone 9.94 acres of the Property from B-2 to R-2 to allow for development of 79 townhomes. On that same evening, the Council also adopted Resolution #2018-012 approving SUP#2018-007 to authorize a bank with a drive-in. The Council approved other special use permits for the Property that same evening including: Resolution #2018-011 approving SUP#2018-005 to allow a structure in excess of 50 feet for a hotel; Resolution #2018-015 approving SUP#2018-003 to allow a restaurant with a drive-in; and Resolution #2018-015 approving SUP#2018-004 to allow a second restaurant with a drive-in. Copies of those resolutions are included with the application materials.

A revised illustrative GDP, entitled "Illustrative Generalized Development Plan," prepared by J2 Engineering, dated November 1, 2020 (the "Illustrative GDP"), is provided with this submission for conceptual purposes, to demonstrate how the proposed use fits with the overall scheme of development for the Property. Some of the uses shown on the Illustrative GDP are by-right uses in B-2. This special use permit is being processed concurrently with a special use permit for 78 multi-family dwelling units to be located on a portion of the Property that was once contemplated for use as a day-care and hotel.

A site plan for the development of the Property was approved previously. The proposed special use permit, along with other changes to the development layout require an amendment to that site plan, which will be filed with the Town shortly after the special use permit applications. A traffic impact analysis was approved by VDOT in connection with that site plan.

Proposed Use: The Applicant seeks this special use permit to allow for a restaurant, drive-in, to replace the bank with a drive-in, effectively amending the previous Special Use Permit to change the use from a bank to a restaurant, while maintaining the drive-in. A special use permit plan entitled "Restaurant with a Drive-in Special Use Permit Plan – Crossroads Village Center," prepared by J2 Engineers, dated November 11, 2020 (the "SUP Plan") is included with this submission. As shown on the SUP Plan, the proposed restaurant will occupy approximately 2,380 square feet of a 3,605 square feet multi-tenant building. The special use permit will apply to the area identified on the SUP Plan which is approximately 0.4953 acres (the "SUP Area").

Special Use Permit Considerations

Section 58-1.7 (d) of the Town's Zoning Ordinance sets forth certain standards to be considered when approving a special use permit. Below is an analysis as to how the proposed special use permit meets these standards.

(1) The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.

The Property is designated as Planned Interchange Park. The Town's Comprehensive Plan recommends that major commercial growth be limited to those areas designated as Planned Interchange Park and Town Center. Page 89, <u>Town of Haymarket Comprehensive Plan</u>. The Planned Interchange Park designation was created with the intent of designing a cohesive development around the I-66 and Route 15 interchange. The Property represents nearly half of the Town's acreage designated as Planned Interchange Park and remains the only undeveloped portion of that designation. As shown by the Illustrative GDP, this proposed use and overall development aligns with the Town's intent by using the land to create a cohesive and vibrant mixed use development.

Planned Interchange Park specifically seeks cluster development that includes a mix of commercial, office, professional and retail uses, around common parking facilities. Page 92, <u>Town of Haymarket Comprehensive Plan</u>. The proposed restaurant, drive-in supports this goal. Additionally, the Illustrative GDP shows a mix of commercial, retail and potential office uses which are permitted by-right in B-2 and further align the proposed use and overall development with the goals of the Planned Interchange Park designation.

5.1.e

One of the Town's stated goals is to: "[d]evelop and support opportunities for local employment. Fortify the Town's financial condition so that it can meet growing demands for services." Page 80, <u>Town of Haymarket Comprehensive Plan</u>. A stated objective of the Town to achieve this aforementioned goal is to "[e]ncourage and support commercial, industrial, and service activity in Haymarket." Page 80, <u>Town of Haymarket Comprehensive Plan</u>. The proposed special use permit advances this goal by authorizing a restaurant that will create jobs and increase the Town's commercial tax base. This will bolster the Town's financial position by increasing the commercial tax base, and creating local employment opportunities.

Section 2.7 of the Town's Comprehensive Plan states that the goal is to "develop a balanced program for future land use to promote the public health, safety and general welfare." An objective to achieve this goal is to ensure compatibility of land use while protecting residential areas from adverse aspects of commercial use. Page 81, <u>Town of Haymarket Comprehensive Plan</u>. The proposed restaurant, drive-in is compatible with the other commercial uses internal to the overall development as well as the other commercial uses along Washington Street. Also, the landscaping shown on the Illustrative GDP helps buffer the commercial uses from the residential components further promoting land use compatibility.

(2) The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.

While the Property is zoned B-2 and R-2, the SUP Area is located within the B-2 zoned portion. Restaurants are permitted by-right in B-2, but a restaurant with a drive-in requires a special use permit. Generally, drive-ins require a special use permit throughout the Town

B-2 is a commercial zoning district whose primary purpose is to concentrate businesses in a coordinated manner and to provide for more intense commercial uses away from the Town center. The SUP Area is a small portion of the larger development envisioned on the Property, as shown on the Illustrative GDP. The Illustrative GDP demonstrates that the B-2 portion of the Property concentrates businesses in a coordinate manner to function with one another and the surrounding uses. This aligns with the intent of the B-2 district.

(3) The proposed use shall not adversely affect the use or values of surrounding properties and structures.

The proposed restaurant, drive-in is not anticipated to adversely affect the values of surrounding properties and structures. In fact, this type of commercial development, along with the other components of the overall development, should positively affect the values of surrounding properties by increasing the commercial tax base within the Town and creating jobs. The overall development shown on the Illustrative Plan will also create a commercial and residential hub that should attract future businesses to locate nearby and within the Town.

As part of the larger development, the proposed use will have substantial landscaping and screening between its internal uses as well as the surrounding properties. The landscaping and screening is provided in accordance with Town Code requirements and will allow for the proposed use and overall development to be compatible with the surrounding properties and structures. As a result, the Applicant does not anticipate that the proposed use with have an adverse effect on the use or values of surrounding properties.

(4) The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.

The restaurant, drive-in use will replace a bank with a drive-in that was previously approved by the Town. It is not anticipated to adversely impact the health safety or general welfare of the persons residing of working in the neighborhood. Commercial uses will surround the proposed use, as displayed by the Illustrative GDP. The adjacent properties along Washington Street are also commercial making the proposed drive-in use compatible with these existing uses. Additionally, the proposed use and overall commercial development aligns with the Town's Comprehensive Plan and, therefore, its vision for this area further suggesting that it will not have an adverse effect on the health, safety or general welfare of persons residing or working in the area.

(5) Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The pedestrian traffic generated by the proposed uses should not be hazardous due to the sidewalk system proposed by the Applicant. These sidewalks will provide greater pedestrian connectivity to the Property, its commercials uses, and throughout the Town. Only a portion of the Property's frontage presently has a sidewalk. The Applicant proposes to connect to the existing sidewalks along Washington Street and provide one of the last outstanding sidewalk connections along this thoroughfare. This, along with the significant pedestrian facilities internal to the proposed development, will create increased pedestrian mobility and safety within the Town.

Included with this submission is a trip generation comparison of the proposed uses with trip generation figures from the previously approved TIA. For purposes of trip generation, the proposed use (i.e., restaurant, drive-in) is considered a "Coffee/Donut Shop with Drive-Thru Window." While the trips associated with this use are greater than the bank with a drive-in, the trip generation tables show a decrease in the overall AM and PM Peak Hour trips. Please see the memorandum prepared by Gorove / Slade, dated November 12, 2020, for more details regarding trip generation and impact to the transportation network.

(6) Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.

Stormwater management will be provided in accordance with applicable state and local regulations. The proposed special use permit is not anticipated to cause any change to the SWM previously approved by site plan for the Crossroads Village Center. The proposed use will be connected to public water and sewer, the final design of which will be determined during site plan review for the amendment to the site plan.

Sec. 58-6.1 of the Town's Zoning Ordinance requires 1 parking space per 100 sq. ft. of gross floor area for a freestanding drive-in restaurant. The proposed restaurant, drive-in is approximately 2,380 square feet, which would require 24 parking space and is the amount proposed by the Applicant. The gross floor area for the proposed use does require a loading space per town standards. Based on this information, the necessary facilities provided to serve the proposed use will be adequate.

Conclusion:

The proposed restaurant, drive-in simply seeks to repurpose a previously approved commercial drive-in that the Town deemed appropriate for this location. Additionally, the proposed use and overall development is consistent with the goals and objective of the Town's comprehensive plan. As a result, the Applicant suggests that the proposed use is compatible with the surrounding uses, will increase the Town's commercial tax base, attract future businesses, and develop one of the last undeveloped portions of the Town.

P1041149.DOCX



RESOLUTION #2018-010

RESOLUTION TO UPDATE THE TOWN OF HAYMARKET'S ZONING MAP TO REFLECT THE APPROVAL OF REZONING APPLICATION REZ#2018-004, TO REZONE 9.94 ACRES AT 15150 WASHINGTON STREET.

WHEREAS, The Town of Haymarket approved the Rezoning Application REZ#2018-004 at the August 6, 2018 Town Council Meeting;

WHEREAS, the Town Council accepted the Proffer Statement for Crossroads Village Center dated July 11, 2018;

WHERAS, The Planning Commission and Town Council held a Joint Public Hearing on May 21, 2018 and received comments from the public with regard to the Rezoning Application and Proffer Statement;

NOW, THERFORE, BE IT RESOLVED by the Town Council for the Town of Haymarket, Virginia, meeting in regular session this 4th day of September 2018, that the Rezoning Application REZ#2018-004 is approved and Proffer Statement Dated July 11, 2018 is accepted.

By Order of Council:

David Leake, Mayor

ATTEST:

Shelley Kozlowski, Clerk of Council



RESOLUTION #2018-011

RESOLUTION TO APPROVE SPECIAL USE PERMIT SUP#2018-005 FOR A STRUCTURE IN EXCESS OF 50 FEET IN THE B-2 ZONING DISTRICT AT 15150 WASHINGTON STREET

WHEREAS, The Town of Haymarket approved the Special Use Permit SUP#2018-005 at the August 6, 2018 Town Council Meeting with the following condition;

WHEREAS, SUP#2018-005 requests a permit for a structure in excess of 50 feet in height;

WHEREAS, the permit is only applicable for a Hotel Facility;

WHEREAS, the permit is void for a Assisted Living Facility in excess of 50 feet in height;

WHERAS, The Planning Commission and Town Council held a Joint Public Hearing on May 21, 2018 and received comments from the public with regard to the Special Use Permit Application;

NOW, THERFORE, BE IT RESOLVED by the Town Council for the Town of Haymarket, Virginia, meeting in regular session this 4th day of September 2018, that the Special Use Permit, SUP#2018-005 is approved.

By Order of Council:

David Leake, Mayor

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Shelley Kozlowski, Clerk of Council



RESOLUTION #2018-012

RESOLUTION TO APPROVE SPECIAL USE PERMIT SUP#2018-007 FOR A BANK WITH A DRIVE-IN AT THE LOCATION ON THE GENERALIZED DEVELOMENT PLAN

WHEREAS, The Town of Haymarket approved the Special Use Permit SUP#2018-007 at the September 4, 2018 Town Council Meeting;

WHERAS, The Planning Commission and Town Council held a Joint Public Hearing on May 21, 2018 and received comments from the public with regard to the Special Use Permit Application;

NOW, THERFORE, BE IT RESOLVED by the Town Council for the Town of Haymarket, Virginia, meeting in regular session this 4th day of September 2018, that the Special Use Permit, SUP#2018-007 for a Bank with a Drive-In at the Location in accordance with the GDP is approved.

By Order of Council:

David Leake, Mayor

Shelley Kozlowski, Clerk of Council



RESOLUTION #2018-014

RESOLUTION TO APPROVE SPECIAL USE PERMIT SUP#2018-003 FOR A RESTAURANT WITH A DRIVE-IN AT THE CENTRAL RESTAURANT LOCATION ON THE GENERALIZED DEVELOMENT PLAN

WHEREAS, The Town of Haymarket approved the Special Use Permit SUP#2018-003 at the September 4, 2018 Town Council Meeting;

WHEREAS, The Town Council approved the Special Use Permit with the following conditions; the store-front of the restaurant shall face Washington Street, all four sides of the restaurant shall be finished to a standard to present aesthetically pleasing facades on all sides, development shall be in general conformance with the GDP including sidewalks along both sides of main roadway, and restaurant with drive-in shall have a minimum patio size of 150 square feet;

WHEREAS, The Planning Commission and Town Council held a Joint Public Hearing on May 21, 2018 and received comments from the public with regard to the Special Use Permit Application;

NOW, THERFORE, BE IT RESOLVED by the Town Council for the Town of Haymarket, Virginia, meeting in regular session this 4th day of September 2018, that the Special Use Permit, SUP#2018-003 for a Restaurant with a Drive-In at the Central Restaurant Location in accordance with the GDP is approved.

By Order of Council:

David Leake Mayor

Date: 11-20-18

Shelley Kozlowski, Clerk of Council

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RESOLUTION #2018-015

RESOLUTION TO APPROVE SPECIAL USE PERMIT SUP#2018-004 FOR A RESTAURANT WITH A DRIVE-IN AT THE EASTERN RESTAURANT LOCATION ON THE GENERALIZED DEVELOMENT PLAN

WHEREAS, The Town of Haymarket approved the Special Use Permit SUP#2018-004 at the September 4, 2018 Town Council Meeting;

WHEREAS, The Town Council approved the Special Use Permit with the following conditions; the store-front of the restaurant shall face Washington Street, all four sides of the restaurant shall be finished to a standard to present aesthetically pleasing facades on all sides, development shall be in general conformance with the GDP including sidewalks along both sides of main roadway, and restaurant with drive-in shall have a minimum patio size of 150 square feet;

WHEREAS, The Planning Commission and Town Council held a Joint Public Hearing on May 21, 2018 and received comments from the public with regard to the Special Use Permit Application;

NOW, THERFORE, BE IT RESOLVED by the Town Council for the Town of Haymarket, Virginia, meeting in regular session this 4th day of September 2018, that the Special Use Permit, SUP#2018-004 for a Restaurant with a Drive-In at the Eastern Restaurant Location in accordance with the GDP is approved.

By Order of Council:

David Leake, Mayor Date: 11-20-18

Shelley Kozlowski, Clerk of Council

Attachment: Appendix A, GDP Restaurant (4933 : Crossroads Village Center SUP 2021-001 Restaurant W/Drive Thru)



TECHNICAL MEMORANDUM

- To: Emily Lockhart
- Cc: Don Wooden Brian Prater
- From: Steven Matthew Dauterman, EIT, RSP1 Niraja Chandrapu, PE, PTOE Chad Baird
- Date: November 13, 2020

Subject: Crossroads Village Center – Trip Generation Comparison

Introduction

This memorandum presents the finding of a trip generation comparison assessment conducted for the Crossroads Village Center development within the Town of Haymarket, Virginia. The assessment was conducted to evaluate a proposed change in the forecasted trip generation for the site by comparing the Application's original development program under REZ 2018-0004 with a modified development program that is under consideration.

Town of Haymarket

Meiadon Management Partners Walsh, Colucci, Lubeley & Walsh

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Gorove Slade Associates

As illustrated in this memorandum, the change in trip generation association with the modified development program proposed is anticipated to either decrease peak hour trips or have a negligible impact on the surrounding road network. Therefore, the findings and conclusions of the approved traffic impact study (TIS) that was conducted for REZ 2018-0004, (titled *Traffic Impact Study – Crossroads Village Center* and last revised on June 7, 2018) would overall remain valid.

Modification of Development Program

The Crossroads Village Center development is primarily situated north of Washington Street (Route 55), south of Interstate 66, east of James Madison Highway (Route 15), and west of Fayette Street (Route 1301).

Previously under REZ 2018-0004, the proposed development was anticipated to consist of approximately 79 townhomes, 32.227 kSF of general retail space, a 110-room hotel, a 10 kSF daycare facility, 8 kSF of fast-food with drive-thru uses, and a 3,500 kSF drive-in bank. Given changes in market conditions and interested future users for the site, ultimately development program of the site has been refined and now includes: 79 townhomes, 78 two-over-two's, 11.899 kSF of general retail space, a 31 kSF supermarket, 5.832 kSF of fast-food with drive-thru uses, and a 2.38 kSF drive-thru coffee and donut shop.

Trip Generation Comparison

In order to calculate the trips generated by the development and compare the two development programs, the Institute of Transportation Engineers' (ITE) <u>Trip Generation Manual</u> (10th Edition) publication was used to determine the trips going into and out of the development during the weekday morning (AM), weekday afternoon (PM), and Saturday midday (SAT) peak hours, as well as, the typical number of weekday daily trips associated with the site.

Table 1 illustrates the trip generation for the original development program approved under the REZ 2018-0004 application; Table 2 illustrates the trip generation for the development program that is currently being considered. A comparison of the development programs is illustrated in Table 3. Of note, for the purposes of this assessment, both Table 1 and Table 2 include reductions due to internal trip captures between the residential and non-residential uses and pass-by trips (consistent with the approved TIS) in order to assess the net change in external trips that would be anticipated on the future road network.

Table 1: Site Trip Generation – Approved Development Program

Crossroads Village Center – Trip Generation Comparison November 13, 2020

					w	ookd		<u> </u>			Noek	
Approved Land Use (used in the approved TIA)	ITE Code	Size		AM Peak	Hour	P	M Peak	Hour	Dally	Salu	rday Pna	ік Нош
			In	Out	Tolal	to	Ou	Total	Totai	hn_	Out	Total
Residential Uses						-						
Multifamily Housing (Low-Rise)	220	79 DU	9	29	38	30	18	48	556	26	26	52
Subtotal Residential without Reductions		Summer of the local data of the	9	29	38	30	18	48	556	26	26	52
Non-Residential Uses								- 10.0 -				
Shopping Center	620	32.227 kSF of GLA	104	64	168	113	123	236	2,784	132	122	254
Hotel	310	110 Rooms	30	20	50	29	27	56	615	45	35	80
Davcare	565	10 000 kSF of GFA	58	52	110	52	59	111	476	11	-6	17
Fast-Food Restaurant with Drive-Thru Window	934	5 GCC KSF of GFA	164	158	322	136	125	261	3,768	224	215	439
Drive-In Bank	912	3 000 kSF of GFA	19	14	33	36	36	72	407	47	45	92
Sublotal Hon-Residential without Reductions	100 1 100 100 100 100 100 100 100 100 1		375	307	682	366	371	737	8,250	459	423	882
Internal Capture (15% Residential to Commercial)	- Constants	a second second	-2	- 4	-6	- 4	3	A	-83	-	- 4	-8
Pass-By (24%AM, 34% PM, 24% dally, and 26% Saturday)		-25	-15	-40	-38	-42	-80	-608	34	-32	-66	
Subtotal with Reductions	Contraction of the local division of the loc		357	317	674	354	344	698	8,055	447	413	860

Table 2: Site Trip Generation – Proposed Development Program

					W	leekd	ay –	-		- 1	Nook	pnd
Proposed Land Use (Current Plan)	ITE Code	Sizo	AM Pelik Hour		Hour	р	M Poak	Hour	Datly	Saturday Peak Rour		
			In	Out	Total	In	Oul	Total	Tolal	In	Out	Total
Residential Uses	273 (61)	151 phant	1000		1216-							
Multifamily Housing (Low-Rise)	220	79 DU	9	29	38	30	18	48	556	26	26	52
Mullifamily Housing (Mid-Rise)	221	78 DU	7	20	27	21	14	35	423	19	20	39
Subtotal Realdential without Reductions	1		16	49	65	51	32	83	979	45	46	.91
Non-Residential Uses												
Shopping Center	820	11.899 kSF of GLA	98	60	158	54	58	112	1,414	60	55	115
Supermarket	850	31 kBF of GFA	71	47	118	166	160	326	3,410	201	194	395
Fast-Food Restaurant with Drive-Thru Window	934	5 SEE kSF of GFA	119	115	234	99	92	191	2,747	163	157	320
Coffee/Donut Shop with Drive-Thru Window*	937	2 180 KSF of GFA	108	104	212	52	51	103	1,953	98	97	195
Subtotal Non-Residential without Reductions			396	326	722	371	361	732	9,524	522	503	1,025
Internal Capture (15% Residential to Commercial)	the state of the state		2	17	-11	-8	-5	-12	-147	2	7	-14
Pass By (24%AM, 34% PM, 24% dally, and 26% Saturday)		-41	-26	-66	-75	-74	-149	-1,158	-68	-65	-133	
Subtotal with Reductions			360	313	672	310	295	606	8,642	468	451	918

Table 3: Comparison of Development Programs

					— W	e e k d	ay -			-	Week	and –
Approved Proposed	ITE Code	Size		AM Peak	Hour	P.	M Peak	Hour	Daily	Salu	Saturday Peak Hour	
			-In	Out	Total	ln	Out	Total	Total	In	Out	Tolal
Proposed	and the second		360	313	672	310	296	606	8,642	466	451	918
Approved			357	317	674	354	344	698	8,055	447	413	860
Difference (Proposed - Approved)			3	4	2	-44	-48	-92	587	19	38	58

Based on the <u>Trip Generation Manual</u>, the revised development program that is currently under consideration is anticipated to generate approximately 2 fewer trips (no real difference) during AM peak hour, 92 fewer trips (1-2 less trips per minute) during the critical PM peak hour, 58 additional trips (1 new trip per minute) during the less critical SAT peak hour, and 587 additional weekday trips (that would be spread out through the off-peak hours), as compared to the approved program.

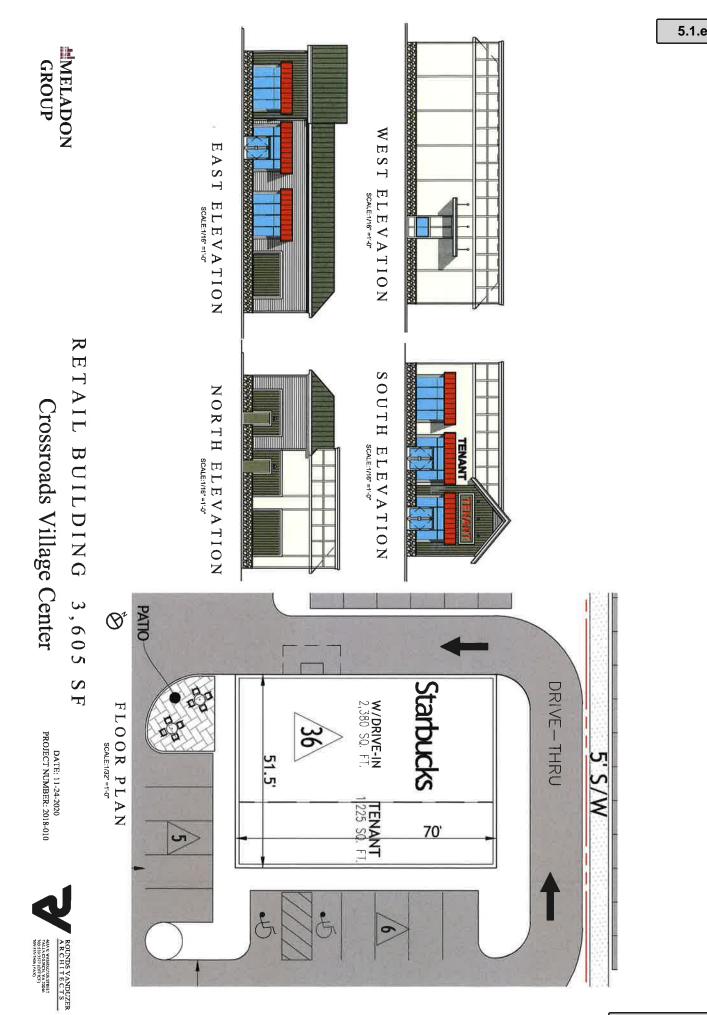
Given the changes in the anticipated development trips, the future road network (as depicted in the approved traffic study) will continue to operate similar or better than reported in the approved traffic impact study. Thus, the findings and conclusions of the approved traffic impact study (TIS) that was conducted for REZ 2018-0004 would overall remain valid.

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Page 2

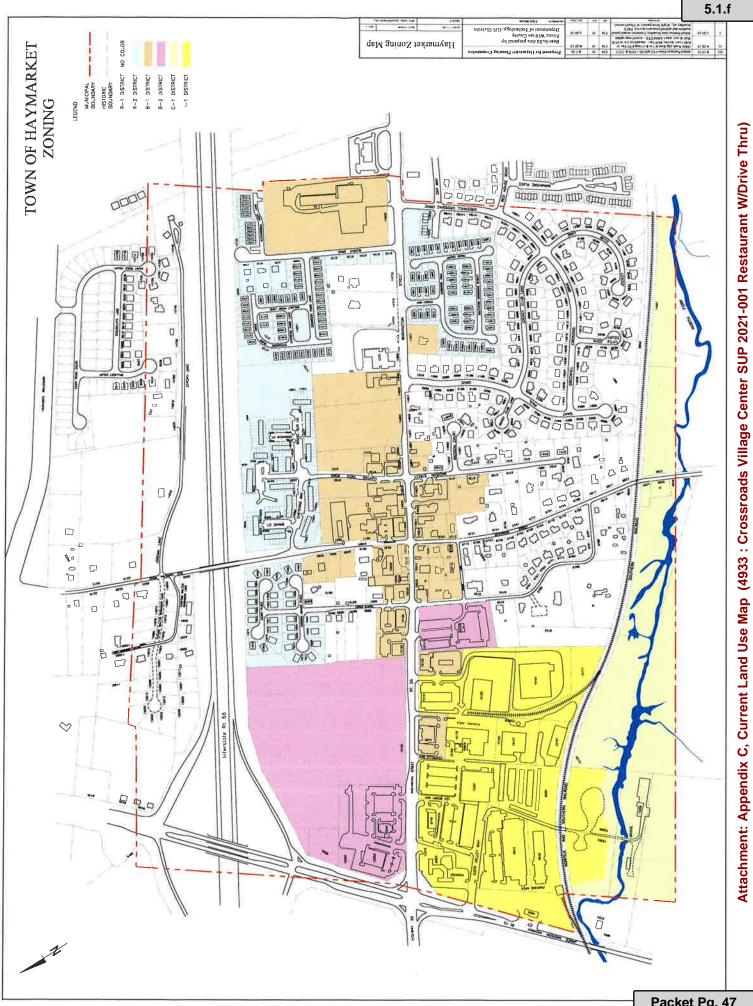






Attachment: Appendix A, GDP Restaurant (4933 : Crossroads Village Center SUP 2021-001 Restaurant W/Drive Thru)





Packet Pg. 47

4 County Complex Court Woodbridge, VA 22192

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



January 8, 2021

Phone (703) 335-7900

www.pwcsa.org

MEMORANDUM

- To: Emily Lockhart Town Planner/Zoning Administrator Town of Haymarket
- From: David L. Guerra, P.E. Planning Manager Prince William County Service Authority



Re: Special Use Permit, Crossroads Village Center (Drive-Thru Restaurant)

GPIN (s): 7298-81-2707 (part) & 7298-71-7053

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. The applicant shall install a county approved, adequately sized backflow prevention device 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.

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- 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. The Service Authority has proposed 12-inch water mains associated with the Crossroads Village Center final site plan (#SA2018-0337) in the proposed Turner Hill Road and Schiro Lane. Water service is contingent upon the installation of these mains by the developer. All connections to the public water system shall be in accordance with the Service Authority's USM requirements and restrictions.
- 9. The Service Authority has an existing 8-inch gravity sewer main located onsite near Washington Street. All connections to the public sewer system shall be in accordance with the Service Authority's USM requirements and restrictions.
- 10. Depending on the final configuration of any proposed 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 new on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents. The design shall 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.

Emily Lockhart

From:	Konow, Rebecca <rebecca.konow@deq.virginia.gov></rebecca.konow@deq.virginia.gov>
Sent:	Monday, December 28, 2020 8:10 AM
То:	Emily Lockhart
Cc:	Matt Caudle; Ken Luersen; Bob Weir; Chris Coon; Kimberly Henry
Subject:	Re: Courtesy One Mile Review for Town of Haymarket SUP Packages
Attachments:	NRO-18-267_2019-05-06_Crossroads_AprvlLttr.pdf

Good morning Emily,

Unfortunately, the DEQ SWM Program does not provide review of Special Use Permits. However, a brief review of our records indicated the SW plans associated with this project were previously reviewed and approved by the DEQ. The attached approval letter indicates the site specific plan that was reviewed and approved. If changes are made that affect this stormwater management plan then a modification of this plan should be submitted to the DEQ for review and approval. As always, please let me know if you have any questions.

Respectfully,

Rebecca Konow Stormwater & Virginia Water Protection Compliance Specialist Department of Environmental Quality Northern Regional Office 13901 Crown Court, Woodbridge, VA 22193 (703) 583-3979

On Tue, Dec 8, 2020 at 2:04 PM Emily Lockhart <<u>elockhart@townofhaymarket.org</u>> wrote: Good Afternoon,

I am reaching out to share two upcoming Special Use Permit applications for the Town of Haymarket. Attached you will find the application materials submitted by Meladon, for the Crossroads Village Center, located in the Town of Haymarket. The applicant is requesting a SUP for a Starbucks Drive Thru restaurant and a SUP for a two-over-two housing development in the Northeastern most corner of the development.

We kindly request your agency review and comment. Please submit all comments no later than January 8, 2021. If you have any questions please let me know.

Thank you kindly, Emily

Emily K. Lockhart Town Planner/Zoning Administrator Town of Haymarket



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

Matthew J. Strickler Secretary of Natural Resources NORTHERN REGIONAL OFFICE 13901 Crown Court, Woodbridge, Virginia 22193 (703) 583-3800 Fax (703) 583-3821 www.deq.virginia.gov

David K. Paylor Director

Thomas A. Faha Regional Director

May 6, 2019

Igor Levine Haymarket Development #1, LLC. 4080 Lafayette Center Drive, Suite 265 Chantilly, Virginia 20151

Transmitted Via Email: (ilevine@meladon.com)

Re: Crossroads Village Center Town of Haymarket, Virginia DEQ SWM #: NRO-18-267 Stormwater Management Plan Approval

Dear Mr. Levine:

The Department of Environmental Quality (DEQ) has reviewed the revised Stormwater Management Plan (Plan) received March 19, 2019 in accordance with the Virginia Stormwater Management Act and the Virginia Stormwater Management Program (VSMP) Regulations. The Plan dated November 20, 2018 with latest signed seal date of March 3, 2019 is hereby approved and a copy is enclosed. No changes may be made to the approved Plan without obtaining prior approval from DEQ. Additionally, approval of the ESC and SWM Plan does not relieve the operator of complying with all other federal, state, or local laws and regulations.

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days from the date you received this decision within which to appeal this decision by filing a notice of appeal in accordance with the Rules of the Supreme Court of Virginia with the Director, Virginia Department of Environmental Quality.

If not already provided, at your earliest convenience, please submit one digital copy (PDF preferred) of the approved Plan and accompanying specifications to DEQ at the following address:

Department of Environmental Quality Northern Regional Office May 6, 2019 DEQ Plan #: NRO-18-267 Page 2 of 2

> Attn: Stormwater Plan Review 13901 Crown Court Woodbridge, Virginia 22193

It is the responsibility of the owner and/or operator to ensure that the project is constructed in accordance with the approved Plan and accompanying specifications. Upon completion of the project, the owner and/or operator will be required to submit a construction record drawing for all permanent stormwater management facilities (i.e., post-development best management practices) constructed in accordance with the approved Plan.

Prior to the commencement of construction, all land-disturbing activities equal to or greater than one acre, or less than one acre and part of a larger common plan of development or sale, must register for coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities (VAR10). If not already submitted, a copy of the General Permit registration statement can be obtained from DEQ's website at the following location:

https://www.deq.virginia.gov/Programs/Water/StormwaterManagement/VSMPPermits/Construct ionGeneralPermit.aspx

DEQ acknowledges the receipt of the draft Stormwater Management Inspection & Maintenance Agreement for this project. Comments on this agreement will be provided under separate cover. Please note that the recordation of this agreement in the local land records will be required prior to submitting a Notice of Termination under the General Permit.

Please contact Margaret Dannemann at Margaret.Dannemann@deq.virginia.gov or (703) 583-3892 if you have any questions about this letter.

Respectfully,

M. Beaslus hisha

Trisha Beasley, Manager () Regional VWPP/Stormwater Program

Cc: Larry Gavan, DEQ-CO Kelly Vanover, DEQ-NRO Manager Linda Unkefer, Ross - France Jody Greene, Wetland Studies and Solutions, Inc. Katie McDaniel, Town of Haymarket Contact DEQ CGP Permitting staff

Enclosure

Emily Lockhart

From:	Donohoe, Stephen L. <sdonohoe@pwcgov.org></sdonohoe@pwcgov.org>
Sent:	Thursday, January 7, 2021 5:13 PM
То:	Emily Lockhart
Cc:	Scullin, Elizabeth D.; Agrawal, Parag
Subject:	FW: Courtesy One Mile Review for Town of Haymarket SUP Packages

Hello Emily,

Thank you for the opportunity to review these projects. The Prince William County Planning Office has no objection to their approval. Below is the response from PWDOT as well. Good luck with this project. Thanks, Steve

Stephen L. Donohoe, AICP

Deputy Planning Director Planning Office Prince William County Government 5 County Complex Court Prince William, VA 22192 (703) 792-5282 office (703) 792-4401 fax sdonohoe@pwcgov.org

From: Scullin, Elizabeth D. <EScullin@pwcgov.org>
Sent: Tuesday, December 22, 2020 9:36 AM
To: Donohoe, Stephen L. <sdonohoe@pwcgov.org>; Daus, Meika <MDaus@pwcgov.org>; McGettigan, David <dmcgettigan@pwcgov.org>
Subject: RE: Courtesy One Mile Review for Town of Haymarket SUP Packages

Good morning Steve,

I reviewed the statement of justification and the Gorove Slade Technical Memorandum (11-13-2020) and have no objection to the proposed uses given that they generate significant less trips than the approved uses.

Do I need to file these comments somewhere or is this email sufficient?

Thanks.

E

From: Donohoe, Stephen L. <<u>sdonohoe@pwcgov.org</u>>
Sent: Wednesday, December 16, 2020 6:33 PM
To: Scullin, Elizabeth D. <<u>EScullin@pwcgov.org</u>>; Daus, Meika <<u>MDaus@pwcgov.org</u>>; McGettigan, David
<<u>dmcgettigan@pwcgov.org</u>>
Subject: FW: Courtesy One Mile Review for Town of Haymarket SUP Packages

Please see the attached projects within the Town of Haymarket. Thanks, Steve

From: Emily Lockhart <<u>elockhart@townofhaymarket.org</u>>

Sent: Tuesday, December 8, 2020 2:04 PM

To: Donohoe, Stephen L. <<u>sdonohoe@pwcgov.org</u>>; Joshi, Hiren <<u>hiren.joshi@vdot.virginia.gov</u>>; <u>beaversd@pwcs.edu</u>; Candland, Peter <<u>PCandland@pwcgov.org</u>>; undefined <<u>rebecca.konow@deq.virginia.gov</u>>; Samantha Kearney <<u>skearney@pwcsa.org</u>>

Cc: Matt Caudle <<u>mcaudle@townofhaymarket.org</u>>; Ken Luersen <<u>kluersen@townofhaymarket.org</u>>; Bob Weir <<u>bweir@townofhaymarket.org</u>>; Chris Coon <<u>CCoon@townofhaymarket.org</u>>; Kimberly Henry <<u>khenry@townofhaymarket.org</u>>

Subject: Courtesy One Mile Review for Town of Haymarket SUP Packages

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Good Afternoon,

I am reaching out to share two upcoming Special Use Permit applications for the Town of Haymarket. Attached you will find the application materials submitted by Meladon, for the Crossroads Village Center, located in the Town of Haymarket. The applicant is requesting a SUP for a Starbucks Drive Thru restaurant and a SUP for a two-over-two housing development in the Northeastern most corner of the development.

We kindly request your agency review and comment. Please submit all comments no later than January 8, 2021. If you have any questions please let me know.

Thank you kindly, Emily

Emily K. Lockhart Town Planner/Zoning Administrator Town of Haymarket 5.1.q

Proposed	We have applicati	ITEM DWG. No. No. ⁽¹⁾	PROJECT NAME: CROSSROADS VILLAGE CENTER	COUNTY NUMBER: HAYMARKET SUP- Restaurant with Drive In	VIRGI	5.1.g (null the the test of the test of the test of the test of test o
Proposed entrance for the restaurant w/drive in should provide a minimum 225' corner clearance as it may impact the operation of the entrance or private	We have completed our review of the subject SUP application and we provide the following comment.	COMMENTS	OADS VILLAGE CENTER	market SUP- je In	VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET	(4933 : Crossroads Village Center SUP 2021-001 Restaurant W/Drive Thru)
w/drive in ner clearance as ntrance or private	te subject SUP wing comment.		REVIEW PHASE & TYPE: 1ST REVIEW SUP	DEVELOPER/ENGINEER: J2 ENGINEERS	TRANSPORTATI .AND USE /IEW UTION SHEET	illage Center SUP 3
1		COMMENT CATEGORY	: 1 st REVIEW	: J2 Enginei	ON	ssroads V
		RESPONSE ⁽²⁾ DATE:	V SUP DISCIPLINE: PWC LAND USE	ERS REVIEWER(S): HIREN C JOSHI; P.E.	TIA - NOT REQUIRED	d Attachment: Appendix B, Outside Agency Comments (4933 : Cros
		FINAL DISPOSITION ⁽³⁾		DATE: 02-01-21	Comment Categories: 1. Requirement 2. Recommendation	L do L abed Attachment: Apper

1.02

GDP/ SUP

Trip Generation should be noted for the Restaurant W/Drive In at the entrance.

	 Indicate drawing no./page no. or use "G" for general comment. To be filled out by Applicant/Engineer. Date of Response is required. The VDOT reviewer is responsible for the final disposition of all comments.
REVISED SEPTEMBER, 2014	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.



Town Planner and Zoning Administrator

MEMORANDUM

TO: Planning Commission

FROM: Emily K. Lockhart

DATE: March 9, 2021

SUBJECT: UPDATED Staff Report for SUP#2021-002; Special Use Permit Application for 78 Residential Units located in the Crossroads Village Center Development

UPDATE:

The applicant, Haymarket Development #1 LLC, has provided updates for Special Use Permit #2021-002, for residential two-over-two units. The applicant has removed two of the units bringing the total down to 76 units. Other modifications to the plans include; an additional interconnection between parcels (allowing for entry/exit along the backside of Chickfila), a potential Tot Lot area, and driveways extended to full size for all residential units.

As the proposed Special Use Permit is presented currently, the Town Planner is not in support of the proposed use. The proposed dwelling units do not meet the intent of the Planned Interchange Park designation from the Comprehensive Plan or the intent of the Business Commercial Zoning District (B-2) and will deplete approximately 3.6 acres of commercial land base. Furthermore, the proposed development has triggered numerous concerns regarding the parking, the frontages, the proximity to the interchange and the student generation.

Application Summary and Background:

Applicant, Haymarket Development #1 LLC, has applied for a Special Use Permit for 78 residential units to be located at the Crossroads Village Center development, 15150 Washington Street and 6500 James Madison Highway. The proposed Special Use Permit would be for a specific style of housing called two-over-twos, or also referred to as stacked townhouses. The proposed use would occupy approximately 3.6909 acres in the north/western corner of the development along the I66 on ramp from Route 15, North.

5.2.a

The property in question has previously applied for a Rezoning and several Special Use Permits in 2018. In September of 2018, the Town Council passed a Resolution granting the Rezoning of 9.94 acres from a B-2 zoning to a R-2 zoning. In addition, several SUPs were granted by Resolution for the following; a hotel structure in excess of 50 feet, a drive through restaurant at the eastern most pad site, a drive through restaurant at the central pad site and a bank drive through. The applicant subsequently applied for a site plan and was granted approval (See Appendix, B for Site Plan). The approved development includes 79 townhouses in the north eastern most corner of the property on the 9.94 acres rezoned to R-2. The front portion of the development includes a variety of pad sites and previously approved special use permits, as mentioned above. At the time of the rezoning the applicant submitted a Traffic Impact Analysis for the proposed uses and rezoning. The traffic impact analysis previously submitted can be viewed at the Town Planner's Office.

The applicant has provided an Illustrative Generalized Development Plan (GDP) illustrating the proposed dwelling units, parking, buffers and general layout in relation to the development. (See Appendix, A for Illustrative GDP 2020)

As the current SUP Application for the 78 Dwelling Units is presented the Town Planner is not in support of the application. Please refer to the analysis below for a detailed description of the findings and the recommendation of denial.

Town of Haymarket Zoning Ordinance, Section 58 - 1.7 Special Uses Analysis;

Section 58-1.7, Special uses

- (1) The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.
- (2) The proposed use shall be in accordance with the general purpose and intent of the applicable *zoning district requirements.*
- (3) The proposed use shall not adversely affect the use or values of surrounding properties and structures.
- (4) The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.
- (5) Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
- (6) *Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.*

Town Planner Analysis -

(1) The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.

The Town's Comprehensive Plan designates the 3.6909 acres in question as Planned Interchange Park. The Planned Interchange Park designation is defined as *Business and commercial activities which generally depend on a trade area larger than the immediate neighborhood.* (*Comprehensive Plan, page 8*). As mentioned in the definition the activities occurring in this zoning district will rely on the greater Haymarket area for the customer base rather than the immediate neighborhood.

Furthermore, the Planned Interchange Park area was a concept proposed by Prince William County and endorsed in the 2008 Town Comprehensive Plan as follows; *The concept revolves around the idea that highway-oriented development needs to be planned as a whole. More than half of the 41 + acres in the Planned Interchange Park remain undeveloped. The key to the approach as developed by the Town Planning Commission is cluster development that includes a mix of commercial, office, professional and retail uses around common parking facilities. Vehicle access would be carefully designed and adequate landscaping and screening would be required to minimize potentially adverse impacts on surrounding land uses. Approximately 45 acres are designated for this land use which represents 12 percent of the total Town land area. With this concept and definition in mind, it becomes clear that the intent of the district is to encourage the mix of commercial (to include retail) and professional uses in the area that will benefit from the prominent location that is central to the greater Haymarket/Gainesville Area and a major travel route to and from adjoining counties.*

The proposed special use application for 78 resident dwelling units in the Planned Interchange Park is not in accordance with the Comprehensive Plan as it does not provide commercial and professional uses to support the greater area.

(2) The proposed use shall be in accordance with the general purpose and intent of the applicable *zoning district requirements.*

The proposed use is located in the B-2, Business Commercial Zoning District, as designated by purple shading on the Current Land Use Map (Appendix C). The intent of the Business Commercial district is as follows;

"ARTICLE XI. - BUSINESS COMMERCIAL DISTRICT B-2

Sec. 58-11.1 - Intent. The primary purpose of the business commercial district B-2 is to concentrate businesses in a coordinated manner and to provide for more intense commercial and industrial uses away from the Town center. Commercial uses located in this district, while traditionally being oriented to automobile traffic, are intended to have a sufficiently high standard in site layout, design and landscaping to minimize traffic congestion on accessory roadways and minimize the impact of the high volume of traffic at an interchange with adjacent land uses." (Town Zoning Ordinance, page 70).

The proposed 78 dwelling units do not provide concentrated businesses for more intense commercial and industrial uses in this area, rather the proposed use removes 3.69 acres from the undeveloped commercially zoned land base. The proposed units are not an appropriate use for this area as it further diminishes the Town's commercial land base and

5.2.a

future opportunities for commercial development. The land in question has been zoned B-2 and designated as Planned Interchange Park to allow the Town an area for higher intensity commercial and professional uses that would be supported by the major Route 15/I 66 interchange and greater Haymarket area. Providing uses in keeping with the intent would allow the Town the opportunity to grow the commercial tax base and diversify the commercial/professional/retail based businesses in the area.

(3) The proposed use shall not adversely affect the use or values of surrounding properties and structures.

Without the appropriate economic development studies, it is difficult to say that proposed use would or would not adversely affect the use or values of surrounding properties and structures. While the proposed use and the other approved improvements in the development would increase property values in the area and increase tax base, the long-term effect is unknown. (See below for additional concerns regarding the long term effects of the proposed use.)

(4) The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.

The proposed use shows no indication of adversely affecting the health, safety, or general welfare of the adjacent properties or surrounding residential communities. However, there is indication that the parking layout, single entry for the newly proposed use and the proximity to the major interchange may adversely affect the homeowners, should the use be approved. (See below for additional concerns regarding the long term effects and concerns of the proposed use.)

(5) Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The proposed use will be located in the northwestern most section of the development and will be accessed via the main boulevard as proposed in the GDP, Appendix A. The previously approved site plan, Appendix B, designated a main entry Boulevard (with a stop light) in which all pad sites, the pre-approved residential units and the proposed units would use for entry. Other right-in-only and right-out-only access points are located along Washington Street. These access points are intended for the commercial buildings/uses in that immediate area customers are accessing. If necessary, a user could enter these access points and navigate through the parking lots to gain access to the main boulevard and ultimately reach the proposed neighborhood. With the approved site plan in consideration, there is adequate concern that the main boulevard will become congested with the additional residential units and no secondary entrance/exit to the units. The congestion has the potential to push those residents through the parking lots to access other points of entry onto Washington Street. Interconnected parcels are encouraged with direct paths to and from uses, however without an interconnection the users would rely on "snaking" through parking lots to reach exit points, resulting in a potential hazardous environment for the commercial users.

While the proposed use will generate less vehicle trips per day, according to the Gorove Slade Report, there is valid concern regarding the lack of a second entry/exit point, hazardous conditions for commercial users with cut through traffic and congestion along the main boulevard. (See below for additional concerns regarding parking and vehicular traffic within the proposed neighborhood)

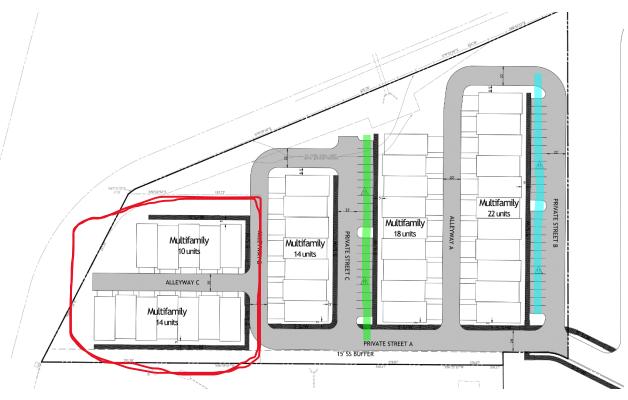
(6) Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.

Utilities, drainage, loading zones and other necessary facilities will be required at the site plan phase. Currently, Prince William County Service Authority has approved the previously submitted site plan for the appropriate water/sewer utilities. In the outside agency review phase PWCSA stated the new plan would be required to resubmit for any site plan amendments. Same statement was submitted for Department of Environmental Quality.

Parking -

The applicant has provided 179 parking spaces for the proposed 78 dwelling units. The Zoning Ordinance requires 2.25 parking spaces per d.u., inclusive of .25 parking space for guests. The required parking spaces for the proposed units are 176.

(78 d.u. X 2.25 parking spaces = 175.5, rounded to 176)



Despite the applicant providing the required 176 parking spaces there is concern from Staff regarding the parking layout.

The dwelling units circled in red on the image above will only have access to a single parking spot (in the one car garage) on their property. The driveways provided for these 24 units are deemed unusable as the length is less than the average car length. Based on the GDP image provided the driveways are estimated to be less than 10 feet long. In addition, there is no opportunity for on street parking for these residents in alleyway C. Rather they will need to park in private street C (Green) or private street B (Blue) and walk to their homes. Without clearly designated spaces for the 24 homes, Staff is concerned that these residents will be at a disadvantage when it comes to locating parking for themselves and any guests. If the developer were to designate the appropriate parking for these 24 units, that would require 24 of the 47 surface spaces to be designated. All 24 spaces cannot be accounted for in private street C, thus several homeowners would be required to park in private street B. If the appropriate spaces were assigned to the homeowners in those 24 units, that would leave 23 spaces for guest parking, this is 3 more than the required. However, the general layout of the parking schematic does not appear to benefit the homeowners or their guest if they are located in the 24 units to the far left.

Other Concerns

The developer has not provided any site amenities for the proposed 78 units. Thus, one could argue the homeowners will utilize the amenities within the townhouse development without restriction. Will residential amenities be provided for the two-over-two units? If so, where?

The proposed dwelling units will be situated in the curvature of the Route 15/Interstate 66 ramp. There is significant concern regarding the proximity of the proposed units to the roadway with little to no buffer or noise mitigation. The applicant should be prepared to discuss options for noise mitigation and the proximity to roadway.

No elevations of the two-over-two units provided

The 14-home stick closest to the CVS building will front the rear of the CVS. The 10-home stick directly north of the 14-home stick will front the on ramp to I66.

Will the proposed development have a Homeowner's Association? Who will maintain the common space?

Updated traffic statement provided to state that the traffic volumes will decrease from the potential B-2 uses that could be developed.

No environmental analysis or stormwater calculations provided.

Student Generation estimated to be 26 students per the Report provided by Prince William County School Board Impact Statement, dated January 8, 2021.

Outside Agency Comments provided in Appendix D

General Development Plan Comments:

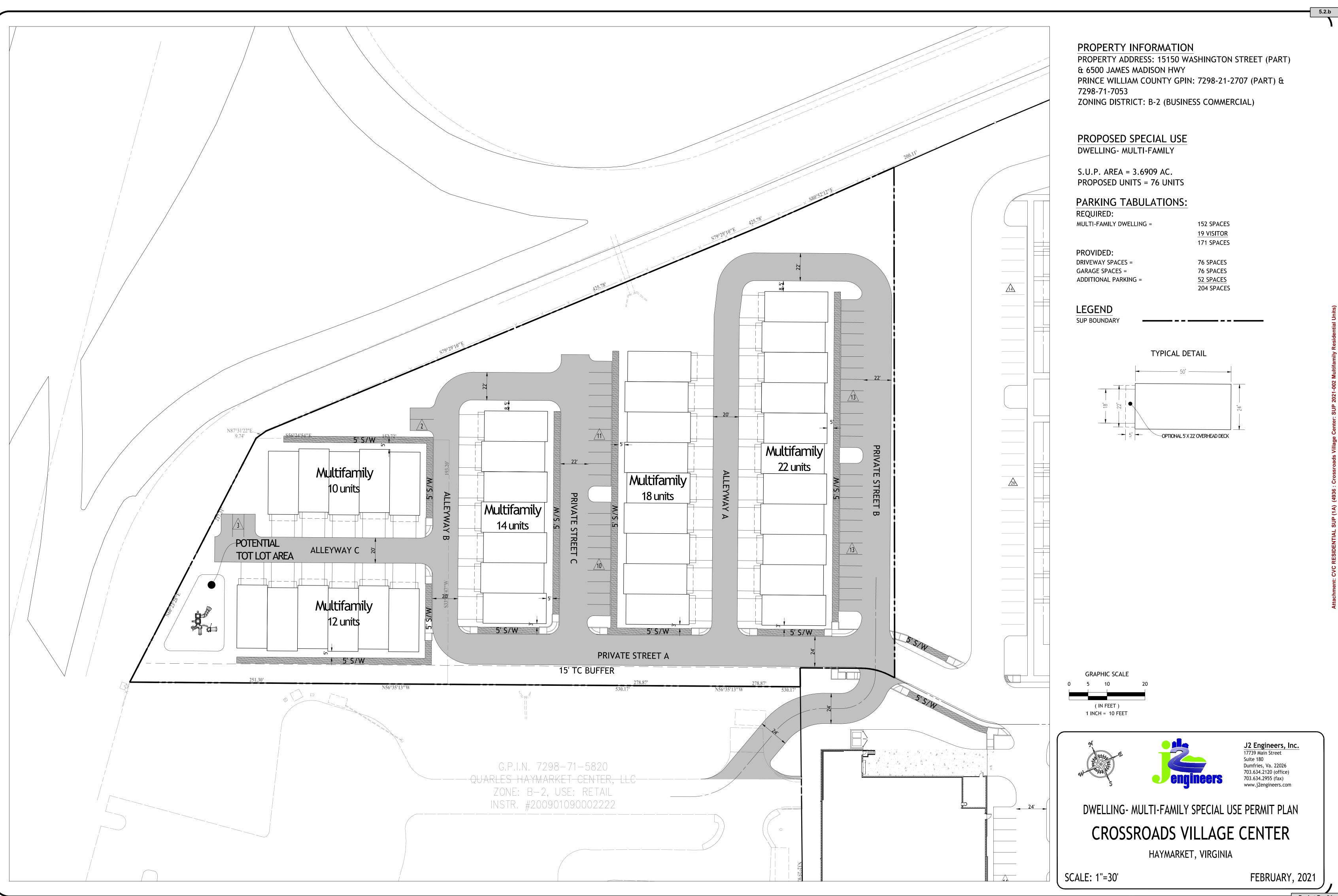
- Existing Conditions not provided on the GDP. (Existing Conditions undeveloped raw land)
- No Physical Scale on the GDP only notation of scale.
- Parking
 - Tabulation should be reviewed, parking spaces provided are not accurately notated in tabulation.
 - Will parking spaces be designated for the dwelling units that do not have adequate space in the driveway to park?
 - Will visitor parking spaces be designated?
- Buffer Dimensions not clearly notated.
 - One buffer labeled as 15' SS Buffer The required buffer between the R-2 proposed land use and the adjoining use, B-2 is a 20' Transparent Screening Buffer
 - Buffer between the proposed units and the VDOT right of way, appear minimal.
 Sizes and setbacks should be notated.
- Conditions of Approval
 - 0 No conditions of approval provided by the Applicant

 No additional proffers or conditions of approval provided or considered for Schools, Fire Department, Public Safety, Transportation

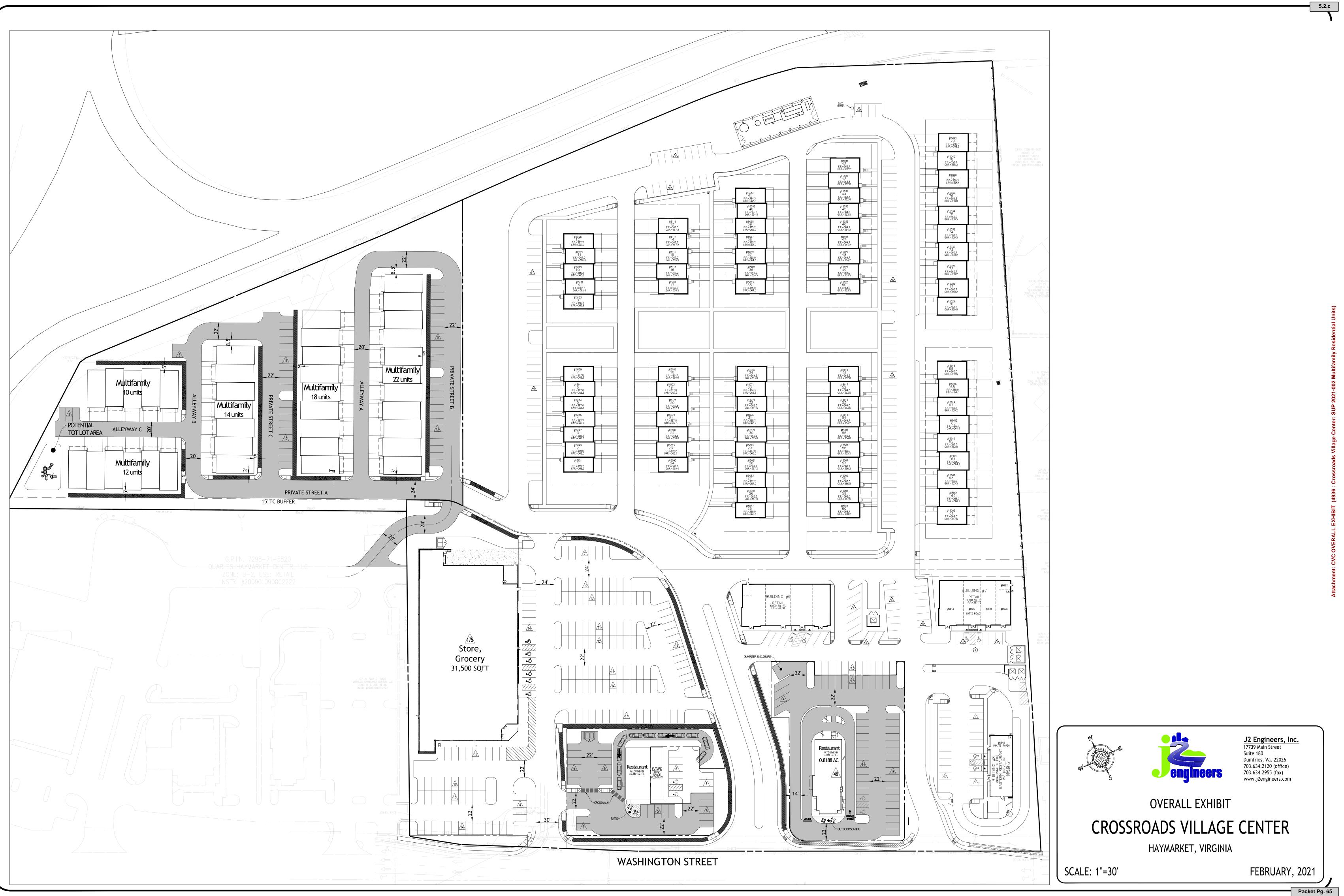
Planner Recommendation:

As the proposed Special Use Permit is presented currently, the Town Planner is not in support of the proposed use. The proposed dwelling units do not meet the intent of the Planned Interchange Park designation from the Comprehensive Plan or the intent of the Business Commercial Zoning District (B-2). Furthermore, the proposed development has triggered numerous concerns regarding the parking, the frontages, the proximity to the interchange, the change in traffic patterns, the lack of a second entry/exit point, and the student generation.

It is the Town Planner's recommendation that the Planning Commission hold the public hearing to hear Citizen Comments and discuss the Planner's concerns and citizen concerns with the applicant.



Packet Pg. 64





Town of Haymarket 15000 Washington Street, #100 Haymarket, VA 20169 703-753-2600

Kathryn M. McDaniel, P.E. Town Engineer

MEMORANDUM

TO:	Emily Lockhart, Town Planner and Zoning Administrator
	Chris Coon, Business Manager
FROM:	Katie McDaniel, Town Engineer
DATE:	January 29, 2021
SUBJECT:	Karter School Final Site Plan Engineering Review Comments

Per your request, I have reviewed the second submission of the Karter School Final Site Plan. I used the first submission comment response letter dated December 11, 2020, the Haymarket Zoning and Subdivision Ordinance, Site Plan Checklist and Town Code in order to review this site plan. The plan has been disapproved until the following comments are addressed.

Comment	Reference	Comment
1.	58-2.4.3.d	Comment not fully addressed. Label present owner, zoning, GPIN, and use of the subject parcel and all contiguous or abutting properties, including the Robinson Village property. Zoning for each parcel should reflect the specific districts assigned by the Town. Provide plan name and number for adjacent Robinson Village project.
2.	58-2.4.3.f.1 58-2.4.3.i	 Provide updated existing conditions plan sheet to address the following comments: Ensure all existing easements are labeled. The existing easement outside of the 10' utility/temporary construction easement along Hunting Path Road on the existing conditions plan is not identified.
4.	58-2.4.3.n	Provide sight distance at proposed site entrance/exit onto Karter Robinson Drive.
6.	58-2.4.3.v	The land cover map on C9.1 does not appear to account for the parking areas along Karter Robinson Drive. Provide narrative and computations to demonstrate that site land cover is in conformance with BMP assumptions for the site on Robinson Village plan for verification of water quality and quantity requirements.
7.	58-2.4.3.u	Verify all drainage info is consistent between comps and plan. Areas, C factors and Qs do not appear to match for turf areas #1 and #2 between comps and ESC Phase 2 plan. HGL comps for structure 2 appear incomplete.

8.	58-2.4.3.w	Curb ramps appear to meet accessibility requirements but could not be verified. Recommend including more detailed grading and spot shots on curb ramps to ensure they are constructed correctly to meet accessibility requirements.
9.	58-2.4.3.y	Update Erosion & Sediment Control Standard Note 8 on sheet C1.2 to refer to the Town of Haymarket Zoning and Subdivision Ordinance rather than the Design and Construction Standards Manual.
11.	58-2.4.3.y	 How will construction entrance be accessed? Provide break in SF in Phase 1 to allow access from Washington Street, if that is the design intent. Clarify how construction traffic will be required to use construction entrance in Phase 2 if they are using the permanent site entrance. Ensure SF along eastern side of site is far enough away from proposed storm sewer to allow installation. Elevations on sediment trap typical detail do not match plan view and bottom of wet storage is not 60'x40'. Verify volumes provided and update typical detail, including dry storage volume provided.
12.	58-17.11	Provide a description and justification for the requested buffer modifications. Buffers for Karter School are not specifically identified in the SUP.
13.	58-17.14.b	Street trees are required to have a caliper of 3" and be 12'-15' in height. Planting schedule specifies 2.5"-3". Update specifications to ensure trees meet the minimum 3" caliper and height requirements. Quantities of Red Twig Dogwood and Japanese Holly do not match between landscape plan and planting schedule. Please update.
14.	58-18.10.b	Photometric plan should include a narrative outlining specifications and responsible parties for operation and maintenance. Include a narrative referencing the comprehensive development plans that indicate operation and maintenance responsibility.

Please let me know if you have any additional questions regarding these comments. I can be reached at <u>kmcdaniel@townofhaymarket.org</u>.