



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

Thursday, May 17, 2018

7:00 PM

Council Chambers

I. Call to Order

II. Pledge of Allegiance

III. Minutes Approval

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

IV. Citizens' Time

V. New Business

1. Comprehensive Plan Work Session
2. Crossroads Village Center Discussion

VI. Old Business

VII. Town Planner Update

VIII. Town Council Update

IX. Architectural Review Board Update

X. 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

Wednesday, January 3, 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: Present.

II. Pledge of Allegiance

III. Moment of Silence

IV. Minutes Approval

1. Planning Commission - Regular Meeting - Dec 18, 2017 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	James Carroll, Commissioner
SECONDER:	Steve Shannon, Councilman
AYES:	Caudle, Carroll, Carroll, Pasanello, Panthi, Shannon

V. Citizens' Time

No Citizens' Comments.

VI. Public Hearings

1. ZTA#2017-001 - 14845, 14851, 14871 Washington Street Rezoning Application

Robert Weir, 6853 Saint Paul Drive, addressed the Commission. He stated that he had a number of issues with all of the rezonings on Washington Street. He shared concerns regarding proper documentation, process and payment as well as no referrals to VDOT or Prince William County. He stated that there is no accompanied Comp. Plan Amendment and that the properties are and always have been zoned R-1.

Dottie Leonard, 14801 Washington Street, stated that she was on the Town Council when the entire Washington Street was planned commercial. She further stated that most were rezoned with the exception of these two houses and that this has gone on way too long. She said that she was here at the Planning Commission meeting 2-3 years ago when the recommendation was finally made to get their just treatment. Ms. Leonard continued stating that it went up to the Town Council with a recommendation to get the same zoning as the first two houses on the street got. She concluded by stating that what we really need to care about is not if they are B-1 zoned but what they look like and are used for, which can be controlled by the Architectural Review Board.

Maria Rafferty, one of the Rezoning Applicants, stated that she respectfully disagreed with almost everything Mr. Weir has said other than the fact that the properties were not actually zoned commercial. She further stated that they were planned future commercial and have been down planned as only being residential. She stated that they have been brought back to future commercial on the Town Plan because she believes that the plan is to make the whole Washington Street commercial. She continued saying that she just lost a residential tenant and

Minutes Acceptance: Minutes of Jan 3, 2018 7:00 PM (Minutes Approval)

feels it is not conducive as a residential property. Ms. Rafferty concluded that she has received a lot of interest in the properties and that her realtor is here to answer any questions.

Laura Newman, 14657 Red House Road, addressed the Commission to speak against the rezoning. She stated that even on the Planned Land Use it goes to Transitional Commercial not the B-1 that the applicants are looking for. She added that she would like to see it stay residential and at the very minimum Transitional. She added that there is plenty of commercial property in the town to develop. Ms. Newman concluded by stating that a B-1 zoning would negatively impact the community and the value of the houses.

Scott Corbett, Linton Hall Realty, spoke to the Commission stating that he will be representing the Rafferty's once the properties go on the market. He said that since they listed the signs as coming soon, they have had a huge amount of interest, 100% of it commercial because of its location and it being a walking town. He said that the properties set up perfect as offices.

Chairman Matt Caudle read into the record a letter from Haymarket resident, Linda Childress, expressing her opposition to the proposed rezoning.

2. ZTA#2017-002 - 14841 Washington Street and 6802 Saint Paul Drive Rezoning Application

No Comments.

3. ZTA#2017-003 - a Dog's Day Out Zoning Text Amendment Application

Applicants, Andrea and Jim Payne, 6680 Fayette Street, addressed the Commission. Ms. Payne briefly outlined the process that they had been through. She further stated that in response to the past zoning issues, they have created a text amendment change for the Commission to review. Ms. Payne said that the text amendment covered concerns including noise, dogs boarding overnight, as well as the second floor apartment.

Dottie Leonard, 14801 Washington Street, spoke in favor of the Applicants. She stated that she was at the Planning Commission when they got approval and that there was reference to the apartment where they would have helpers stay. She stated Commission's recommendation to approve it was contingent on the Architectural Review Board being comfortable with what it looks like. She added that one of the Architectural Review Board concerns was the roof was too flat. She said the Payne's redid the plans to please the ARB. She concluded by saying that their hearts are in the right place and that they want to be a part of this town.

Those listed below also spoke in favor of ZTA#2017-003 - A Dog's Day Out Zoning Text Amendment.

Debbie Pow, 15315 Golf View Drive, Haymarket
 Kirk Gillespie, 4199 Benvenue Road, Haymarket
 Deborah and Greg Trinka, 5449 Sherman Oaks Court, Haymarket
 Mir Rezadoost, 3674 Osborne Drive, Haymarket
 Marybeth Rosato, 13820 Cornwall Station Court, Gainesville
 Todd and Dawn Jarvis, 5731 Janneys Mill Circle Haymarket
 Shelly Wolf, 15505 Arnold Palmer Drive, Haymarket
 Sheila Tomlinson, 5823 Seven Pines Court, Haymarket
 Brandy Barney, 65 Sire Way, Warrenton
 Pauline Stowell, 15760 Rothchild Court, Haymarket
 Stephanie Ascari, 4462 Spring Hill Road, Warrenton

John King, Little John Court, Haymarket, expressed concerns about the impact the barking might have at night for area residents.

Bob Weir, 6853 Saint Paul Drive, addressed the Commission stating that he is a resident of the Town and is directly impacted by the Town Ordinances. He said that he did not have an issue with the apartment as an ancillary use. However, he stated that he had some of the same concerns as he did with the rezonings including process and public perception. He also shared concerns with allowing this business in a B-1 zone and not in an Industrial zone as well as rewriting the Ordinance.

Marchant Schneider, 14811 Rising Sun Lane, Haymarket Resident and former Haymarket Zoning Administrator, stated he felt that the Zoning Text Amendment is a clarification of the many negotiations and discussions that we have had before associated with the rezoning and the site plan. He further stated that he feels that the noise, screening, indoor boarding have all been addressed. He concluded by recommending that the Commission support this text amendment.

VII. New Business

1. Rezoning Staff Report: Comparison of Zoning Districts

Town Planner, Emily Lockhart, stated that she prepared this rezoning staff report so that the Commission can do a comparison of what is currently existing and what the applicants are asking for. She added that she also included zoning ordinance restrictions so that if we were to rezone this we would still have other measures to implement what can go there. She continued her report stating that this would include parking, general site regulations and the Architectural Review Board for exterior modifications.

2. ZTA#2017-001 Rezoning Application

Commissioner Pasanello confirmed with Ms. Lockhart that the Planned Land Use Map shows the properties as Transitional Commercial and not B-1. She noted businesses that were allowed and not allowed in each zone. She concluded that she felt that Transitional Commercial might be a better option for the proper use.

Commissioner M. Carroll concurred with Commissioner Pasanello and that rezoning the properties to Transitional Commercial would be in accord with the Planned Land Use Map. She also shared concerns with what is allowed, by right, in the B-1 zone including hotels, liquor stores, emergency shelters, refuse collection sites and fast food restaurants. In conclusion, she stated that she was more in favor of a Transitional Commercial zoning in keeping with the Planned Land Use.

Ms. Lockhart stated that emergency shelters, refuse collection sites and religious assemblies would require a Special Use Permit.

Councilman Shannon agreed with the comments concerning Transitional Commercial. He stated that one of the things he liked about Transitional Commercial is low intensity commercial. He referenced the request in the staff report to include proffer statements that would exclude certain businesses. He asked if those proffers were provided by the applicants. Ms. Lockhart stated no. She continued by stating that proffer statements are voluntary and that Staff can only suggest them. He concluded by stating that he can understand why businesses would want to purchase this land and keeping Washington Street business, however, he does have concern with the privacy fence in the back. He would like to see that upgraded for the homeowners. He concluded by saying that he is looking more at the Transitional Commercial.

Commissioner J. Carroll stated that if he understands the application, it is not to make this particular parcel Transitional Commercial. He stated that the applicants want to move to a B-1 zone. He further added that before this Commission tonight is a decision whether or not to forward this application that has been presented to us to the Town Council. He concluded that he cautions that we don't suggest that it be a Transitional Commercial recommendation, its simply a B-1.

Commissioner Panthi stated that he supports Transitional Commercial.

Chairman Caudle asked Ms. Lockhart how Staff came to the conclusion to recommend approval for B-1 zoning. Ms. Lockhart stated that based on the Comprehensive Plan and the goals for the Town core, approval was recommended.

Chairman Caudle stated that from his perspective why would we single out these properties Transitional Commercial when the rest are B-1.

For clarification, Chairman Caudle asked Mr. Lockhart to explain to the Commission what "by right" use means. Ms. Lockhart stated that "by right" use means when someone purchases one

of those properties, they can do any of the uses allowed in that zone that are listed in our Zoning Ordinance. When they apply for their zoning permit as a new tenant or business owner, we will check all things set forward in our Ordinance.

After further discussion with members of the Commission and Staff, a motion was made for *Rezoning Application, ZTA#2017-001 to Amend the Zoning Map for 14845, 14851, and 14871 Washington Street forward to the Town Council with a denial for B-1 zoning and a recommendation for Transitional Commercial.*

RESULT:	ADOPTED [5 TO 1]
MOVER:	James Carroll, Commissioner
SECONDER:	Steve Shannon, Councilman
AYES:	Caudle, Carroll, Pasanello, Panthi, Shannon
NAYS:	James Carroll

3. ZTA#2017-002 Rezoning Application

Commissioner J. Carroll stated that he feels even more strongly about this one and that it will have an even greater impact on the Saint Paul Street Community.

Commissioner M. Carroll shared concerns with the proffer statement on the house. She stated that she has a great deal of respect for history but would like data on the history of the house. She concluded by stating that she feels strongly Transitional Commercial would be according to the 2008 Planned Land Use.

Commissioner J. Carroll asked if someone were to buy this house, regardless of the zoning, would they be accepting that this house has to stay. Chairman Caudle responded yes.

Commissioner Pasanello stated that she loved the fact that they wrote the letter and that it was her understanding that anything 50 years or older in the Town of Haymarket is historic. Ms. Lockhart confirmed yes.

Commissioner Pasanello and Commissioner Panthi both stated that they support Transitional Commercial.

Commissioner M. Carroll stated that the proffer statement was not dated or notarized.

Councilman Shannon asked if there was any documentation stating that this house is historic. Ms. Lockhart believes that there is some information in the "Haymarket, A Town in Transition" book written by previous residents.

Commissioner M. Carroll and Commissioner J. Carroll both felt that the house proffer statement would impact the perspective buyer very negatively.

A motion was made to move *rezoning application ZTA#2017-002 to amend the Zoning Map for 14841 Washington Street and 6802 Saint Paul Drive forward to the Town Council with a recommendation of denial for B-1 zoning district and a recommendation for Transitional Commercial.*

RESULT:	ADOPTED [4 TO 2]
MOVER:	Steve Shannon, Councilman
SECONDER:	Madhusudan Panthi, Commissioner
AYES:	Matt Caudle, Cathy Pasanello, Madhusudan Panthi, Steve Shannon
NAYS:	James Carroll, Maureen Carroll

4. A Dog's Day Out Informational Report

Ms. Lockhart stated that the Staff report in tonight's Planning Commission packet was in response to Commissioner J. Carroll's request for more information on the April 26, 2016 Planning Commission meeting with A Dog's Day Out.

Chairman Caudle thanked Ms. Lockhart for all of her work and effort that went into this report.

Ms. Lockhart referenced page 49 of the Planning Commission packet. She stated that this is a letter that the Payne's wrote to her. She further stated that they have drafted the Zoning Text Amendment that they are requesting and their justification starting on page 52.

She reported that Staff supports the proposed Zoning Text Amendment for the accessory apartment definition to include accessory apartments on the second floor of commercial structures and ancillary to the principal use.

She concluded by stating that Staff recommends that the Planning Commission and Town Council consider the Zoning Text Amendment for a dog day care center and take into consideration the noise abatement options, number of permitted dogs outside at any given time day or night, number of permitted dogs in the facility overnight for boarding purposes and hours of operation and drop off.

Councilman Shannon stated that he resides near this property. He further stated that he has talked to several of his neighbors and has met with no one that has had any issues. He does not feel that noise will be an issue and certainly not opposed to going forward.

Commissioner J. Carroll stated that he tends to agree with Councilman Shannon. However, he did question once we have a B-1 commitment in this particular residential area, are we opening the door for other B-1 places which will have "by right" uses that may impact negatively on residential areas. He also shared concerns with the impact on traffic.

Commissioner M. Carroll stated that she liked the definition of the "accessory apartment". She stated that she had concerns with the 85 dogs in the kennel definition. She added that she has gone over her notes and thinks that the Payne's in some ways have been victims of inconsistent direction from the staff, with transition of the staff, leadership and communication. She concluded by stating with all the variables she thinks that she will have to vote yes for it to go forward.

Commissioner Pasanello stated that she is happy with the ancillary use. She stated that "doggie daycare" is new and feels its a good thing because many people feel that dogs are a part of their families, which they are. She concluded that she votes yes.

Commissioner Panthi said that he spoke to about 5 neighbors in his community. He said that at the beginning they shared some concerns, but are ok with it now. However, he stated, they want to know when the sidewalks will be put in. He stated that he is ok with the doggie daycare in the neighborhood.

5. ZTA#2017-003 Zoning Text Amendment Application .

A motion was made that the Planning Commission refer zoning text amendment application, ZTA#2017-003 to Amend the Zoning and Subdivision Ordinance forward to the Town Council with recommendation of approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Carroll, Commissioner
SECONDER:	Steve Shannon, Councilman
AYES:	Caudle, Carroll, Carroll, Pasanello, Panthi, Shannon

VIII. Old Business

1. Planning Commission Liaison Appointment

Commissioner Madhu Panthi accepted the appointment as the Planning Commission Liaison to the Architectural Review Board.

Minutes Acceptance: Minutes of Jan 3, 2018 7:00 PM (Minutes Approval)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Madhusudan Panthi, Commissioner
SECONDER:	Maureen Carroll, Commissioner
AYES:	Caudle, Carroll, Carroll, Pasanello, Panthi, Shannon

IX. Town Planner Update

Town Planner, Emily Lockhart, stated that she reached out to VDOT on some questions and waiting to hear back from Tina. As for the concerns about the right turn lane right outside of Town and sidewalks by the Jefferson Street bridge, she has not heard back from the County at this time.

Commissioner M. Carroll asked Ms. Lockhart if Staff had the meeting on December 20th concerning the Fairground property. Ms. Lockhart said that they had and updated Staff on the site plan that they will be submitting. She invited the Planning Commission to attend the January 8th Town Council meeting to hear the Meladon presentation.

X. Town Council Update

Councilman Shannon stated that he brought up the survey that was completed concerning a possible bridge over the railroad tracks.

XI. Architectural Review Board Update

Ms. Lockhart stated that the Architectural Review Board did not meet in December. However, she updated the Commission on the upcoming January 17th meeting. She continued by stating that there is a demolition application that will be presented for a property on Jefferson Street.

Chairman Caudle reminded the Commission about the Joint Public Hearing with the Council on January 8, 2018.

XII. Adjournment

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
SECONDER:	Cathy Pasanello, Commissioner
AYES:	Caudle, Carroll, Carroll, Pasanello, Panthi, Shannon

Submitted:

Approved:

Shelley M. Kozlowski, Clerk of the Council

Matt Caudle, Chair

Minutes Acceptance: Minutes of Jan 3, 2018 7:00 PM (Minutes Approval)

RECEIVED APR 04 2018

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

Date: FEBRUARY 19, 2018

REZ # 2018-004
SUP # 2018-002
SUP # 2018-003
SUP # 2018-004
SUP # 2018-005
SUP # 2018-006
SUP # 2018-007

Haymarket Development #1 (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 contract purchaser of the Property. The Property is owned by Crossroads Village Center ("Owner") who previously submitted a mixed used project to the Town known as "Haymarket Fairgrounds". This application, known as Crossroads Village Center, continues the rezoning request component of the Haymarket Fairgrounds 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 February 22, 2018 (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 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**). In addition, 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.

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 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 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.

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 will be submitting a traffic impact analysis following a scoping session with VDOT on February 21, 2018. The purpose of the TIA will be to demonstrate 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.

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.

RECEIVED APR 04 2018

- Check Appropriate Item(s):
- Amendment to Zoning Map
 - Zoning Text Amendment
 - Special Use
 - Variance
 - Appeal of Administrative Decision

Office Use Only:

Date Received: Apr - 04 - 2018

Application Number: REZ#2018-004

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: 15150 Washington Street (GPIN 7298-81-2707) 20.081 acres
6500 James Madison Highway (GPIN 7298-71-7053) .897 acres
- 2) Present Zoning: B-2 3) Acres: 20.97
- 4) Legal Description of Property (Omit for zoning text amendment) – Attach if necessary.
20.9574 acres as set forth in deed dated March 8, 2018 recorded at Instrument 201803280021389 (attached).

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: NONE.
- 2) 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?
 YES NO (Case was filed but was never considered)
- b) Date: _____ c) Former Application No. _____
- d) What was the disposition of the case? Case was filed but was never considered by
Planning Commission or Town Council
- e) Former Applicant Name: 15-66 Associates, LLC
Former Address: 2407 Columbia Pike, Arlington, Virginia 22204
Former Phone: 703-591-7020

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
Address: 4080 Lafayette Center Drive, Suite 265, Chantilly, Virginia 20151
Phone Number: 571-375-1756
- 2) Agent Information (if any):
Name: Gifford R. Hampshire, Blankingship & Keith, PC
Address: 4020 University Drive, Suite 300, Fairfax, VA 22030
Phone Number: 703-691-1235
- 3) Owners of all property included in this application (omit for zoning text change):
Name: Haymarket Development # 1, LLC
Address: 4080 Lafayette Center Drive, Suite 265, Chantilly, Virginia 20151
Phone Number: 571-375-1756
Name: _____
Address: _____
Phone Number: _____

Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)

Name: _____

Address: _____

Phone Number: _____

Name: _____

Address: _____

Phone Number: _____

- 4) If applicant is a Land Trust or Partnership or if the subject property is owned or controlled by a Land Trust or Partnership, List name and interest of **ALL** Land Trust Beneficiaries or 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: _____

Phone Number: _____ Interest: _____

Beneficiary/Partner Name: _____

Address: _____

Phone Number: _____ Interest: _____

Beneficiary/Partner Name: _____

Address: _____

Phone Number: _____ Interest: _____

- 5) Does the applicant have a proprietary interest in the land or land improvements? YES 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: Yes, Applicant is contract purchaser.

If NO, state what interest otherwise qualifies the applicant to apply: _____

- 6) 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: _____

Name: _____

Address: _____

Phone Number: _____

Name: _____

Address: _____

Phone Number: _____

- 7) If the applicant is a corporation, attach the evidence that the person submitting the application on behalf of the corporation is authorized to do so.

See Authorization letter dated _____ See Authorization Letter dated March _____, 2018.

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-2 b) Proposed Zoning: R-2 (9.94 acres of 20.97 acres)
 c) Existing Use: Vacant
 d) Proposed Use: Townhouses
- 2) a) The following are submitted with this application:
 Preliminary Site Plan Rendering or Perspective Other (GDP)
 b) Are there any land use intensity (LUI) requirements? YES 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.

- 1) What section(s) of the Town Code is proposed to be amended? _____
- 2) What is the nature of the proposed change? _____
- 3) 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.

- See GDP, narrative and six (6) separate special use permit applications, attached.

- 1) Are development plans submitted with this application? (Staff member will explain.) YES NO
- 2) Parking Requirements:
 a) Proposed number of parking spaces to be provided: _____
 b) Number of parking spaces required by Town Code: _____
 c) Attach tabulation of total land area and percentage thereof designated for various uses
 d) Are there any land use intensity (LUI) requirements? YES NO
 If YES, attach data.
- 3) Estimated cost of proposed Special Use project:
 a) Land: \$ _____ Improvements: \$ _____
 b) Estimated completion date: _____
- 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.

- 1) 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 Slope Subsurface
 Too Shallow Shape Other (Attach specifics)
- c) Attach a description and/or drawings of the item(s) checked, giving dimensions were appropriate.
- 2) 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).
- 4) 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
 b) If 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.)? YES NO
 d) If YES, attach descriptions and maps where appropriate.
 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. YES NO
- 5) Which of the following modifications will allow a reasonable use of the land?
 Change in the setback requirements change in lot coverage requirements
 Change in height requirements change in area requirements
 Other (attach description)
- 6) a) Attach description of proposed use.
 b) Is proposed use permitted in the zoning district? YES NO
 c) 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
 d) 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:

See attached signature page for Haymarket Development #1, LLC (Applicant and Owner)

a) Signature of **applicant**: _____
and 1 Crossroads Village Center

b) Signature of **agent** (if any): _____
Gifford R. Hampshire

c) Date: _____ *Notary Seal*

2) a) Signed and sworn before me this: _____

b) Signature of **Notary**: _____

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

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

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



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

Subscribed and sworn before me this 3 day of
April 2018, in my city/county and state
aforesaid, by the forenamed principal.

Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

By: Tom Levine
OC-P3, LLC, its Member
Igor Levine, Member

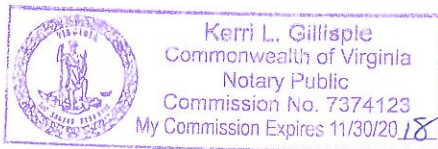


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Kerri Gillispie
Notary Public
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My Registration ID#: 7374123

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



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Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)

RECEIVED APR 04 2018

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: _____

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.

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 (the GDP) with the size and location of buildings and other features being approximate subject to final engineering at site plan.

- 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 20' and 24'-wide units.
- 1.4 Development of the Property shall be in strict conformity with the GDP that is proffered hereby, provided that minor adjustments in road locations, lot lines, lot widths and depths, utility lines, and other features depicted on the GDP may be made 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 and integrated vehicular and pedestrian access ways as depicted on the GDP.

2. ARCHITECTURAL DESIGN, SIGNAGE AND LANDSCAPING

- 2.1 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.

3. STORM WATER MANAGEMENT

- 3.1 Storm water management for the Property shall employ best management practices ("BMP").
- 3.2 Storm water retention shall be provided at site plan as approved by the Town.
- 3.3 Storm water management facilities shall be maintained by the appropriate owners' associations provided below.

4. CREATION OF HOMEOWNERS' ASSOCIATION

- 4.1 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.
- 4.2 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.
- 4.3 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.

5. PARKS AND RECREATION

- 5.1 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.
- 5.2 The Applicant shall reserve the open space or areas shown on the GDP as “Park/Common Area” for possible recreation or tot lots.

6. PUBLIC SAFETY

- 6.1 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.

7. TRANSPORTATION

- 7.1 Applicant shall construct right turn lanes as generally shown on the GDP.
- 7.2 Applicant shall construct the 4-foot wide, 6” high raised island and left turn lanes as generally shown on the GDP.
- 7.3 The Applicant shall make a contribution to transportation purposes in the amount \$3,799 per townhouse unit, payable upon the issuance of an occupancy permit for each such townhouse unit.
- 7.4 The Applicant shall construct a traffic signal at the intersection of Washington Street/Costello Way at the main site entrance when warranted.
- 7.5 The Applicant shall provide cross walks across Washington Street as part of construction of said traffic signal. The cross walks will include pedestrian signals and refuges within the median.
- 7.6 The applicant shall construct a 5’ brick walk along the Washington Street frontage as shown on the GDP.

8. FIRE AND RESCUE

- 8.1 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.

9. TOWN ADMINISTRATION

- 9.1 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.

10. SCHOOLS

- 10.1 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

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

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

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

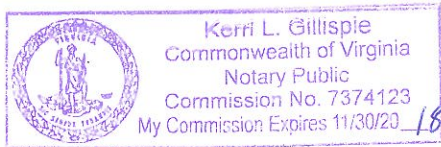


COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

Subscribed and sworn before me this 3 day of
April 2018, in my city/county and state
aforesaid, by the forenamed principal.

Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

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

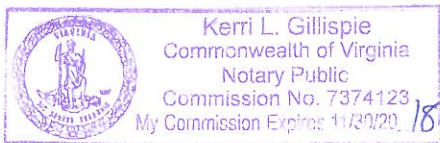


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By: Nick Liu
OC-P3, LLC, its Member
Nick Liu, Member



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Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)

SUP# 2018-002



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: Haymarket Development #1, LLC

SITE ADDRESS: 15150 Washington Street; 6500 James Madison Highway

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 **SITE PLAN PROPOSED:** Yes No

PROPOSED USE(S): Restaurant, drive-in **CODE SECTION(S) #:** 58-11.3

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.*
This application requests a special use permit for a drive-in restaurant located on the Western boundary of

Parcel 1-C as shown on the GDP and as referred to in the narrative as "the Western Restaurant"

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: _____ **NO. OF EMPLOYEES WORKING FROM SITE:** _____

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		
Haymarket Development #1, LLC			Haymarket Development #1, LLC		
Name			Name		
4080 Lafayette Center Drive, Suite 265			4080 Lafayette Center Drive, Suite 265		
Address			Address		
Chantilly,	Virginia	20151	Chantilly,	Virginia	20151
City	State	Zip	City	State	Zip
c/o Gifford R. Hampshire, Esq.; 703-691-1235			571-375-1756		
Phone#(s)			Phone#(s)		
ghampshire@bklawva.com					
Email Address			Email Address		



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.

See attached.

See attached.

Applicant Signature

Property Owner Signature

Date

Date

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:

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

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

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

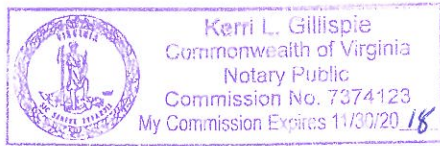


COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

Subscribed and sworn before me this 3 day of
April 2018, in my city/county and state
aforesaid, by the forenamed principal.

Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

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

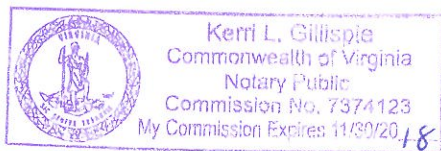


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OC-P3, LLC, its Member
Nick Liu, Member



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Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)

RECEIVED APR 04 2018

SUP# 2018-003



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: Haymarket Development #1, LLC

SITE ADDRESS: 15150 Washington Street; 6500 James Madison Highway

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 **SITE PLAN PROPOSED:** Yes No

PROPOSED USE(S): Restaurant with drive in **CODE SECTION(S) #:** 58-11.3

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.*
This application requests a special use permit for restaurant with a drive in window as shown on the GDP and as referred to in the narrative as "Central Restaurant".

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: _____ **NO. OF EMPLOYEES WORKING FROM SITE:** _____

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
Haymarket Development #1, LLC	Haymarket Development #1, LLC
Name 4080 Lafayette Center Drive, Suite 265	Name 4080 Lafayette Center Drive, Suite 265
Address Chantilly, VA 20151	Address Chantilly, Virginia 20151
City State Zip c/o Gifford R. Hampshire, Esq.; 703-691-1235	City State Zip 571-375-1756
Phone#(s) ghampshire@bklawva.com	Phone#(s)
Email Address	Email Address

Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)



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.

See attached.

See attached.

Applicant Signature

Property Owner Signature

Date

Date

*****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:

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

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

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



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

Subscribed and sworn before me this 3 day of
April 2018, in my city/county and state
aforesaid, by the forenamed principal.

Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

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

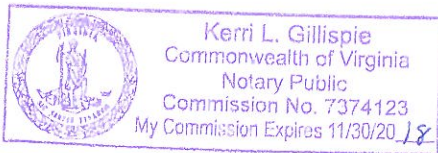


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CITY/COUNTY OF FAIRFAX

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Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

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



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

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Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)

RECEIVED APR 04 2018

SUP# 2018-004



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: Haymarket Development #1, LLC

SITE ADDRESS: 15150 Washington Street; 6500 James Madison Highway

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 **SITE PLAN PROPOSED:** Yes No

PROPOSED USE(S): Restaurant, drive-in **CODE SECTION(S) #:** 58-11.3

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.*

This application requests a special use permit for a drive-in window for the approximately 3,000 square foot restaurant located at the Eastern boundary of Parcel 1-D as shown on the GDP and as referred to in the narrative as "the Eastern Restaurant"

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: _____ **NO. OF EMPLOYEES WORKING FROM SITE:** _____

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	
<u>Haymarket Development #1, LLC</u>		<u>Haymarket Development #1, LLC</u>	
Name		Name	
<u>4080 Lafayette Center Drive, Suite 265</u>		<u>4080 Lafayette Center Drive, Suite 265</u>	
Address		Address	
<u>Chantilly,</u>	<u>Virginia</u>	<u>20151</u>	
City	State	Zip	
<u>c/o Gifford R. Hampshire, Esq.; 703-691-1235</u>		<u>571-375-1756</u>	
Phone#(s)		Phone#(s)	
<u>ghampshire@bklawva.com</u>			
Email Address		Email Address	

Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)



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.

See attached.

See attached.

Applicant Signature

Property Owner Signature

Date

Date

*****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:

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

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

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



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

Subscribed and sworn before me this 3 day of
April 2018, in my city/county and state
aforesaid, by the forenamed principal.

Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

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



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

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Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

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



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

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Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)

RECEIVED APR 04 2018

SUP# 2018-005



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: Haymarket Development #1, LLC

SITE ADDRESS: 15150 Washington Street; 6500 James Madison Highway

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 SITE PLAN PROPOSED: Yes No

PROPOSED USE(S): Hotel/assisted Living facility over 50 ft. CODE SECTION(S) #: 58-11.7

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. This application requests a special use permit to allow the Hotel/Assisted Living to be constructed

higher than 50 feet, namely to a maximum of approximately 75 feet on Parcel 1-B, as reflected on the GDP and narrative

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: _____ NO. OF EMPLOYEES WORKING FROM SITE: _____

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
Haymarket Development #1, LLC	Haymarket Development #1, LLC
Name	Name
4080 Lafayette Center Drive, Suite 265	4080 Lafayette Center Drive, Suite 265
Address	Address
Chantilly, Virginia 20151	Chantilly, Virginia 20151
City State Zip	City State Zip
c/o Gifford R. Hampshire, Esq; 703-691-1235	571-375-1756
Phone#(s)	Phone#(s)
ghampshire@bklawva.com	
Email Address	Email Address



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.

See attached.

Applicant Signature

See attached.

Property Owner Signature

Date

Date

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:

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

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

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



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

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Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

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



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Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

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



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

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Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)

RECEIVED APR 04 2018

SUP# 2018-006



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: Haymarket Development #1, LLC

SITE ADDRESS: 15150 Washington Street; 6500 James Madison Highway

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 **SITE PLAN PROPOSED:** Yes No

PROPOSED USE(S): Automobile repair service **CODE SECTION(S) #:** 58-11.3

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.*
This application requests a special use permit for an automobile repair service on Parcel 1-C as shown on the GDP and as referred to in the narrative.

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: _____ **NO. OF EMPLOYEES WORKING FROM SITE:** _____

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		
<u>Haymarket Development #1, LLC</u>			<u>Haymarket Development #1, LLC</u>		
Name			Name		
<u>4080 Lafayette Center Drive, Suite 265</u>			<u>4080 Lafayette Center Drive, Suite 265</u>		
Address			Address		
<u>Chantilly,</u>	<u>VA</u>	<u>20151</u>	<u>Chantilly,</u>	<u>VA</u>	<u>20151</u>
City	State	Zip	City	State	Zip
<u>c/o Gifford R. Hampshire, Esq.; 703-691-1235</u>			<u>571-375-1756</u>		
Phone#(s)			Phone#(s)		
<u>ghampshire@bklawva.com</u>			_____		
Email Address			Email Address		

Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)



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.

See attached.

See attached.

Applicant Signature

Property Owner Signature

Date

Date

*****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: _____

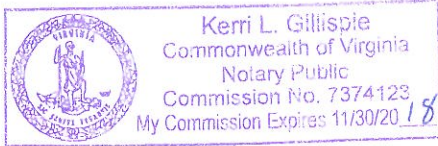
APPROVED DENIED

CONDITIONS:

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

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

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



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

Subscribed and sworn before me this 3 day of
April 2018, in my city/county and state
aforesaid, by the forenamed principal.

Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

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



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

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April 2018, in my city/county and state
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Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

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



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

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Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)

RECEIVED APR 04 2018

SUP# 2018-007



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: Haymarket Development #1, LLC

SITE ADDRESS: 15150 Washington Street; 6500 James Madison Highway

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 SITE PLAN PROPOSED: Yes No

PROPOSED USE(S): Bank with drive in CODE SECTION(S) #: 58-11.3

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. This application requests a special use permit for a drive-in window for a bank on Parcel 1-C as shown

on the GDP and as referred to in the narrative as "Bank"

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: _____ NO. OF EMPLOYEES WORKING FROM SITE: _____

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
Haymarket Development #1, LLC	Haymarket Development #1, LLC
Name 4080 Lafayette Center Drive, Suite 265	Name 4080 Lafayette Center Drive, Suite 265
Address Chantilly, Virginia 22204	Address Chantilly, Virginia 20151
City State Zip c/o Gifford R. Hampshire, Esq.; 703-691-1235	City State Zip 571-375-1756
Phone#(s) ghampshire@bklawva.com	Phone#(s)
Email Address	Email Address

Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)



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.

See attached.

Applicant Signature

See attached.

Property Owner Signature

Date

Date

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:

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

By: Haymarket Development Partners MM, LLC,
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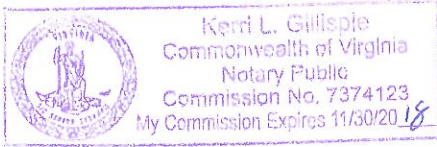


COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

Subscribed and sworn before me this 3 day of
April 2018, in my city/county and state
aforesaid, by the forenamed principal.

Kerri Gillispie
Notary Public
My Commission Expires: 11-30-18
My Registration ID#: 7374123

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

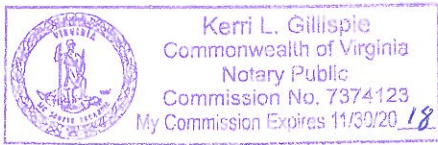


COMMONWEALTH OF VIRGINIA
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Kerri Gillispie
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By: Nick Liu
OC-P3, LLC, its Member
Nick Liu, Member



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Kerri Gillispie
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My Registration ID#: 7374123

Attachment: Crossroads Village Center Application, Development Narrative, Proffer Statement (3610 : Crossroads Village Center Discussion)

PARCEL 1-A, 1-B, 1-C & 1-D

REQUIREMENTS:

PERMITTED USES:	
HOTEL/ASSISTED LIVING	
DAY CARE	
RETAIL	
RETAIL/GAS	
RETAIL/MEDICAL	
RESTAURANT/RETAIL/MEDICAL	
RESTAURANT	
GROSS FLOOR AREA (GFA)	
TOTAL GFA = 160,00 SQ. FT. TOTAL GFA SHALL NOT EXCEED 160,00 SQ. FT. AND DENSITY /OR INDIVIDUAL USES MAY BE INCREASED OR REDUCED PROVIDED THE PARKING STANDARDS IN SECTION 58.6-1(b) ARE MET.	
LOT AREA	
NO REQUIREMENT	
LOT COVERAGE	
BUILDABLE LOT COVERAGE	75%
SETBACK & YARD	
FRONT SETBACK	10' MIN
SIDE YARD	10' MIN @ STREET, 0' @ COMMERCIAL, 25' @ RESIDENTIAL
REAR YARD	10' MIN @ STREET, 0' @ COMMERCIAL, 25' @ RESIDENTIAL
BUILDING HEIGHT:	
	50'
PARKING PROVIDED:	
HOTEL/ASSISTED LIVING (110 ROOMS)	1 PER 5 CHILDREN UP TO 40 & 1 PER 10 AFTER 40, 28 REQ'D.
DAY CARE (240 CHILDREN)	1 PER 300 SQ. FT. GFA, 35 REQ'D.
RETAIL (10,500 SQ. FT.)	1 PER 300 SQ. FT. GFA, 12 REQ'D.
BANK/FINANCIAL INSTITUTION (3,500 SQ. FT.)	1 PER 300 SQ. FT. GFA, 18 REQ'D.
RETAIL/MEDICAL (5,400 SQ. FT.)	1 PER 300 SQ. FT. GFA, 28 REQ'D.
RESTAURANT/RETAIL/MEDICAL (8,500 SQ. FT.)	1 PER 100 SQ. FT. GFA, 80 REQ'D.
RESTAURANT WITH DRIVE-IN (8,000 SQ. FT.)	3 PER SERVICE BAY, 1 PER 400 SQ. FT. OF GFA OF ENCLOSED AREA PLUS 1 PER EMPLOYEE, 60 REQ'D.
AUTOMOBILE REPAIR SERVICE	
TOTAL PARKING PROVIDED:	383 REQUIRED
PROPOSED:	
PARCEL 1-A	
USES:	
DAY CARE	
PARKING PROVIDED:	
DAY CARE	37
PROPOSED:	
PARCEL 1-B	
USES:	
HOTEL/ASSISTED LIVING	
PARKING PROVIDED:	
HOTEL/ASSISTED LIVING	122
PARCEL 1-C	
USES:	
RETAIL	
RETAIL/MEDICAL	
RESTAURANT/RETAIL/MEDICAL	
RESTAURANT WITH DRIVE-IN	
AUTOMOBILE REPAIR SERVICE	
PARKING PROVIDED:	
RETAIL	26
BANK/FINANCIAL INSTITUTION	12
RETAIL/MEDICAL	18
RESTAURANT/RETAIL/MEDICAL	13
RESTAURANT WITH DRIVE-IN	36
AUTOMOBILE REPAIR SERVICE	60
PARCEL 1-D	
USES:	
RETAIL	
RESTAURANT/RETAIL/MEDICAL	
RESTAURANT	
PARKING PROVIDED:	
RETAIL	39
RESTAURANT/RETAIL/MEDICAL	18
RESTAURANT WITH DRIVE-IN	50
OVERALL PARKING PROVIDED:	420 (37 ADDITIONAL PARKING SPACES)

PARCEL 2 R-2 SUBDIVISION & REZONING

REQUIREMENTS:	
PERMITTED USES:	
TOWNHOUSES	BY SPECIAL USE PERMIT
BUFFER YARD	
25' MIN. ADJOINING B1 & B2 DISTRICT	
10' MIN. ADJOINING R1 DISTRICT	
AVG. TOWNHOUSE LOT AREA:	2,000 SQ. FT. AVG. (NONE LESS THAN 1,500 SQ. FT.)
SETBACK & YARD:	
FRONT SETBACK	15' MIN.
SIDE YARD	15' MIN.
REAR YARD	20' MIN.
HEIGHT REGULATIONS:	
THE MAXIMUM HEIGHT SHALL BE 2 1/2 STORIES BUT NOT OVER 35 FEET WITH 15 FOOT SIDE YARD SETBACK	
*THE BUILDING HEIGHT MAY BE EXTENDED TO THREE STORIES OR A MAXIMUM OF 40 FEET IF EACH SIDE YARD IS INCREASED ONE-HALF FOOT FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT	
MAX DENSITY:	
8 UNITS / GROSS ACRE	
(9.94 ACRES X 8 = 79.52 UNITS)	
PARKING:	
TOWNHOUSES	
2.25 SPACE / DWELLING UNIT	
(GARAGE OR ON LOT)	
79 TOWNHOUSE UNITS	
178 SPACES REQUIRED	
49 SPACES OUTSIDE UNITS	
PROPOSED:	
BUILDING USES:	
TOWNHOUSE LOTS	16 LOTS @ 3,241.4 SQ. FT. = 51,862.4 SQ. FT.
	44 LOTS @ 1,706.0 SQ. FT. = 75,064.0 SQ. FT.
	4 LOTS @ 3,696.0 SQ. FT. = 14,784.0 SQ. FT.
	15 LOTS @ 2,112.0 SQ. FT. = 31,680.0 SQ. FT.
	79 LOTS @ 2,194.8 SQ. FT. AVG. = 173,390.4 SQ. FT.
BUFFER YARD:	
25' MIN. @ BUILDING ADJOINING B1 & B2 DISTRICT	
10' MIN. @ BUILDING ADJOINING R1 DISTRICT	
SETBACK & YARD:	
FRONT SETBACK	15' MIN.
SIDE YARD	0' PARTY WALL / 17.5' END
REAR YARD	20' MIN.
HEIGHT REGULATIONS:	
THE MAXIMUM HEIGHT SHALL BE 2 1/2 STORIES BUT NOT OVER 35 FEET WITH 15 FOOT SIDE YARD SETBACK	
*THE BUILDING HEIGHT MAY BE EXTENDED TO THREE STORIES OR A MAXIMUM OF 40 FEET IF EACH SIDE YARD IS INCREASED ONE-HALF FOOT FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT.	
(THE SIDE YARD SETBACKS HAVE BEEN ESTABLISHED AT 17.5 FEET TO ALLOW FOR A MAXIMUM HEIGHT OF 40 FEET)	
PARKING:	
158 GARAGE SPACES	
158 DRIVEWAY SPACES	
116 OFF-LOT SPACES	
432 PARKING SPACES	

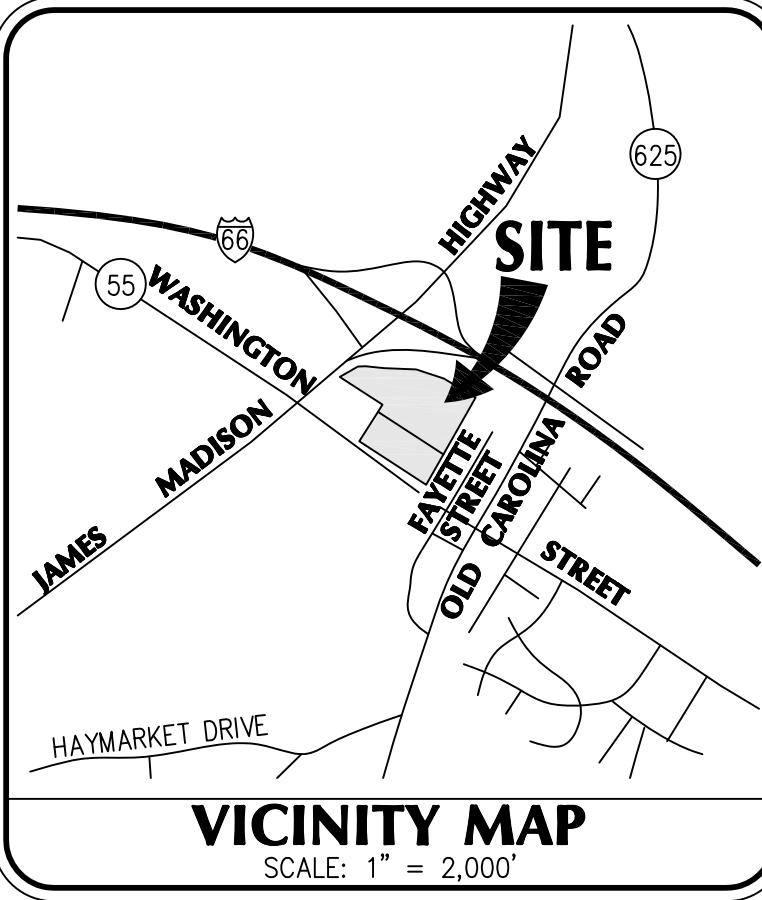
- GENERAL NOTES**
- 1) THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS (G.P.I.N.), ADDRESSES, ZONE AND USE FOR THE PROPERTIES SHOWN HEREON ARE AS FOLLOWS:
G.P.I.N. 7298-81-2707 / 15150 WASHINGTON STREET / B-2 / VACANT / 873,819 SQ. FT. OR 20.0601 AC.
G.P.I.N. 7298-71-7053 / 6500 JAMES MADISON HIGHWAY / B-2 / VACANT / 39,086 SQ. FT. OR 0.8973 AC.
TOTAL AREA = 912,905 SQ. FT. OR 20.9574 AC.
 - 2) THERE ARE NO MAPPED CHESAPEAKE BAY RESOURCE PROTECTION AREA (RPA) ON THE PARCELS SHOWN HEREON.
 - 3) NEW PARKING AREAS AND DRIVES ARE ILLUSTRATIVE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE DESIGN.
 - 4) STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES SHALL BE ADDRESSED WITH ONSITE FACILITIES.
 - 5) THE PROPERTY IS LOCATED WITHIN THE OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY DISTRICT. ARCHITECTURAL DESIGN WILL REQUIRE REVIEW AND APPROVAL OF A CERTIFICATE OF APPROPRIATENESS (COA) BY THE ARCHITECTURE REVIEW BOARD (ARB).
 - 6) ROSS-FRANCE, PC DOES NOT CERTIFY TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THESE TEST HOLES SHALL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY ROSS-FRANCE, PC AND APPROPRIATE REVISIONS SHALL BE MADE TO THE PLANS.
 - 7) PARKING IS CONCEPTUAL AND THE NUMBER OF SPACES (AND CORRESPONDING DENSITY), INCLUDING FOR SPECIAL USE PERMIT USES, MAY CHANGE IN ACCORDANCE WITH THE PROVISIONS OF ZONING ORDINANCE SECTION 58-6.1.

OWNER/APPLICANT:
HAYMARKET DEVELOPMENT #1 LLC
4080 LAFAYETTE CENTER DRIVE, SUITE 265
CHANTILLY, VIRGINIA 20151
(571)375-1756

SUP AREA
405,979 SQ. FT.
OR
9.32 ACRES
CURRENT ZONE: B-2
PROPOSED ZONE: R-2

LEGEND

AC.	ACRE
BMP	BEST MANAGEMENT PRACTICES
D.B.	DEED BOOK
ESMT.	EASEMENT
EX	EXISTING
GDP	GENERALIZED DEVELOPMENT PLAN
G.P.I.N.	GEOGRAPHIC PARCEL IDENTIFICATION NUMBER
INST. #	INSTRUMENT NUMBER
PG.	PAGE
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
SUP	SPECIAL USE PERMIT
SWM	STORMWATER MANAGEMENT
TEMP.	TEMPORARY
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
⊕	HANDICAP PARKING
▨	NO PARKING AREA
▨	PAVEMENT
▨	CONCRETE
▨	REINFORCED TURF
▨	BRICK



ROSS-FRANCE
CIVIL ENGINEERING - LAND SURVEYING
 9417 INNOVATION DRIVE, MANASSAS, VA 20110
 rossfranceva.com
 (703) 361-4188

COMMONWEALTH OF VIRGINIA
 R. MICHAEL MASSEY, II
 Lic. No. 23856
 PROFESSIONAL ENGINEER

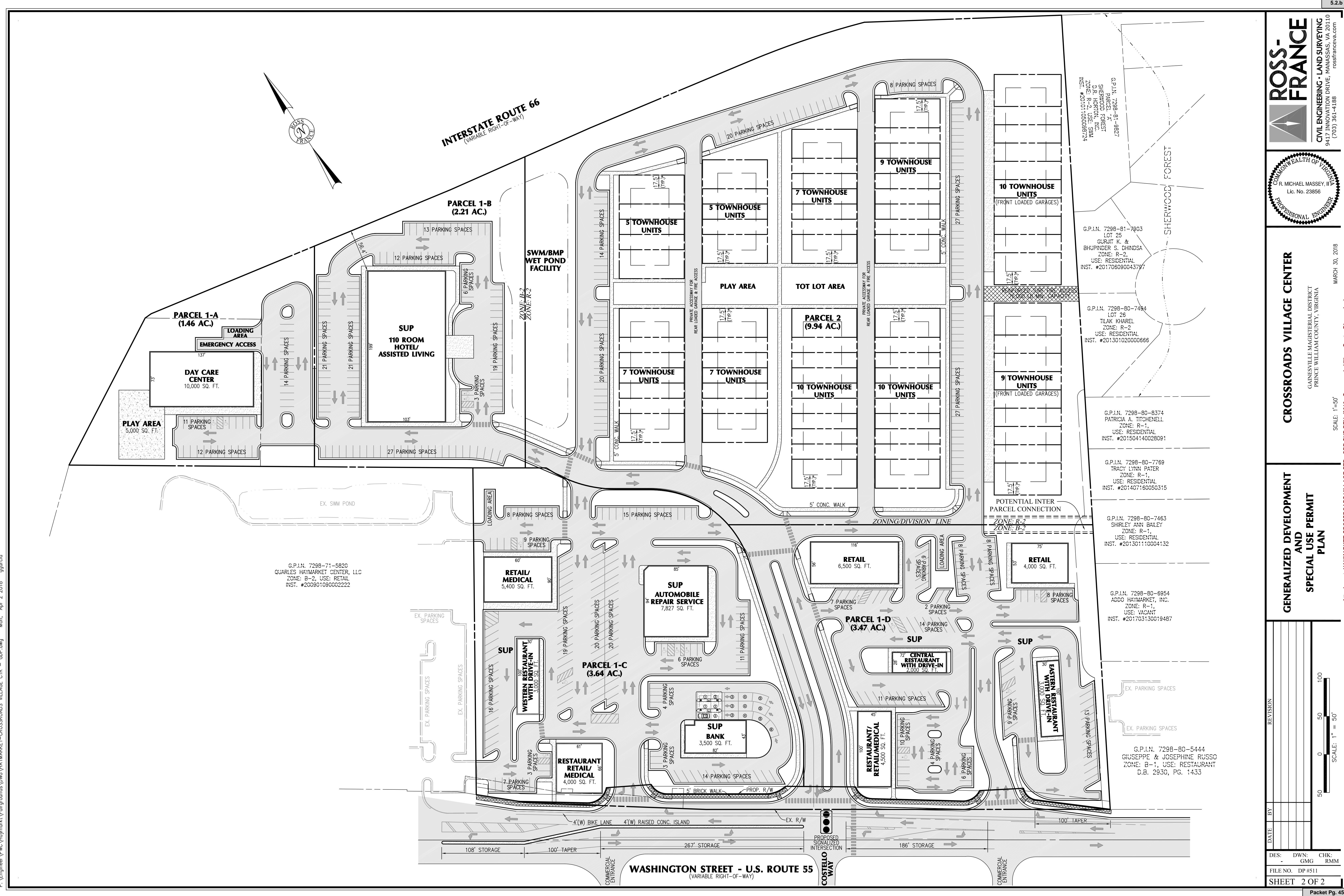
CROSSROADS VILLAGE CENTER
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT AND SPECIAL USE PERMIT PLAN

DESIGNER	DWN	CHK.
FILE NO.	DP #511	RMM
SHEET 1 OF 2		

DATE	BY	REVISION

DES: DWN, CHK: RMM
 FILE NO. DP #511
 SHEET 2 OF 2
 Packet Pg. 45



P:\Engineer\PC\Haymarket\Airgrounds\DMC\HAYMARKET-CROSSROADS VILLAGE CTR. - GDP.dwg Mon, Apr 2, 2018 9:42:00 AM ggarcia



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

Emily Lockhart
TOWN PLANNER

MEMORANDUM

TO: Town Council
FROM: Emily Lockhart, Town Planner and Zoning Administrator
DATE: May 3, 2018
SUBJECT: Staff Report: Crossroads Village Center 15150 Washington Street; REZ#2018-004 Rezoning Application and SUP#2018-002, SUP#2018-003, SUP#2018-004, SUP#2018-005, SUP#2018-006, SUP#2018-007, Special Use Permit Applications.

I. Background:

a. Request:

- i. To rezone a 9.94 acre portion of 15150 Washington Street, GPIN 7298-81-2707 from B-2, Business Commercial to R-2, Residential, to construct 79 residential units (all townhouses). Applications, Development Narrative, Generalized Development Plan and Proffer Statement was submitted to the Town April 4, 2018.
- ii. To apply for six (6) Special Use Permits to allow;
 1. three (3) restaurant drive-through uses,
 2. one (1) bank with a drive-through,
 3. one (1) automobile repair service use,
 4. one (1) building height in excess of 50 feet.

Uses/Development Features	Existing Zoning Uses/Permitted Development	Proposed Development (Some features require Rezoning & SUP)
Zoning	B-2, Business commercial zoning	R-2, residential rezoning for 9.94 acres, remaining acreage will stay B-2
Use	Office & Commercial	Mixed Use Development; Residential, Commercial, Retail
Residential Density	Accessory Apartments permitted by-right on the second story of business use.	79 townhomes on the rezoned portion of the parcel
Nonresidential Density	Maximum buildable lot coverage shall not exceed 75 percent of the total lot area, maximum lot coverage shall not exceed 85 percent	R-2 Portion: See <i>Sec. 58-8.5 - Area regulations</i> B-2 Portion: Maximum buildable lot coverage shall not exceed 75 percent of the total lot area; maximum lot coverage shall not exceed 85 percent

- b. Site Location: The site is located on the west side of Town, north of Route 55/Washington St, south of Interstate 66 and east of Route 15/James Madison Highway. The site address is: 15150 Washington Street and 6500 James Madison Highway. (see maps in Appendix I) The sites are identified on Prince William County maps as GPIN 7298-81-2707 and 7298-71-7053.
- c. Comprehensive Plan: The site is designated as Planned Interchange Park in the Town of Haymarket's 2008 Comprehensive Plan.
- d. Zoning: The site is zoned B-2, business commercial zoning.
- e. Surrounding Land Uses: The site is located on the north side of Route 55/ Washington Street, and bordered by Interstate 66 and Route 15/James Madison Highway. The properties abutting the eastern property line are single family residential properties and two commercial properties; 15120 Washington Street, Giuseppe's Restaurant and 6680 Fayette Street, A Dog's Day Out. The properties abutting the western property line are commercial business; 15250 Washington Street, Chick-fil-a Restaurant and Drive-Through, The Fauquier Bank and Drive-Through and CVS Pharmacy with a Drive-Through pick-up window. Across Route 55/Washington Street is a mixture of commercial businesses to include; automobile repair service, restaurants, offices, grocery store, and other personal service businesses.

II. Current Situation

- a. Town Planner Recommendation: The Town Planner recommends approval of REZ#2018-004, Rezoning Application and SUP#2018-002, SUP#2018-003, SUP#2018-004, SUP#2018-005, SUP#2018-006, SUP#2018-007, Special Use Permit Applications for the following reasons;
 - i. Rezoning—the rezoning allows for a mixture of uses on the western end of Town, creating an ideal walking environment for residents. The portion of land that is proposed for rezoning is located at the back of the property, thus keeping the commercial uses front and center on Washington Street. Additionally, the rezoning is a downzoning from commercial to residential use. The residential portion of the development will provide a less intensive use in the development and pair well with the commercial uses at the front of the development.
 - ii. three (3) restaurant drive-through uses—the restaurant drive-through uses are recommended for approval contingent on appropriate measures to manage traffic flow to and from the site. Two preexisting fast-casual restaurants with drive-throughs currently operate on the western end of Town. At times these restaurants can impact the flow of traffic on Washington Street or within the restaurant site itself. With the addition of turn lanes and a new streetlight the traffic flow will be mitigated and better controlled on the western end of Town.

The generalized development plan demonstrates proper parking requirements and adequate traffic flow.

- iii. one (1) bank with a drive-through-- The bank drive through use would raise similar concerns to a restaurant drive through. It is expected that the amount of traffic for the bank will be less intensive than the restaurant drive-through and comparable to the existing drive-through bank located at 15240 Washington Street. The bank drive-through use is recommended for approval, the generalized development plan demonstrates proper parking requirements and adequate traffic flow.
 - iv. one (1) automobile repair service use—The automobile repair service located at this site raises some concerns over parking, maintaining proper exterior conditions at the building (outside storage, repair equipment, environmental concerns) and traffic flow within the site. These matters would be addressed during the site plan phase. Additional maintenance concerns would be handled through the Zoning Administrator issuing notices of violation. The automobile repair service is recommended for approval, the generalized development plan demonstrates proper parking requirements and adequate traffic flow.
 - v. one (1) building height in excess of 50 feet-- The proposed building height in excess of 50 feet would not exceed 75 feet in height. The proposed use for this building would be an assisted living facility or hotel/conference room. The use falls within the by-right uses allowed in the B-2 district. The height of the building would make it the tallest structure in Town. This structure would be positioned at the back of the property along the Interstate. The section of the property where the building sets is at a lower topography than the surrounding land. The building would be positioned behind the other buildings and features which would assist with blending the building into the landscape. The building would be approximately 6 stories in height; comparable to the hotel facilities in Gainesville, VA. The building height is recommended for approval, with the recommendation that the builder work closely with the ARB to blend the architectural features into the existing landscape and the proposed structures.
- b. Planning Commission Public Hearing: The Town of Haymarket Planning Commission has a Joint Public Hearing scheduled with Town Council for May 21, 2018 at 6:00pm in Town Hall. The public hearing has been advertised and all notifications posted.

III. Issues

a. Comprehensive Plan

- i. The Town of Haymarket’s Planned Land Use Map zones 15150 Washington Street and 6500 James Madison Highway/GPIN 7298-81-2707 and 7298-71-7053, as Planned Interchange Park. The 2008 Comprehensive Plan states “to accommodate future commercial development the plan recommends that major commercial growth be limited to those areas designated as the Town Center and the Planned Interchange Park” (Comprehensive Plan, page 89). Furthermore, the

Planned Interchange Park concept revolves around the idea that highway-oriented development needs to be planned as whole. The key concept of the Planned Interchange Park is plan for a mixture of commercial, office, professional and retail uses around common parking facilities.

- ii. Vehicle access should be carefully designed, and adequate landscaping and screening will be required to minimize potentially adverse impacts on surrounding land uses.
- b. Other Jurisdictional Comments
- i. At this time there are no Outside Agency Comments. These comments will be made available upon receipt.
- c. Legal Uses of the Property
- i. The property is currently zoned Business Commercial, B-2, which allows for the following by-right uses;
 - 1. Residential: Accessory Apartment (2nd story on commercial buildings)
 - 2. Civic: civic use, club, cultural services, education facility (primary/secondary), recreation facility (public), shelter
 - 3. Commercial: Automobile parts/supply, retail, Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually), Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually), Business-- short-term rental (STRB), Business support service, Catering-- commercial (off-premises), Commercial indoor amusement, Commercial indoor entertainment, Commercial indoor sports and recreation, Communications service, Consumer repair service, Day care center, Farmer's market, Financial institution, Garden center, Gasoline station, Greenhouse—commercial, Guidance services, Halfway house, Hotel, Laundry, Life care facility, Nursing home, Office—general, Office—medical, Pawn shop, Personal improvement services, Personal services, Restaurant-- fast food, Restaurant—general, Restaurant—mobile, Restaurant—small, Store—general, Store—grocery, Store—liquor, Store-- neighborhood convenience, Studio-- fine arts, Veterinary hospital/clinic
 - 4. Miscellaneous: Parking facility, utility service—minor
 - ii. B-2 Uses by Special Use Permits:
 - 1. Residential: Multi-family dwelling, Townhouse
 - 2. Civic: Educational facility-- college/university, Emergency shelter, Public assembly, Public maintenance and service facility, Recycling center, Refuse collection site, Religious assembly
 - 3. Commercial: Automobile rental/leasing, Automobile repair service, Bed and breakfast, Business or trade school, Car wash, Commercial outdoor entertainment, Commercial outdoor sports and recreation, Commercial vehicle repair service, Construction sales and service, Custom manufacturing, Equipment sales and rental, Funeral home, Hospital, Restaurant-- drive-in, Tattoo Parlor and/or body piercing salon

4. Industrial: Warehousing and distribution
 5. Miscellaneous: Outdoor gathering
- d. Citizens' Concerns Prior to Public Hearing:
- i. Residents located in the Sherwood Forest Neighborhood off Fayette Street, and abutting the east property line, are concerned about the buffering between their property and the townhomes. Additionally, the residents are concerned about possible foot traffic and cut throughs on their property.
 - ii. Several citizens have voiced concern about the potential traffic impacts along Washington Street.

IV. Summary

a. Recommend Approval

i. Comprehensive Plan:

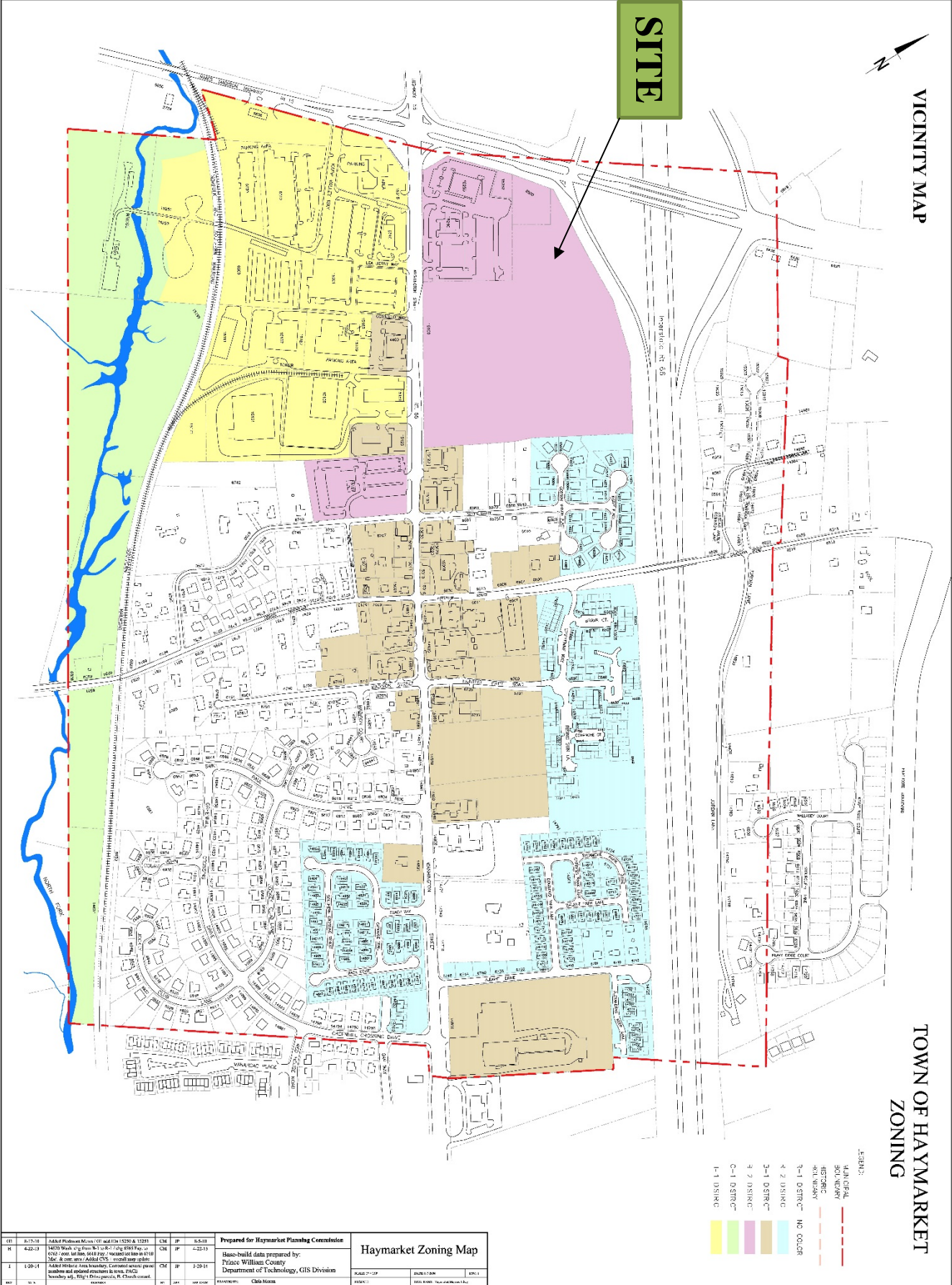
1. Long-Range Land Use: – If the 9.94 acre portion of GPIN: 7298-81-2707 is rezoned to Residential-2 and the remainder is Business Commercial District, the proposed REZ and 6 SUP requests could be found in general conformance with the long range land use plan. A mix of uses are proposed and exist including residential, retail, and some office in the surrounding area. The Planned Interchange Park concept and current zoning classification encourages this type of mixed use development in addition to interconnectivity throughout the site and with the surrounding development.

- ii. Community Input: Notice of the application has been transmitted to adjacent property owners. A joint public hearing with the Town of Haymarket Town Council and Planning Commission has been set for May 21, 2018 at 6:00pm. No public comments have been officially submitted in writing to date.
- iii. Other Jurisdictional Comments: No outside agency review comments have been submitted at this time.
- iv. Legal Uses of the Property: All proposed uses fall within the legal uses permitted in the Business Commercial District (B-2) by special use permit or by-right use. If the rezoning application is approved the townhouses will be permitted by-right.

- V. **Recommendation** is that the Planning Commission recommend approval of Crossroads Village Center 15150 Washington Street; REZ#2018-004 Rezoning Application and SUP#2018-002, SUP#2018-003, SUP#2018-004, SUP#2018-005, SUP#2018-006, SUP#2018-007, Special Use Permit Applications.

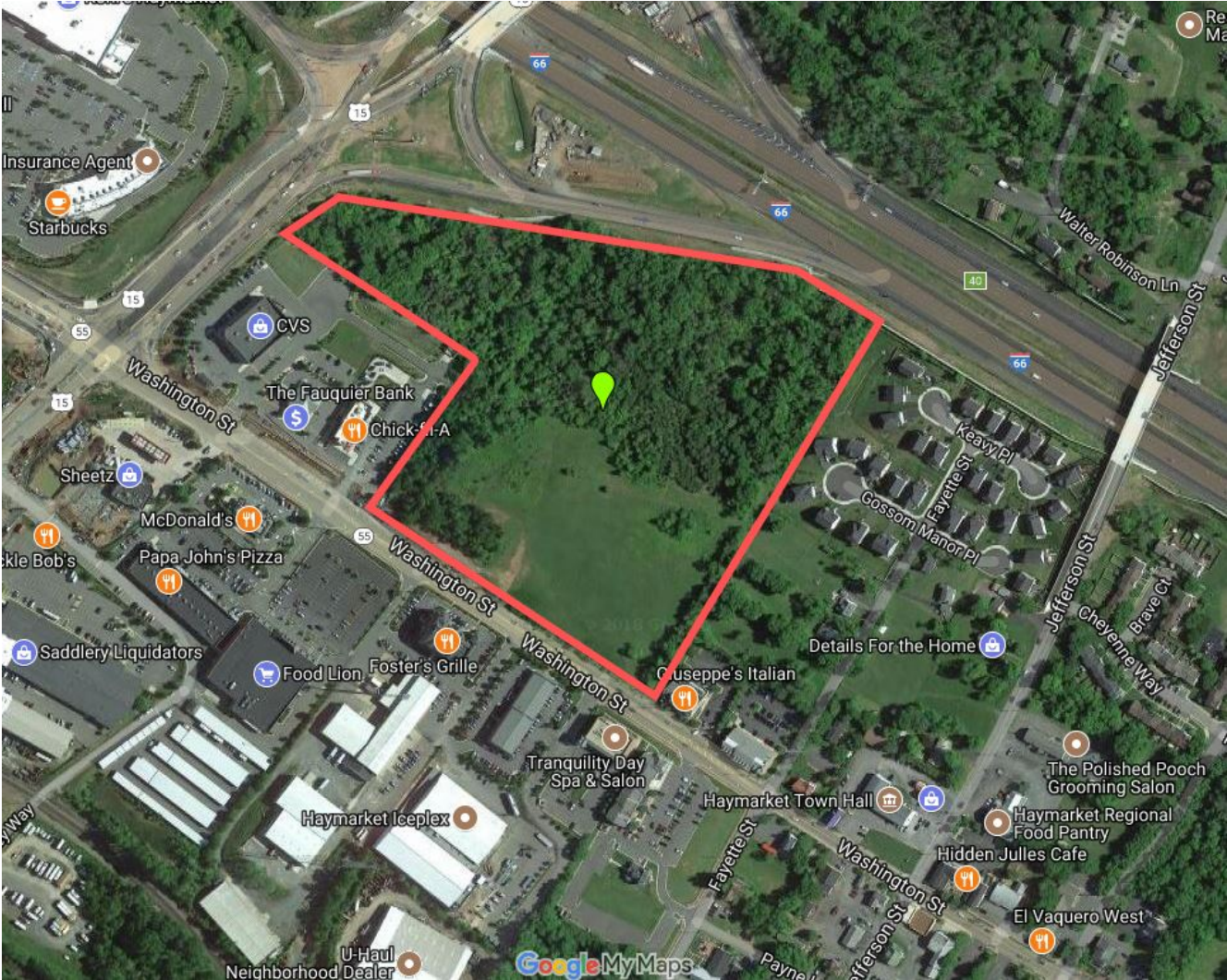
VI. Attachments:

- a. Area Maps
- b. Staff Analysis
- c. Development Narrative, Proffer Statement
- d. Generalized Development Plan
- e. Traffic Impact Analysis: Executive Summary



01	8-17-18	Add Potomac Mills ZIP and the 1220 & 1221	CM	JP	8-5-18	Prepared for Haymarket Planning Commission Base-bid data prepared by: Prince William County Department of Technology, GIS Division Prepared by: Chris Morris	Haymarket Zoning Map		
H	4-22-18	18201 Walkway from R1 to R-1.70g 4800 Reg. of 1910	CM	JP	4-25-18		SCALE: 1"=200'	DATE: 1/20/18	REV: 1
S	4-22-18	18201 Walkway from R1 to R-1.70g 4800 Reg. of 1910	CM	JP	4-25-18		DATE: 1/20/18	REV: 1	DATE: 1/20/18
I	1-28-18	18201 Walkway from R1 to R-1.70g 4800 Reg. of 1910	CM	JP	1-28-18		DATE: 1/20/18	REV: 1	DATE: 1/20/18

Town of Haymarket: Proposed Development Site



Attachment: Crossroads Village Center Staff Report 05-03-2018 (3610 : Crossroads Village Center Discussion)

Staff Analysis Report:

Summary:

Matters to be Considered in Reviewing Proposed Amendments:

(1) *Existing use and character of the area;*

The property is currently undeveloped with a large amount of tree coverage. The surrounding area is comprised of fast food restaurants, drug store with a drive-through, bank with a drive-through, residential properties on the eastern corner of the property, automobile repair and industrial uses on the south side of the property.

(2) *Suitability of the property for various uses;*

The property is zoned for Business-Commercial Zoning (B-2) and planned for Planned Interchange Park. The current and planned zoning allow for a mixture of commercial development uses. The addition of residential uses would allow for a convenient walkable development.

(3) *Trends of growth or change;*

According to Data USA and the American Community Survey (ACS) conducted by the US Census Bureau, the Town of Haymarket is home to approximately 1,915 residents. This is roughly a 10.3% increase since 2014. Projected population rates and growth rates for the Town were not analyzed at this time.

(4) *Current and future requirements of the Town as to land for various purposes as determined by population and economic studies and other studies;*

Current developed land use within Town (approximately):

- Residential – 120.72 acres
- Commercial – 29.94 acres
- Conservation – 3.55 acres
- Light Industrial – 34.20 acres

Current undeveloped land use within Town (approximately):

- Residential – 36 acres
- Commercial – 30 acres
- Conservation – 29.84 acres
- Light Industrial – 2 acres

With the growing residential population in the surrounding area, the Town of Haymarket has become an ideal location for small local businesses. The current undeveloped land in Town offers space for continued growth residentially and commercially. The conservation district provides continued protection of the Town's natural resources and green space along the North Fork creek and railroad tracks. Most of the developed land is zoned residential with smaller commercial and industrial zones on the western end of Town and along Washington Street. The commercial properties along Washington Street provide businesses with road frontage, high visibility, and easy access. This commercial corridor creates a sense of walkability throughout the Town and easy access for Town residents.

The addition of the mixed commercial-residential development at the western end of Town will complete the currently underdeveloped landscape and provide additional opportunities for walkability and convenient local shops and restaurants.

(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; and

The Town has roughly 30 acres of protected conservation land. The conservation land protects the North Fork Creek and floodplain areas within Town. Furthermore, the Town has approximately 4.3 acres of public park space. Rezoning the back corner of the Washington Street property would not alter the amount of current conservation land or park space. Proffers from the development could potentially aid in finishing our Town Park improvements.

The property is accessed via Washington Street, the main transportation route through Town, east and west. The larger volume of traffic that will be attracted to the site will be handled through traffic mitigation measures such as the addition of a streetlight, turn lanes and medians. Further analysis of traffic impacts can be found in the Crossroads Village Center Traffic Impact Analysis. Please contact Town Hall for an electronic copy of the document or visit Town Hall to view the hardcopy, M-F 8:00am to 4:30pm.

(6) Conservation of properties and their values and the encouragement of most appropriate use of land throughout the Town.

The property is currently zoned B-2, only a small portion of the land will be rezoned to Residential 2. The remaining acreage will provide adequate space for growing our commercial development in Town while offering the additional residential properties behind the development for a mixed-use development opportunity.

Staff Summary:

This report provides a comparison of the current zoning district and the proposed zoning district, the restrictions and regulations in the proposed zoning district and the general process for a special use permit. This information is given as a reminder of the by-right uses, special uses, regulations and the processes.

The current Planned Land Use map designates the properties as Planned Interchange Park. After reviewing the zoning ordinance and the application, the Town Planner's main concerns are; parking on site, daily vehicular trips generated by the use, and residential buffers. The zoning ordinance has set requirements and regulations for the zoning districts that will mitigate some of these concerns, further traffic impact analysis has been completed to demonstrate the traffic compatibility. In keeping with the visions of the Town as set forth by the Comprehensive Plan and the Planned Land Use map, the Town Planner recommends rezoning a portion of 15150 Washington Street to residential-2 and approving the 6 special use permits.

Draft Motion:

"I move the Planning Commission to refer Rezoning Application ZTA#2018-004 to rezone 15150 Washington Street from B-2 to Residential-2 to the Town Council with a recommendation for approval."

And

“I move the Planning Commission to refer SUP Applications SUP#2018-002, SUP#2018-003, SUP#2018-004, SUP#2018-005, SUP#2018-006, SUP#2018-007to the Town Council with a recommendation for approval.”

Or

Alternate Motion.