



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ AGENDA ~

Shelley M. Kozlowski, Clerk of Council  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Wednesday, June 6, 2018

7:00 PM

Council Chambers

### **I. Call to Order**

### **II. Pledge of Allegiance**

### **III. Minutes Approval**

1. Planning Commission - Regular Meeting - May 17, 2018 7:00 PM

### **IV. Citizens' Time**

### **V. Public Hearing - SUP#2018-008, St. Michael's Academy, 6735 Fayette Street**

1. SUP#2018-008, St. Michael's Academy Public Notice

### **VI. Agenda Item**

1. SUP#2018-008, St. Michael's Academy
2. St. Michael's Academy Staff Report
3. Crossroads Village Center

### **VII. New Business**

### **VIII. Old Business**

### **IX. Town Planner Update**

### **X. Town Council Update**

### **XI. Architectural Review Board Update**

### **XII. Adjournment**



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ MINUTES ~

Shelley M. Kozlowski, Clerk of Council  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Thursday, May 17, 2018

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, commencing at 7:00 PM.

Chairman Matt Caudle called the meeting to order.

### I. Call to Order

Chairman Matt Caudle: Present, Commissioner James Carroll: Present, Commissioner Maureen Carroll: Present, Commissioner Cathy Pasanello: Present, Commissioner Madhusudan Panthi: Present, Councilman Steve Shannon: Absent.

### II. Pledge of Allegiance

### III. Minutes Approval

- 1. Planning Commission - Regular Meeting - Jan 3, 2018 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	James Carroll, Commissioner
<b>SECONDER:</b>	Madhusudan Panthi, Commissioner
<b>AYES:</b>	Caudle, Carroll, Carroll, Pasanello, Panthi
<b>ABSENT:</b>	Steve Shannon

### IV. Citizens' Time

Bob Weir, 6853 St. Paul Drive, addresses the Commission. He shares concerns with the timing of the Crossroads Village Center Public Hearing. He states that he feels that this is being rushed. He shares concerns regarding traffic impact, county schools overcrowding, building heights and proffers.

Paula King, 6934 Little John Court, speaks to the Commission. She also shares concerns about this new proposed development. She states that this development does not fit in a "walking town". She also is concerned with the increased traffic.

### V. New Business

#### 1. Comprehensive Plan Work Session

Town Planner, Emily Lockhart, reminds the Commission that it is time to update the Town's Comprehensive Plan. She states that she would like to schedule a work session. A work session date is set for June 18th at 7 PM.

#### 2. Crossroads Village Center Discussion

Ms. Lockhart notes that the motion in their Commission packets is not intended for tonight. She further states that it is for the public hearing on Monday night.

Ms. Lockhart highlights her presentation including location and acreage of the parcel, B-2 Business Commercial By-Right Uses and B-2 Commercial District Special Permit Uses along with surrounding Land Uses, the Comprehensive Plan's Planned Interchange Park, Planning Commission Purview for SUPs and Rezoning for proposed townhomes. She discusses issues with traffic, impact on the schools and building heights. She shares the various proffers offered in the application including parks and recreation, public safety, town administration, road and sidewalk improvements as well as school and fire and rescue. Ms. Lockhart compares the current B-2 Development proposal with an alternate B-2 development. This presentation is available for review at the Planning Office at Town Hall.

Minutes Acceptance: Minutes of May 17, 2018 7:00 PM (Minutes Approval)

Discussion ensues amongst the Commissioner's and Town Planner concerning feeling rushed with the application, inadequate information, the impact on schools and traffic, types of businesses and the various phasing of the project.

Ms. Lockhart reiterates that she is available by phone, email, or in her office with any and all questions the Commissioners may have concerning this project.

Chairman Caudle reminds the Commission about the upcoming Planning and Town Council public hearing on Monday, May 21st. Ms. Lockhart clarifies that the applicant and traffic engineer will be at the meeting with any questions the Commission might have.

### VI. Old Business

### VII. Town Planner Update

Ms. Lockhart states that there will be a public hearing at the June 6th meeting concerning St. Michael's Academy. On Fayette Street, there is an applicant looking to purchase the land behind Town Hall to build 3 single family homes. She also states that the Haymarket Diner is working on an application to pave the parking lot for possibly the June 6th Planning Commission meeting. She further reports that the Town is moving ahead with the Pedestrian Improvement project on Jefferson Street. She concludes by stating Eagle Scout, Alexander Kelly and his boy scout troop completed the community garden at the park.

Ms. Lockhart brings to the attention of the Commission that the July regular meeting falls on July 4th, a national holiday. After discussion, the Commission decides to move the meeting to Monday, July 9th at 7 PM.

Chairman Caudle asks Ms. Lockhart about the orange bands around some of the trees in the Town Park. She states that the Town hired an arborist to tag all of the trees that need to come down either because of disease or no longer structurally sound. She adds that she believes the Town is accepting bids to have them taken down.

Ms. Lockhart concludes her Town Planner update stating that she has sent letters to the owners of blighted properties in Haymarket concerning the condition of their properties.

### VIII. Town Council Update

### IX. Architectural Review Board Update

Ms. Lockhart states that the applicants for the house on Jefferson Street did get their demolition approval. However, she adds, they cannot demolish the home until they bring a site plan forward to the Planning Commission for the two new homes.

### X. Adjournment

#### 1. Motion to Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Maureen Carroll, Commissioner
<b>SECONDER:</b>	James Carroll, Commissioner
<b>AYES:</b>	Caudle, Carroll, Carroll, Pasanello, Panthi
<b>ABSENT:</b>	Steve Shannon

Submitted:

Approved:

Minutes Acceptance: Minutes of May 17, 2018 7:00 PM (Minutes Approval)

\_\_\_\_\_  
Shelley Kozlowski, Clerk of the Council

\_\_\_\_\_  
Matt Caudle, Chairman

Minutes Acceptance: Minutes of May 17, 2018 7:00 PM (Minutes Approval)

**NOTICE OF PUBLIC HEARING  
TO PERMIT AN EDUCATIONAL FACILITY  
IN THE R-1 ZONING DISTRICT  
BY SPECIAL USE PERMIT, 6735 FAYETTE STREET  
HAYMARKET VA 20169  
June 6, 2018 - 7:00 P.M.**

Notice is hereby given that the Haymarket Planning Commission will conduct a public hearing to permit an educational facility use in the R-1 zoning district by Special Use Permit, 6735 Fayette Street, Haymarket, VA 20169. All interested parties are encouraged to present their views at these hearings. The public hearing will be held on Wednesday, June 6<sup>th</sup>, 2018, beginning at 7:00 p.m. at the Haymarket Town Hall, 15000 Washington Street, Suite 100, Haymarket, Virginia in order to consider a Special Use Permit request by St. Michael's Academy to permit the continued use of an educational facility at 6735 Fayette Street, Haymarket, Virginia. The subject site is zoned Residential 1, R-1.

All are invited to attend the Public Hearing at the time and place described above and present their views pertinent to the requested Special Use Permit. Public comments can also be mailed to 15000 Washington Street, Suite 100, Haymarket, Virginia, 20169, or submitted via email to [skozlowski@townofhaymarket.org](mailto:skozlowski@townofhaymarket.org). A complete copy of the application for the Special Use Permit is available for public inspection during normal business hours at the Clerk's Office of the Town of Haymarket immediately upon the advertising of this notice, The Public Hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility to the facility should contact the Clerk of the Council at the above address or by telephone at (703) 753-2600.

BY ORDER OF THE TOWN COUNCIL AND PLANNING COMMISSION



SUP# 2018-008

# SPECIAL USE PERMIT APPLICATION

NOTE: This application must be filled out completely and all submission requirements must be met before the application can be accepted and scheduled for review/Public Hearing.

NAME OF BUSINESS/APPLICANT: St. Michael's Academy  
 SITE ADDRESS: 6735 Fayette St. Haymarket VA 20169  
 ZONING DISTRICT:  R-1  R-2  B-1  B-2  I-1  C-1 SITE PLAN PROPOSED:  Yes  No  
 PROPOSED USE(S): Pre-School/Trailer CODE SECTION(S) #: 58-53(5)

**BRIEF DESCRIPTION OF ACTIVITY:** In the space below or in an attached narrative, please describe in detail the proposed activity including size and type of proposed/existing structures, hours of operation, type of clientele, number of vehicles anticipated to visit the site during an average workday and any other changes that will affect the nature or appearance of the structure(s) or site.

Renewal of temporary operation of school and Classroom Trailer @ 6735 Fayette St. Previous SUP# 20140328  
Removal of TRAILER (MODULAR) AND PLAN TO RELOCATE STUDENTS INTO PARISH HALL. SITE WILL REMAIN "AS IS".

Supporting Documentation (attached):  Narrative (addressing criteria of Section 58-9(d))  Plan/Plat

### ADDITIONAL INFORMATION FOR HOME OCCUPATIONS (SUBJECT TO SECTION 58-16):

TYPE OF STRUCTURE:  SFD  TH TOTAL FLOOR AREA OF MAIN STRUCTURE: \_\_\_\_\_ (sq. ft.)  
 FLOOR AREA DEVOTED TO HOME OCCUPATION: \_\_\_\_\_ (sq. ft.)  
 NUMBER / TYPE OF VEHICLES: \_\_\_\_\_  
 NUMBER / TYPE OF EQUIPMENT AND METHOD OF STORAGE (i.e. garage, accessory storage, etc.): \_\_\_\_\_

OFF-STREET PARKING SPACES PROVIDED: 15 NO. OF EMPLOYEES WORKING FROM SITE: 15

FEE:  \$500 Residential  \$200 Residential In-Home Business  
 \$350 Commercial (no land disturbance)  \$1,500 Commercial (land disturbance)

APPLICANT/PERMIT HOLDER INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>St. Michael's Academy/Nathan Bearfield</u>	Name: <u>Episcopal Diocese of VA</u>
Address: <u>6735 Fayette St.</u>	Address: <u>110W. Franklin St.</u>
City: <u>Haymarket, VA</u> State: <u>VA</u> Zip: <u>20169</u>	City: <u>Richmond</u> State: <u>VA</u> Zip: <u>23220</u>
Phone#(s): <u>(703)-754-1948</u>	Phone#(s): <u><del>(804)643-8451</del> 703-753-2553</u>
Email Address: <u>nbearfield@st-michaelsacademy.org</u>	Email Address: <u>stpauls@episcopalhaymarket@gmail.com</u>

Attachment: St. Michael's Academy SUP (3638 : SUP#2018-008, St. Michael's Academy)



TOWN OF HAYMARKET  
SPECIAL USE PERMIT APPLICATION

SUP# \_\_\_\_\_

**APPLICANT / PROPERTY OWNER CONSENT**

**\*\*\*\*\*REQUIRED\*\*\*\*\***

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein or attached hereto is correct and a true representation of the activity and method of operation described. Construction of any improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket, any additional restrictions and/or conditions prescribed by the Planning Commission or the Town Council, and all other applicable laws.

[Signature]  
Applicant Signature

[Signature]  
Property Owner Signature

04/11/18  
Date

April 11, 2018  
Date  
703-753-2553

**\*\*\*OFFICE USE ONLY\*\*\***

DATE FILED: \_\_\_\_\_ FEE AMOUNT: \_\_\_\_\_ DATE PAID: \_\_\_\_\_

DATE TO ZONING ADMINISTRATOR: \_\_\_\_\_ STAFF REVIEW COMPLETE: \_\_\_\_\_

APPLICABLE ZONING ORDINANCE SECTION(S) / RECOMMENDED CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
ZONING ADMINISTRATOR DATE

DATE TO PLANNING COMMISSION: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_

RECOMMEND APPROVAL     RECOMMEND DENIAL     NO RECOMMENDATION

RECOMMENDED CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
CHAIRMAN DATE

DATE TO TOWN COUNCIL: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_

APPROVED     DENIED

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

Attachment: St. Michael's Academy SUP (3638 : SUP#2018-008, St. Michael's Academy)

APR 13 2018

TOWN OF HAYMARKET



"Educating with Excellence"

April 12, 2018

Ms. Emily Lockhart

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

RE: St. Michael's Academy Modular Removal and Parish Renovation Narrative

Dear Emily,

Please allow for this letter to serve as narrative for the near future plans for St. Michael's Academy. We are in the process of making arrangements to have the modular, which currently houses sixty-eight students, removed from our property in accordance with the 2017 SUP. Once removed, the property will remain 'as is' for the duration of the lease granted to us through St. Paul's Church.

In collaboration with Chief Lands, we've addressed and resolved the traffic overflow issue. The ingress and egress, located on the property, have been modified to create positive traffic flow. We've accomplished this by eliminating the parking spaces and relocating staff parking to St. Paul's Church.

As for the current student located in the modular, we are planning to move them into the Parish Hall. Our plan is to keep the historic look of this property while renovating the interior to accommodate this transition. We've contacted a local company to help us install walls, retiling the bathrooms, and a few other minor upgrades, thus making the space more functional.

Thank you for taking the time to consider our plans for the school. We are looking forward to a continued partnership between St. Michael's Academy and the Town of Haymarket for many years to follow. Should you have any question, please don't hesitate to reach out to me directly.

In His Service,

Nathan Bearfield  
Executive Director/Pastor

Rev. Sean Rousseau  
Rector, St. Paul's Church

Attachment: St. Michael's Academy SUP (3638 : SUP#2018-008, St. Michael's Academy)







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

**Emily Lockhart**  
TOWN PLANNER

## MEMORANDUM

TO: Planning Commission  
FROM: Emily Lockhart, Town Planner and Zoning Administrator  
DATE: May 29, 2018  
SUBJECT: Special Use Permit for Saint Michael's Academy located at 6735 Fayette Street

### Summary:

The applicant, St Michael's Academy is requesting an extension on their Special Use Permit for temporary operation of a school and classroom at 6735 Fayette Street. The applicant has received previous SUPs for a modular classroom on site and educational facilities. The applicant will be removing the modular trailer classroom and moving all children (approximately 68 students) inside the existing structure, the parish hall, located on site. The existing site has 15 parking spaces available.

In previous SUP applications the applicant has provided restrictions on the traffic flow on site and the teacher/employee parking. The traffic is circulated through the lot from Payne Lane to Fayette Street. All teachers and employees are to park at Saint Paul's Church to leave the parking spaces available for the parents and to help ease morning and afternoon pickup/drop off. Chief Lands worked with the St. Michael's Academy in the fall to resolve traffic flow issues on site. To date all issues have been resolved with the traffic issues.

The interior of the school will be remodeled to accommodate the transition of children into the facility. The interior modifications will be handled through the Prince William County Building Department after zoning approval has been given to the applicant.

### Planning Commission Purview:

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

Application:

1. The proposed use is in accordance with the official policies of the Zoning Ordinance and the Comprehensive Plan.
2. The site's zoning district is Residential -1. The general intent of the zoning district is for quiet, low-density single-family homes. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to minimize activities of a commercial nature. Development is limited to single-unit dwellings providing homes for the residents plus certain additional uses such as public facilities that serve the residents of the district. This district allows for low intensity civic uses such as religious assemblies and educational facilities. The educational facility is a low intensity use that occurs during business hours with minimal or nonexistent weekend hours. Aside from minimal concerns and complaints over parking and traffic the Town has not received any major complaints regarding the use and location. The traffic and parking concerns have been resolved since Fall 2017. As long as the applicant maintains the traffic plan discussed with Chief Lands, the Chief does not foresee any additional issues with traffic or parking.
3. The proposed SUP will remove the current modular trailer and move all the students inside the existing building. The removal of the modular structure will enhance the property and the views from the surrounding properties. The existing structure is historic and fits with the historic character of Fayette Street and its other historic structures.
4. The SUP shall not adversely affect the health, safety or general welfare of any person residing in the neighborhood or working in the neighborhood. Any concerns for the health, safety, or general welfare shall be discussed at the Public Hearing and during the Planning Commission's comment period for the Public Hearing. At this time there are no known issues regarding the health, safety, or general welfare of any persons.
5. The traffic generated by the use is currently managed through a traffic plan developed by Saint Michael's Academy. The traffic plan routes the vehicles into the Payne Lane entrance through the drop-off/pick-up loop and out the Fayette Street exit. The traffic plan is currently working for the site and the Town has not received any additional complaints after the Fall 2017 issues, which were resolved in a timely manner. All teacher/employee parking is located off-site at Saint Paul's Episcopal Church further down Fayette Street.
6. Utility, drainage, and other necessary facilities for the proposed use are considered adequate. 15 parking spaces are provided on site. No students are above driving age thus no additional spaces are required. On site parking and additional off-site parking are adequate as long as the applicant maintains the shared parking agreement and the parking plan pursuant to the SUP.

The applicant has received several SUPs in the past for the existing site and the modular trailer. The current SUP is less intense than other previous SUPs as it removes the modular trailer, opening up more site space for the carpool line and parking. This use is currently in existence with a SUP that will expire in August of 2018. The Town has not received any complaints or concerns regarding the use at this location. The Planning Commission

should consider the length of the Special Use Permit, previous permits have been issued for 2-year intervals based on the school's plans for moving to a new location out of Town. At this time, I do not foresee any additional issues for permitting the SUP for St Michael's Academy.

Staff Recommendation:

- Staff recommends asking the applicant to limit their student attendance to the appropriate occupancy to maintain all classrooms within the existing Parish Hall structure, so that the applicant does not have to come back to Town to request a SUP for an additional modular trailer.
- Staff recommends requiring the applicant to maintain the current traffic and parking plan. In addition, Staff recommends making a condition on the SUP that if the traffic or parking were to become an issue they meet with the Town Planner and Chief of Police to readdress the traffic and parking plan. If the traffic issues continue the SUP will be readdressed for potential revocation.
- Lastly, Staff recommends approval of the SUP with the above 2 requirements and conditions.

Motion:

"I make a motion to refer SUP#2018-008 for Saint Michael's Academy to the Town Council with a recommendation for approval with the following conditions – insert the two conditions--."

Or an alternate motion.



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

**Emily Lockhart**  
TOWN PLANNER

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The interior of the school will be remodeled to accommodate the transition of children into the facility. The interior modifications will be handled through the Prince William County Building Department after zoning approval has been given to the applicant.

### Planning Commission Purview:

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
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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

Application:

1. The proposed use is in accordance with the official policies of the Zoning Ordinance and the Comprehensive Plan.
2. The site's zoning district is Residential -1. The general intent of the zoning district is for quiet, low-density single-family homes. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to minimize activities of a commercial nature. Development is limited to single-unit dwellings providing homes for the residents plus certain additional uses such as public facilities that serve the residents of the district. This district allows for low intensity civic uses such as religious assemblies and educational facilities. The educational facility is a low intensity use that occurs during business hours with minimal or nonexistent weekend hours. Aside from minimal concerns and complaints over parking and traffic the Town has not received any major complaints regarding the use and location. The traffic and parking concerns have been resolved since Fall 2017. As long as the applicant maintains the traffic plan discussed with Chief Lands, the Chief does not foresee any additional issues with traffic or parking.
3. The proposed SUP will remove the current modular trailer and move all the students inside the existing building. The removal of the modular structure will enhance the property and the views from the surrounding properties. The existing structure is historic and fits with the historic character of Fayette Street and its other historic structures.
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**Emily Lockhart**  
TOWN PLANNER

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should consider the length of the Special Use Permit, previous permits have been issued for 2-year intervals based on the school's plans for moving to a new location out of Town. At this time, I do not foresee any additional issues for permitting the SUP for St Michael's Academy.

Staff Recommendation:

- Staff recommends asking the applicant to limit their student attendance to the appropriate occupancy to maintain all classrooms within the existing Parish Hall structure, so that the applicant does not have to come back to Town to request a SUP for an additional modular trailer.
- Staff recommends requiring the applicant to maintain the current traffic and parking plan. In addition, Staff recommends making a condition on the SUP that if the traffic or parking were to become an issue they meet with the Town Planner and Chief of Police to readdress the traffic and parking plan. If the traffic issues continue the SUP will be readdressed for potential revocation.
- Lastly, Staff recommends approval of the SUP with the above 2 requirements and conditions.

Motion:

"I make a motion to refer SUP#2018-008 for Saint Michael's Academy to the Town Council with a recommendation for approval with the following conditions – insert the two conditions--."

Or an alternate motion.

PROFFER STATEMENT FOR CROSSROADS VILLAGE CENTER

REZONING: Rezoning #2018-004, B-2 to R-2  
 PROPERTY: Area to be Rezoned is a 9.94 acre Portion of GPIN 7298-81-2707 (the “Property”)  
 RECORD OWNER: Haymarket Development # 1, LLC  
 APPLICANT: Haymarket Development #1, LLC  
 PROJECT NAME: Crossroads Village Center  
 ORIGINAL DATE OF PROFFERS: April 3, 2018.  
 REVISION DATE: May 31, 2018

The undersigned hereby proffers that the use and development of the subject property (“Property”), as described above shall be in strict conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the applicant (“Applicant”), these proffers shall be withdrawn and shall be null and void. If this application is denied by the Town Council for the Town of Haymarket (the “Town Council”) and an appeal is for any reason thereafter remanded to the Town Council for its reconsideration by a court of competent jurisdiction, then these proffers shall be deemed withdrawn unless the Applicant shall affirmatively readopt all or any portion hereof, in a writing specifically for that purpose. The headings of the proffers set forth below have been prepared for convenience of reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. The improvements proffered herein shall be provided at the time of development of that portion of the property adjacent to or including the improvement or other proffered requirement, unless otherwise specified herein. The term “Applicant” as referenced herein shall include within its meaning the present owner of the Property, all future owners, their assigns and successors and interests.

When used in these proffers, the “GDP” shall refer to the “Crossroads Village Center Generalized Development Plan and Special Use Permit Plan,” prepared by Ross-France, dated March 30, 2018 (2 sheets), as supplemented by a colorized plan of the same name showing landscaping and buffering (one sheet) dated May 31, 2018.

The proffers offered by the Applicant are fully voluntary and not as a result of any demand by the Town or any of its officials, employees or agents. The Applicant hereby represents to the Town (and agrees that the Town may rely upon said representation) that (i) the Applicant has independently evaluated the impacts of its development; (ii) there is a nexus between each proffer offered by the Applicant and the impact of the proposed development; (iii) there is a rough proportionality between each proffer (whether in the form of cash, property or conditions) and the impact of the development; (iv) the proffers are in conformity with the Town’s Comprehensive Plan; and (v) neither the Town nor any of its officials, employees or agents have demanded a proffer from the Applicant.

1. LAND USE

- 1.1 Development shall be in substantial accord with the Generalized Development and Special Use Permit Plan entitled “Crossroads Village Center” prepared by Ross-

France and dated March 30, 2018 (2 sheets) as supplemented by a colorized plan of the same name (one sheet) dated May 31, 2018 (collectively, the “GDP”) with the size, construction details and locations of buildings, roadways and other features being approximate subject to final engineering at site plan and with the color, construction materials and appearance of structures being subject to the issuance of certificates of appropriateness by the Architectural Review Board (ARB) at advertised public meetings.

- 1.2 Residential Development on the Property shall not exceed 79 townhouse units in the location generally shown on the GDP.
- 1.3 All townhouse dwellings shall consist of either 20’ or 24’-wide units.
- 1.4 Development of the Property shall be in substantial conformity with the GDP that is proffered hereby, with precise locations of roads, lot lines, lot widths and depths, utility lines, and other features generally depicted on the GDP being determined at the time of site or subdivision plan approval.
- 1.5 The Property shall be developed as a single-unified development to include a common architectural theme as specifically approved through certificates of appropriateness by the ARB and integrated vehicular and pedestrian access ways as depicted on the GDP and finalized through site plan approval.

## 2. PHASING

The Applicant shall construct, as part of the first phase of the development: (1) the Washington Street Improvements except for the traffic signal and pedestrian signals (as defined in Proffer #8), (2) the access road from Washington Street to Parcel 1-B as shown on the GDP and (3) a minimum of 15,000 feet of the commercial development shown on the GDP, all prior to the issuance of an occupancy permit for the 79<sup>th</sup> townhouse unit (Phase I). Applicant shall construct the Hotel/Assisted Living Facility, the Day Care facility and the other improvements shown on GDP on Parcel 1-A and Parcel 1-B, as part of the second phase of development (Phase II) or concurrently as part of Phase 1, at Applicant’s sole discretion.

## 3. ARCHITECTURAL DESIGN, SIGNAGE AND LANDSCAPING

- 3.1 The Applicant will use best efforts to ensure that the height of Townhouse units will not exceed 40-feet as measured from the finished grade. To the extent final grading results in height, as measured from the finished grade over 40 feet, then the applicable side yard setback shall be increased by .5 feet for every foot over 40 feet. Architectural details of the townhouse units and the commercial structures will be determined through the issuance of certificates of appropriateness issued by the ARB.

## 4. STORM WATER MANAGEMENT

- 4.1 Storm water management for the Property shall employ best management practices (“BMP”).
- 4.2 Storm water retention shall be provided at site plan as approved by the Town.

4.3 Storm water management facilities shall be maintained by the appropriate owners' associations provided below.

## 5. CREATION OF HOMEOWNERS' ASSOCIATION

- 5.1 The Property shall be made subject to one or more homeowners' associations that shall be created and be made responsible for the maintenance and repair of common areas, including common open space that may be established in accordance with the requirements of the Town zoning ordinance or these proffers. The HOA shall be granted such other responsibilities, duties and powers as a customary for such associations, or as may be required to affect the purposes for which the HOA is created. Such HOA shall also be granted sufficient powers that may be necessary, by regular special dues or assessments, to raise revenue sufficient to perform the duties assigned hereby, or by the documents creating the association.
- 5.2 The HOA documents shall prohibit the use or conversion of garages for living space, or for the primary purpose of storage of anything other than parked vehicles.
- 5.3 The covenants, conditions and restrictions of the HOA shall be subject to review and approval of the Zoning Administrator prior to recordation thereof, to ensure conformance of the requirements of these proffers.

## 6. PARKS AND RECREATION

- 6.1 The Applicant shall make a contribution to the Town Council for park purposes in the amount of \$3,792 per residential townhouse unit, payable upon the issuance of an occupancy permit for each such unit.
- 6.2 The Applicant shall reserve the open space or areas shown on the GDP as "Park/Common Area" for possible recreation or tot lots.

## 7. PUBLIC SAFETY

- 7.1 The Applicant shall make a contribution to the public safety purposes in the amount of \$280.00 per residential townhouse unit payable upon the issuance of a building permit for each such unit.

## 8. TRANSPORTATION (WASHINGTON STREET IMPROVEMENTS)

The Applicant shall make a contribution to transportation purposes in the amount of \$3,799 per townhouse unit, payable upon issuance of an occupancy permit for each such townhouse unit. In addition, Applicant shall construct the following improvements as shown on the GDP (Washington Street Improvements) as part of Phase I, except for the traffic signal and pedestrian signals referenced in paragraph #8.3, which will be constructed as part of Phase II, when the signal is warranted:

- 8.1 right turn lanes as generally shown on the GDP.

- 8.2 a 4-foot wide, 6" high raised island and left turn lanes as generally shown on the GDP.
- 8.3 As part of Phase II, a traffic signal at the intersection of Washington Street/Costello Way at the main site entrance when warranted along with pedestrian signals, with the signal justification report being commenced no later than the completion of Phase I.
- 8.4 A cross walk on Washington Street .
- 8.5 The applicant shall construct a 5' brick walk along the Washington Street frontage as shown on the GDP.

## 9. FIRE AND RESCUE

- 9.1 Applicant shall make a contribution to fire and rescue purposes in the amount of \$974 per townhouse unit, payable upon the issuance of a building permit for each such unit.

## 10. TOWN ADMINISTRATION

- 10.1 Applicant shall make a contribution to Town administration in the amount of \$171 per townhouse unit, payable upon the issuance of a building permit for each such unit.

## 11. SCHOOLS

- 11.1 The Applicant shall make a contribution to schools in the amount of \$10,300 per residential townhouse unit, payable upon the issuance of an occupancy permit for each such unit.

SIGNATURES ON FOLLOWING PAGES

APPLICANT:

Haymarket Development #1, LLC,  
a Virginia Limited Liability Company

By: Haymarket Development Partners MM, LLC, a Virginia Limited Liability Company, its  
Manager

By: \_\_\_\_\_  
The Don L and Melinda L Wooden Trust, its Manager  
Melissa Ricketts, Trustee

By: \_\_\_\_\_  
OC-P3, LLC, its Member  
Igor Levine, Member

By: \_\_\_\_\_  
OC-P3, LLC, its Member  
Nick Liu, Member

Attachment: Proffer Statement--05-31-18 (3647 : Crossroads Village Center)



4020 University Drive, Suite 300  
 Fairfax, Virginia 22030  
 T: 703.691.1235  
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Gifford R. Hampsh  
 Writer's email: [ghampshire@bklawva.com](mailto:ghampshire@bklawva.com)

May 31, 2018

**Via Courier and Email**

Emily Lockhart. A.I.C.P.  
 Town Planner/Zoning Administrator  
 15000 Washington Street, Ste. 100  
 Haymarket, VA 20169  
[elockhart@townofhaymarket.org](mailto:elockhart@townofhaymarket.org)

Re: Request for amendment to the Comprehensive Plan in Furtherance of REZ #2018-004, SUPs 2018-002 through 007, Crossroads Village Center.

Dear Ms. Lockhart:

As you know, this firm represents Haymarket Development #1, LLC (Haymarket #1), the owner/applicant in the referenced rezoning and special use permit applications (the "Applications"). The Development Narrative for the Applications states, at the top of page 2, that "the Applicant requests a Comprehensive Plan Amendment from 'Planned Interchange Park' to residential and commercial planned land use categories consistent with the requested rezoning and special use permit applications." By this letter, Haymarket # 1 accordingly requests that the Comprehensive Plan designation for subject property be changed from Planned Interchange Park to Residential Moderate Density. We believe that this category would be most consistent with the mixed use nature of the development that would be facilitated by the Applications, including townhouses. We assert that townhouses are necessary to provide a market base for the commercial uses and that the juxtaposition of townhouses to retail services promotes the goal of a walkable Town. The Planned Interchange Park designation, by contrast, furthers development that is wholly automobile-oriented.

We understand that the Town has commenced its 5-year review of the Comprehensive Plan and suggest that this request be referred to the Planning Commission as part of that review. In the meantime, we will be revising the Development Narrative to reflect this request.

Thanking you for your kind attention to this request, I remain

Sincerely yours,





Emily Lockhart, A.I.C.P.  
May 29, 2018  
Page 2

Gifford R. Hampshire

GRH/kb

cc:

Haymarket Development #1, LLC  
R. Michael Massey, II, Ross-France  
Jerry Schiro, Town of Haymarket Business Manager  
(By Email Only: [jschiro@townofhaymarket.org](mailto:jschiro@townofhaymarket.org))  
Martin Crim, Town Attorney

**REVISED DEVELOPMENT NARRATIVE  
CROSSROADS VILLAGE CENTER  
GPINS: 7298-81-2618, 7298-71-7053**

**Date:**

**MAY 31, 2018**

**REZ #2018-004**

**SUP # 2018-002SUP #2018--003**

**SUP #2018-004SUP #2018-005SUP #2018-006**

**SUP #2018-007**

Haymarket Development #1, LLC (Applicant) proposes a mixed use development of GPINs 7298-81-2707, 7298-71-7053 (the "Property") composed of various commercial uses and 79 townhouses. Applicant is the owner of the Property. The Application continues the rezoning for Rez-2014-1029, a mixed used project that was known as "Fairgrounds at Haymarket". This application, known as "Crossroads Village Center", continues the rezoning request component of the Fairgrounds at Haymarket for townhouses and also proposes beneficial commercial development consisting of by right and special permit uses on the Property that will remain zoned B-2.

The Property would be developed generally as shown on the Generalized Development and Special Use Permit Plan entitled "Crossroads Village Center", prepared by Ross-France and dated March 30, 2018 (2 sheets) as supplemented by a colorized plan of the same name showing additional landscaping and buffering (one sheet) dated May 31, 2018 (collectively "GDP") with the size and locations of buildings and other features being approximate, subject to further engineering at site plan. Note 7 of the GDP provides that parking and corresponding density shown is conceptual and may change according to the requirements of Zoning Ordinance Section 58-6.1 that allows for shared parking by complementary adjacent uses. The Property would be subdivided as part of the site plan process following rezoning according to the parcels shown on the GDP or into smaller subparcels. The overall architectural design and associated details, such as color and building materials, will be determined at a later point in time as part of approval of a certificate of appropriateness from the Architectural Review Board which shall include SUP uses and other uses as conceptually shown on the SUP.

The Applicant, thus, requests a rezoning of a 9.94-acre portion of GPIN 7298-81-2707 to R-2 shown as Parcel 2 on the GDP (the "Residential Portion"). The balance of the GPIN 7298-71-2707 would remain zoned B-2 and would be developed along with GPIN 7298-71-7053 (also zoned B-2) with approximately 160,000 square feet of retail stores and shops and restaurants shown as Parcels 1-A, 1-B, 1-C and 1-D on the GDP (the "Commercial Portion"). The Commercial Portion would include; (1) a 7,827 automobile repair service store for which a special use permit is requested (**Automobile Repair Service**); (2) a 3,500 square foot bank with a drive-through for which a special use permit is requested (**Bank**); (3) a 3,000 square foot restaurant with drive-through on the western edge of the site for which a special use permit is requested (**Western Restaurant**); (4) a 3,000 square foot restaurant with drive-through on the eastern side of the site for which a special use permit is requested (**Eastern Restaurant**); (5) a

2,000 square foot restaurant with a drive-through for which a special use permit is requested (**Central Restaurant**) and (6) a 110 hotel or assisted living facility not to exceed 75 feet , for which a special use permit is requested for height in excess of 50 feet (**Assisted Living Facility/Hotel**) and (7) a 10,000 Day Care Center with a 5,000 square-foot play area (**Day Care Facility**). By letter dated May 31, 2018, Applicant requested that the Planning Commission consider a Comprehensive Plan Amendment from the "Planned Interchange Park" land use designation to the "Residential Moderate Density" land use designation as part of its ongoing 5-year Comprehensive Plan review. The Applicant asserts in the letter that that the mix of Townhome and commercial development renders the Residential Moderate Density land use designation more consistent with the proposed development which contemplates townhomes as a market base for the commercial uses. It also asserts that the juxtaposition of townhomes to retail services furthers the Town's goal of safe and convenient pedestrian access to retail facilities.

Parcels 1-A and 1-B would contain the Day Care Facility and the Assisted Living Facility/Hotel, respectively. The use parameters of the Assisted Living Facility/Hotel fall within the definitions of "Hotel" and "Life Care Facility", by-right uses in the B-2 district; however, the Applicant seeks a special use permit to allow the height of the Assisted Living Facility/Hotel to exceed fifty feet as required by Zoning Ordinance § 58-11.7. The Applicant seeks to build no higher than 75 feet. The Day Care Center is a use by right because it use parameters fall within the Zoning Ordinance definition of "Day Care Facility".

Parcel 1-C would contain: (1) the Western Restaurant, (2) the Bank, (3) the Automobile Repair Service, (4) a 4,000 square foot building on the Washington Street frontage containing a restaurant as well as retail and medical office uses (Western Washington Street Restaurant/Medical) and (5) a 5,400 medical and retail building on the Western boundary of the site (Western Medical Building). The Applicant seeks special use permits for the Western Restaurant and the Bank on Parcel 1-B to allow a drive-through window for each. Applicant seeks a special use permit for the Automobile Repair Service on Parcel 1-B because it is a special use in the B-2 district. The Western Washington Street Restaurant/Medical is a use by right because no drive through window is being proposed.

Parcel 1-D would contain: (1) the Eastern Restaurant, (2) the Central Restaurant, (3) a 4,500 square foot building on Washington Street frontage containing retail medical uses (Eastern Washington Street Restaurant/Medical) and (4) two retail building of 6,500 square feet and 4,000 square feet respectively at the north of the parcel across from the townhomes (Retail Buildings). The Applicant seeks special use permits on Parcel 1-C for the Eastern Restaurant and the Central Restaurant to allow a drive-through window for each. The Eastern Washington Street Restaurant/Medical and the Retail Buildings are uses by right in the B-2 District because no drive through windows are being proposed.

The Applicant has proffered that that it will install: (1) the access road from Washington Street to Parcel 1-B, (2) a minimum of 15,000 square feet of commercial development and (3) the Washington Street Improvements (as defined below except for the the traffic signal and pedestrian signals) as part of the first phase of development (Phase 1). These Phase I items will be constructed prior to the issuance of an occupancy permit for the 79<sup>th</sup> townhome.

The Washington Street Improvements will consist of the following as shown on the GDP: (1) right turn lanes, (2) a 4-foot wide, 6" high median island (to separate left turn movements from through traffic), (3) a traffic signal at Washington Street/Costello Way intersection when warranted, with the signal justification report to commence prior to the completion of Phase I, (4) a crosswalk and (5) a 5-foot sidewalk along the Washington Street frontage.

The second phase of the development (Phase II) will include the traffic signal and pedestrian signals when warranted. Phase II will also include the Hotel/Assisted Living Facility, Day Care Center and the other improvements shown on Parcels 1-A and 1-B, or concurrently as part of Phase I, at Applicant's sole discretion.

The development shall be subject to additional approvals by the Town subsequent to rezoning and special use permit approval. These additional approvals that will specify the details of the project shown generally on the GDP and described in the proffers. The site plan approval process, for example, will require the Applicant to submit engineered plans in compliance with the Town's Zoning and Subdivision Ordinance for features such as roadway construction details, roadway and sidewalk circulation and other site features shown generally on the GDP, such as storm water management, parking and other site features such as dumpsters. The Zoning and Subdivision Ordinance also provides that no structure may be erected without a Certificate of Appropriateness from the Architectural Review Board (ARB), subject to appeal to the Town Council. Similar to the more detailed review of the GDP site features, therefore, the elevations for residential and commercial structures presented to the Planning Commission and Council will require detailed review and approval by the ARB before any construction can commence. The ARB holds public meetings at Town Hall on the third Wednesday of each month at 7:00 p.m. where the views of citizens can be heard on proposed construction materials, colors and design.

The remaining portion of this narrative address general issues regarding the development of the property in relation to Section 58-3.9 of the Zoning Ordinance and the 2008 Comprehensive Plan goals reflected therein as well as conformity with special use permit standards set forth in Section 58-1.7 of the Zoning Ordinance.

- A. Discussion of 58-3.9 standards (rezoning of 9.87 acres shown on Parcel 2 on the GDP from B-2 to R-2)

### **1. Existing Use and Character of the Area**

The Property is undeveloped. It has been owned by the previous owner in its raw state since 1978. At 20.97 acres, it is the largest undeveloped land in the Town. See Comprehensive Plan, Figure 3 (2007 Map of the Town).

The area surrounding the Property is characterized by Route I-66, Route 15 and Washington Street. The Property has frontage on all three roads and is, therefore, highly visible and suitable for a combination of residential and commercial development.

## 2. Suitability of Property for Various Uses

The Property is ideal for a combination of commercial and residential development as shown on the GDP. The Property's frontage on three major roads lends to a combination of residential and commercial development. Its location provides convenient access for residents to I-66 for commuting to points east, such as the City of Manassas, the City of Fairfax, Tysons Corner and Washington D.C. The Property's frontage on Washington Street makes it ideal for neighborhood commercial development that will be patronized by residents and others. The depth of the Property from Washington Street to I-66 renders it suitable the sort of mixed development proposed by the GDP.

## 3. Trends of growth or change

In its Comprehensive Plan, the Town has recognized that residential and commercial uses will expand in the Town by virtue of forthcoming infrastructure changes. Section 1.2.6 of the Plan, entitled "Existing Land Use Summary" concludes that:

The availability of a number of large parcels of vacant land within the Town, the projected growth of the surrounding county areas, the Virginia Department of Transportation's projected widening of Route 15 to a six lane highway, and the County Comprehensive Plan projection of a full cloverleaf interchange at Interstate 66 and Route 15, points to the expansion of residential and commercial uses within the Town and the surrounding area.

In fact, the VDOT has constructed a diverging diamond interchange and has improved I-66 since the drafting of the Comprehensive Plan which reflects the need for improved upgraded infrastructure to serve the continuing expansion of residential and commercial uses.

### (a) Haymarket Area

As reflected on Table 1 of the Comprehensive Plan, the Metropolitan Washington Council of Governments forecasted the population in the area including and surrounding the Town to grow from 11,387 in the year 2000 to 50,612 in the year 2015. Table 1 shows that the Town expects population in the Haymarket area to continue to grow. It predicts a population of 55,572 by the year 2020, constituting a growth 388% from the year 2000.

### (b) Town of Haymarket

Section 1.8.2 of the Comprehensive Plan states that the Town's population grew 200 percent between 1990 and 2004. According to the U.S. Census Bureau, Population Division's Annual Estimates of Resident Population from April 1, 2010 to July 1, 2013, the Town's population was determined to be 1,782 by the 2010 Census. This formed a base for estimates by the U.S. Census of 1,831 persons as of July 1, 2011, 1,909 persons as of July 1, 2012 and 1,959 persons as of July 1, 2013. The American Fact Finder (U.S. Census Bureau) shows a similar population for 2016 at 1,826. Therefore, a Town population of 1,900 is a good estimate.

Section 1.8.4 of the Comprehensive Plan recites the U.S. Census Bureau's model-based income statistics for 2003 that show that the median household income for Haymarket was higher than the median income for Prince William County and that the Washington Metropolitan Area had the highest level of income of the Nation's twenty largest Metropolitan Areas. Section 1.8.4 concludes that:

Haymarket and Prince William County have shared the prosperity of the last decade and will continue to experience growth for many years to come. Three factors contributing to this increase include: 1) a decline in family size; 2) an influx of affluent families; and 3) an increase in the number of households where both spouses work. All of these changes must be addressed as growth continues and the needs of the community change.

Recent improvements within the Town such as Washington Road improvements at Route 15 and Washington Street and such as the Chick-fil-a and Sheetz reconfiguration confirm growth trends, as does the diverging diamond interchange. These applications recognize this trend by providing homes and commercial uses that will serve future residents.

#### **4. Current and Future Requirements of the Town for Various Purposes as Determined by Population and Economic Studies and Other Studies.**

The above studies demonstrate that there is an increasing need for residential housing and commercial activities in the Town and that these applications will accommodate this need. At the same time, the Residential Portion will not bring the Town population beyond 3,500 which is a trigger in the Code of Virginia for various Town services, most notably that the Town assume control and jurisdiction of streets within its boundaries. Assuming an average of 3 persons per townhome in accordance with Table 1 of the Comprehensive Plan, the Residential Portion would generate only approximately 237 additional residents. Even if one assumes 5 residents per townhomes, the project would generate only approximately 395 new residents. If one estimates 1,900 current Town residents consistent as set forth above, the worst case scenario at 5 residents per townhome would, therefore, only create total town population of 2,295 persons, significantly below the 3,500 threshold. Given the largely-developed nature of the Town, this healthy cushion would be more than enough to serve projects that remain to be built.

It is also significant that the development would not increase school capacities beyond those anticipated by the Prince William County School Division (School Division). The School Division's existing enrollment projections have already factored in the 87 townhomes that were proposed as part of the 2014 "Fairgrounds" iteration of the development. At 79 townhomes, therefore, this development actually represents a decrease in school impact from what the School Division currently contemplates. Further, Prince William County School Division School generation rates (Appendix b to the Schools CIP) shows townhome develop produces approximately twice the impact on elementary schools as opposed to either high schools or middle schools. Application of the school generation rates would produce 23.621 elementary school students, 11.376 middle school students and 13.983 high school students. This proportionally greater impact on elementary schools is significant in this case because the Schools boundary information shows that the likely elementary school for the children from the

requested townhome development will be Haymarket Elementary which is currently under capacity at 87.2% and which is expected to stay under capacity in the 2018-19 (86.5%) and 2022-23 (95.6%) according to the School Division capacity projections.

##### **5. Transportation Requirements of the Community and the Town's Requirements for Parks, Playgrounds, Recreation areas, other Public Services, or the Conservation of Natural Resources and Preservation of Floodplains.**

The Applicant has submitted a traffic impact analysis by Gorove/Slade Associates, Inc. (Gorove/Slade) following a scoping session with VDOT on February 21, 2018. The TIA demonstrates that the proposed development can be constructed while maintaining acceptable operations on the surrounding transportation system, with recommendations for improvements to mitigate impacts, such as the construction of a traffic signal at Washington Street (Route 55) and Costello Way (main site entrance) in accordance with VDOT standards as said signal is reflected on the GDP. VDOT issued relatively minor comments on the TIA on May 7, 2018 and Gorove-Slade provided responses that same day. Prince William County Transportation has provided curtesy review comments on May 21, 2018, including that the proffers should be revised to place parameters on when the traffic signal warrant study should be prepared and to clarify the a single crosswalk will be constructed. The Applicant has incorporated these suggestions into its revised proffer statement dated May 31, 2018 and has also addressed in the proffer statement and in the revised TIA other worthy comments such as listing the precise transportation improvements the Applicant will construct which said list also being set forth above.

It is significant to note that the Applicant's trip generation comparison study, submitted to VDOT per regulation to determine the applicability of VDOT Chapter 870 requirements, shows that the development would result in a reduction of 6,278 daily (24) hour trips from the daily trips that would be generated if no rezoning to townhomes were granted. Thus the request actually represents a lesser intensity development or a "downzoning" from the uses that are allowed by right. The Applicant submits that its proposal presents the Town with an opportunity to avoid alternative potential future development with a far greater vehicular impact. The alternative development would be allowed without any discretionary entitlement by the Town Council because the property remains zoned B-2. The B-2 zoning designation allows a plethora of by-right uses that produce high daily (24 hour) trips.

The proposed development complements the Town's commendable efforts in promoting development that can be easily and safely accessed by pedestrians. Section 2.2 of the Comprehensive Plan states that "[w]alkways beside state highway Route 55 should be improved in order to provide safe movement of pedestrians as well as increase the aesthetic nature of the Town's commercial area." The proposed development promotes this goal by providing a sidewalk along Washington Street/Route #55. The section of sidewalk will fill a vital missing link in the sidewalk network between the CVS Pharmacy and the rest of Town to the east.

The applications will not have a negative impact on natural resources or floodplains. In addition, the Applicant has preserved open space for a small park or common area between the townhouses and the hotel as well as green areas around storm water management facilities.

## **6. Conservation of Properties and their Values and the Encouragement of the Most Appropriate Use of Land throughout the Town.**

Section 1.2.1 of the Comprehensive Plan entitled "General Land Use", states that:

The Comprehensive Plan calls for a mix of residential and non-residential land uses that will provide an economically and fiscally balanced land use strategy. Uses that generate high fiscal costs, such as residential development, must be balanced by uses that generate a positive revenue stream, such as employment uses. The land use policies are also based on compatibility in terms of appearance, scale, traffic generation and other factors.

Similarly, Section 1.2.2, entitled "General Land Use" states as one of its three general policies that:

- b. the Town will encourage a mix of residential and employment uses to promote a balanced tax base, provide jobs and offer a variety of housing opportunities in the Haymarket area.

The development proposed by these applications promotes providing a mix of residential and commercial development, with the fiscal costs to the Town from the residential development being more than offset by the revenues that will be generated by the commercial development. Consistent with Plan objectives, it will provide employment opportunities for the Haymarket area and housing opportunities in the Town.

The proposed development would also honor the Comprehensive Plan goal, as set forth in Section 2.3, to "create well defined, attractive commercial areas which offer accessibility and create a neighborhood shopping atmosphere which does not negatively affect nearby residential areas." The GDP shows that the Residential Portion is far removed from Washington Street and distinct from the Commercial area. In this regard, the proposed development also serves the Comprehensive Plan goal of creating "well defined, attractive commercial areas which offer accessibility and create a neighborhood shopping atmosphere which does not negatively affect adjacent residential areas." In addition, the GDP shows buffering between the Commercial Portion and the existing residential properties to the east. In this regard, the proposal honors another Land Use Plan goal of providing buffers between conflicting land uses.

### **B. 58-1.7(d) Standards (special use permits)**

1. The proposed uses at stipulated locations shall be in accordance with official policies of the Comprehensive Plan.

The six (6) proposed special permit uses honor the General Land Use Policies set forth in Section 1.2.2. In conjunction with the townhomes and the retail by right uses, the special permit uses requested would promote the Comprehensive Plan's vision for a mix of residential and employment uses to promote a balanced tax base and provide jobs, perhaps even for those who may live on site. The special permit uses will also provide



needed services to townhome residents and to other Town residents. The availability of such services within walking distance honors the Town's planning goals of reducing vehicle trips.

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

Development of the requested special uses on land at the western edge of the Town of the Town honors the purpose of the B-2 District to concentrate business in a coordinated manner and to provide for more intense commercial uses away from the Town center. As reflected on the GDP, these uses demonstrate a high standard in site layout, design and landscaping so as to minimize traffic congestion on accessory roadways and minimize the impact of traffic at an interchange with adjacent uses.

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

As reflected on the GDP, the special uses are integrated into a planned comprehensive development not only protects the townhomes from adverse impacts from the commercial uses but also allows for integrated walkable community where residents can benefit from the commercial services provided and the commercial establishments can benefit from a proximate customer base.

4. 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 property is currently undeveloped such that there is no existing traffic; however, the GDP shows how the traffic flow to and from the proposed special use permit uses is separated from the anticipated traffic to and from the townhomes.

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

Utility, drainage, parking and loading and all other necessary facilities will be required at site plan stage in accordance with the DCSM. As set forth above, the GDP provides that parking and corresponding density shown is conceptual and may change according to the requirements of Zoning Ordinance Section 58-6.1 that allows for shared parking by complementary adjacent uses.

### **Conclusion**

The proposed development honors the Comprehensive Plan goal of a balanced program for future land use to ensure the health, welfare and safety of the Town and its residents by

striking an appropriate balance between residential and commercial development that promotes the health, safety and welfare of the new and existing residents. It does so by allowing them healthy residential and commercial opportunities in a pedestrian-friendly unified development.

P:\Engineer\PWC\Haymarket\Cross Villages Ctr\Phase 1\DWG\CVC - GDP-color.dwg Thu, May 31, 2018 9:40:00 AM



G.P.I.N. 7298-71-5820  
 QUARLES HAYMARKET CENTER, LLC  
 ZONE: B-2, USE: RETAIL  
 INSTR. #20090109002222

G.P.I.N. 7298-80-6854  
 ADDO HAYMARKET, INC.  
 ZONE: B-1, USE: VACANT  
 INSTR. #201703130019487

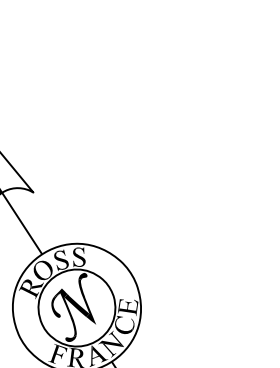
G.P.I.N. 7298-80-5444  
 GIUSEPPE & JOSEPHINE RUSSO  
 ZONE: B-1, USE: RESTAURANT  
 D.B. 2930, PG. 1433

G.P.I.N. 7298-80-8374  
 PATRICIA A. TITCHENELL  
 ZONE: R-1, USE: RESIDENTIAL  
 INSTR. #201504140028091

G.P.I.N. 7298-80-7494  
 TILAK KHAREL  
 ZONE: R-2, USE: RESIDENTIAL  
 INSTR. #20150102000885

G.P.I.N. 7298-81-7903  
 GURJIT K. &  
 BHUPINDER S. DINDSA  
 ZONE: R-2, USE: RESIDENTIAL  
 INSTR. #20150605045797

G.P.I.N. 7298-81-9827  
 SHERWOOD FOREST  
 ZONE: R-2, USE: SWM  
 INSTR. #20101036038724



**INTERSTATE ROUTE 66**  
 (VARIABLE RIGHT-OF-WAY)

**WASHINGTON STREET - U.S. ROUTE 55**  
 (VARIABLE RIGHT-OF-WAY)

SHERWOOD FOREST

ZONING/DIVISION LINE

PRIVATE ACCESSWAY FOR  
 REAR LOADED GARAGE & FIRE ACCESS

PRIVATE ACCESSWAY FOR  
 REAR LOADED GARAGE & FIRE ACCESS

COMMERCIAL ENTRANCE

COMMERCIAL ENTRANCE

PROPOSED SIGNALIZED INTERSECTION

4(W) BIKE LANE    4(W) RAISED CONC. ISLAND

5' BRICK WALK    PROP. R/W    EX. R/W

1/4" PARKING SPACES    1/4" PARKING SPACES    1/4" PARKING SPACES

3 PARKING SPACES    3 PARKING SPACES    3 PARKING SPACES

4 PARKING SPACES    4 PARKING SPACES    4 PARKING SPACES

7 PARKING SPACES    7 PARKING SPACES    7 PARKING SPACES

16 PARKING SPACES    16 PARKING SPACES    16 PARKING SPACES

19 PARKING SPACES    19 PARKING SPACES    19 PARKING SPACES

20 PARKING SPACES    20 PARKING SPACES    20 PARKING SPACES

20 PARKING SPACES    20 PARKING SPACES    20 PARKING SPACES

11 PARKING SPACES    11 PARKING SPACES    11 PARKING SPACES

15 PARKING SPACES    15 PARKING SPACES    15 PARKING SPACES

8 PARKING SPACES    8 PARKING SPACES    8 PARKING SPACES

22 PARKING SPACES    22 PARKING SPACES    22 PARKING SPACES

19 PARKING SPACES    19 PARKING SPACES    19 PARKING SPACES

15 PARKING SPACES    15 PARKING SPACES    15 PARKING SPACES

8 PARKING SPACES    8 PARKING SPACES    8 PARKING SPACES

27 PARKING SPACES    27 PARKING SPACES    27 PARKING SPACES

27 PARKING SPACES    27 PARKING SPACES    27 PARKING SPACES

21 PARKING SPACES    21 PARKING SPACES    21 PARKING SPACES

21 PARKING SPACES    21 PARKING SPACES    21 PARKING SPACES

14 PARKING SPACES    14 PARKING SPACES    14 PARKING SPACES

13 PARKING SPACES    13 PARKING SPACES    13 PARKING SPACES

6 PARKING SPACES    6 PARKING SPACES    6 PARKING SPACES

11 PARKING SPACES    11 PARKING SPACES    11 PARKING SPACES

12 PARKING SPACES    12 PARKING SPACES    12 PARKING SPACES

14 PARKING SPACES    14 PARKING SPACES    14 PARKING SPACES

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