

MOTION:

**September 4, 2007
Regular Meeting
Ord. No. 07-**

SECOND:

RE: SPECIAL USE PERMIT#PLN2007-00354, BAYWOOD HOTELS, BALLS FORD ROAD – GAINESVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this is a request to allow a hotel with a building height greater than 45 feet and a floor area ratio (FAR) greater than 0.40. The proposed height is +/-54 feet and the FAR is +/-0.65. The site is located at 10506 Balls Ford Road, on the north side of Balls Ford Road, approximately ±1,800 feet east of its intersection with Sudley Road. The ±2.0 acre site is zoned B-1 and is identified as GPIN# 7697-46-4035. The site is designated REC, Regional Employment Center, in the Comprehensive Plan; and

WHEREAS, Prince William County staff has reviewed the subject application and recommends approval, as stated in the staff report; and

WHEREAS, the Planning Commission held a public hearing on this item on June 20, 2007, and recommends approval, as stated in Planning Commission Res. No. 07-104; and

WHEREAS, a public hearing, duly advertised in a local newspaper for a period of two weeks, was held on September 4, 2007, and interested citizens were heard; and

WHEREAS, general welfare and good zoning practice are served by the approval of the application;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve Special Use Permit #PLN2007-00354, Baywood Hotels – Balls Ford Road, subject to the conditions dated June 20, 2007;

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Ms. Lori Murphy
Bean, Kinney, & Korman P.C.
2300 Wilson Blvd, 7th Floor
Arlington, VA 22201

CERTIFIED COPY

Clerk to the Board



Craig S. Gerhart
County Executive


COUNTY OF PRINCE WILLIAM

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August 29, 2007

TO: Board of County Supervisors

FROM: Stephen K. Griffin, AICP 
Director of Planning

THRU: Craig S. Gerhart
County Executive

RE: Special Use Permit #PLN2007-00354, Baywood Hotels – Balls Ford Road
Gainesville Magisterial District

I. Background is as follows:

- A. Request – This is a request to allow a 99-room hotel with a building height greater than 45 feet and a floor area ratio (FAR) greater than 0.40. Sections 32-400.03(2), and 32-400.04(3) of the Zoning Ordinance allow building heights and FAR to exceed the by-right standards of the B-1 zoning district with a special use permit.
- B. Location – The subject site is located at 10506 Balls Ford Road, on the north side of Balls Ford Road, approximately ±1,800 feet east of its intersection with Route 234 (see maps in Attachment A). The SUP site is identified on County maps as GPIN 7697-46-4035.
- C. Comprehensive Plan – The site is designated Regional Employment Center (REC).
- D. Zoning/Acreage – The site is currently zoned B-1, General Business, and is a ±2-acre site. A special use permit was previously approved to allow a hotel with an increased building height and floor area ratio on this property in 2002. That SUP expired before the hotel could be constructed.
- E. Surrounding Land Uses – The property to the east is an office building. An office use, vacant property, and apartments exist to the south. Abutting the property to the west is an industrial use; further west are commercial uses, including hotels, and a car dealership. The Battlefield Business Park is located across Interstate 66 to the north.

II. Current Situation is as follows:

- A. Planning Commission Recommendation – The Planning Commission recommends approval of Special Use Permit #PLN2007-00354, Baywood Hotels – Balls Ford Road, subject to the conditions dated June 20, 2007. Staff concurs. See Attachment B for the staff analysis.
- B. Board of County Supervisors’ Public Hearing – A public hearing has been advertised for September 4, 2007 before the Board of County Supervisors.

III. Issues in order of importance are:

- A. Comprehensive Plan
 - 1. Long-Range Land Use - Is the proposed use consistent with those uses intended by the REC designation?
 - 2. Level of Service (LOS) - How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2006?
- B. Community Input - Have members of the community raised any issues?
- C. Legal Uses of the Property - What uses are allowed on the property? How are legal issues resulting from the Board of County Supervisors’ action addressed?
- D. Timing – When must the Board of County Supervisors take action on this application?

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

- A. Approve Special Use Permit #PLN2007-00354, Baywood Hotels – Balls Ford Road, subject to the conditions, found in Attachment C, dated June 20, 2007.
 - 1. Comprehensive Plan
 - a) Long-Range Land Use – The proposal is consistent with the REC designation of the site. Hotels are a by-right use in the B-1 zoning district. A special use permit is required because the proposal requests a building height greater than 45 feet and a floor area ratio (FAR) greater than 0.40. B-1 zoning does not implement the REC designation; however, lodging uses are encouraged in the REC.

- b) Level of Service – The proposed special use permit will generate additional fire and rescue service and water quality demands. Conditions of the special use permit will partially mitigate this impact as follows:

Fire and Rescue	\$0.61/sq. ft.	Approximate area of building - ±54,230 sq. ft	Contribution amount \$33,080.30
Water Quality	\$75 per acre	±2.0 acres	\$150.00
Total			\$33,230.30

Note: \$10,000 is conditioned towards stream restoration work in the Bull Run watershed.

2. Community Input – The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, no issues have been expressed to the Planning Office. No public comments were expressed at the Planning Commission public hearing.
3. Legal Uses of the Property – A hotel, with a maximum height of 54’, and a maximum FAR of 0.65 would be allowed pursuant to approved SUP conditions. Legal issues resulting from Board of County Supervisors’ action are appropriately addressed by the County Attorney’s office.
4. Timing – There is no legal time frame for Board action on an SUP application; however, it is the Office of Planning’s recommendation that the final action be taken within one year of receipt of the application. The one year recommended time frame is December 27, 2007.

B. Deny Special Use Permit #PLN2007-00354, Baywood Hotels – Balls Ford Road.

1. Comprehensive Plan
 - a) Long-Range Land Use - If the application is denied, the land use designation of the site would remain REC, Regional Employment Center, and the zoning classification would remain B-1, General Business.
 - a) Level of Service - Denial would not have any impact on the existing level of service.
2. Community Input – The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, no issues have been expressed to the Planning Office. No public comments were expressed at the Planning Commission public hearing.

3. Legal Uses of the Property – The site could be developed with uses permitted in the B-1 zoning district. Legal issues resulting from Board of County Supervisors' action are appropriately addressed by the County Attorney's office.
4. Timing – There is no legal time frame for Board action on an SUP application; however, it is the Office of Planning's recommendation that the final action be taken within one year of receipt of the application. The one year recommended time frame is December 27, 2007.

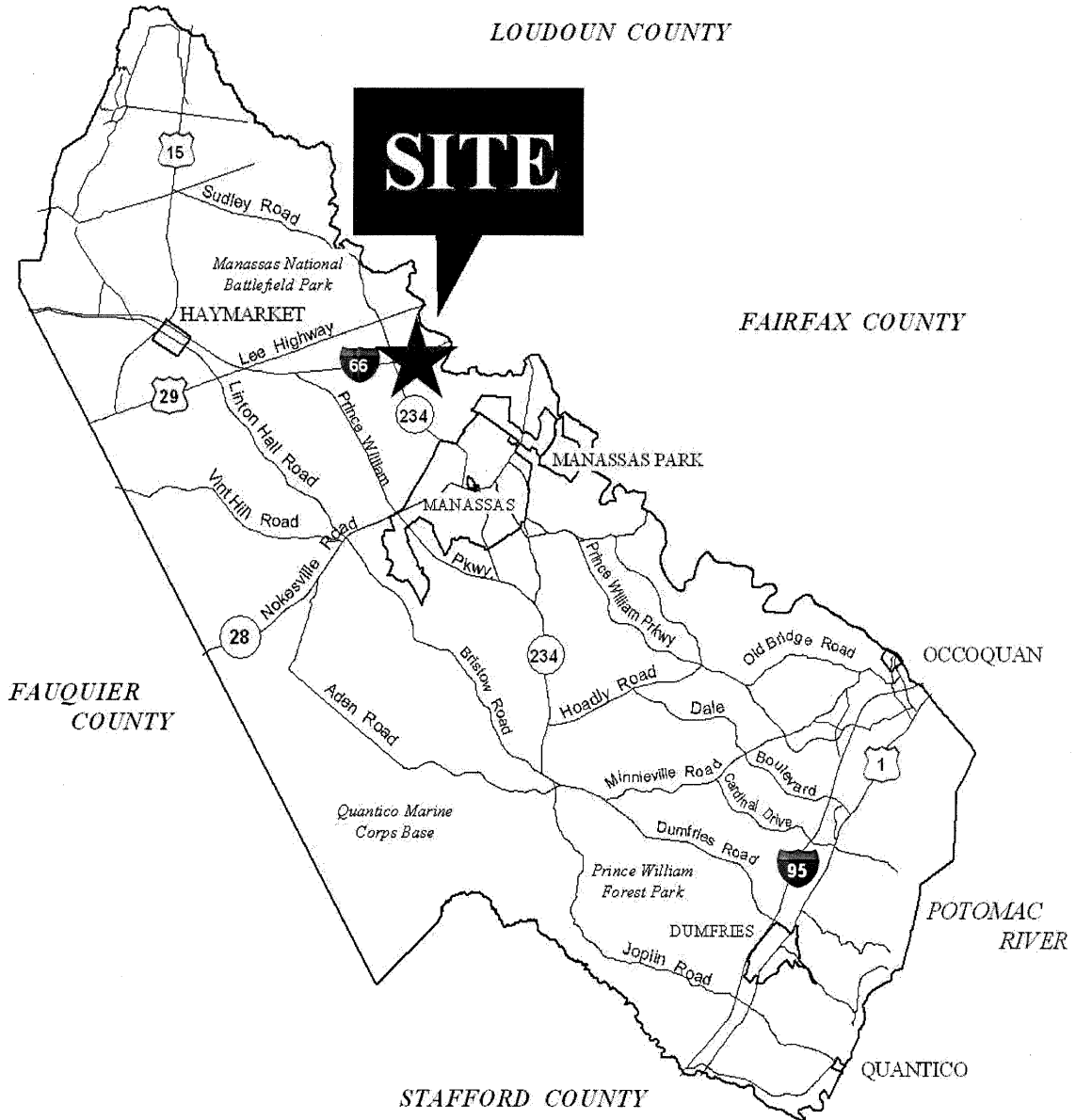
V. **Recommendation** is that the Board of County Supervisors accept Alternative A and adopt the attached Ordinance.

Staff: Matthew D. Arcieri, AICP, X4279

Attachments

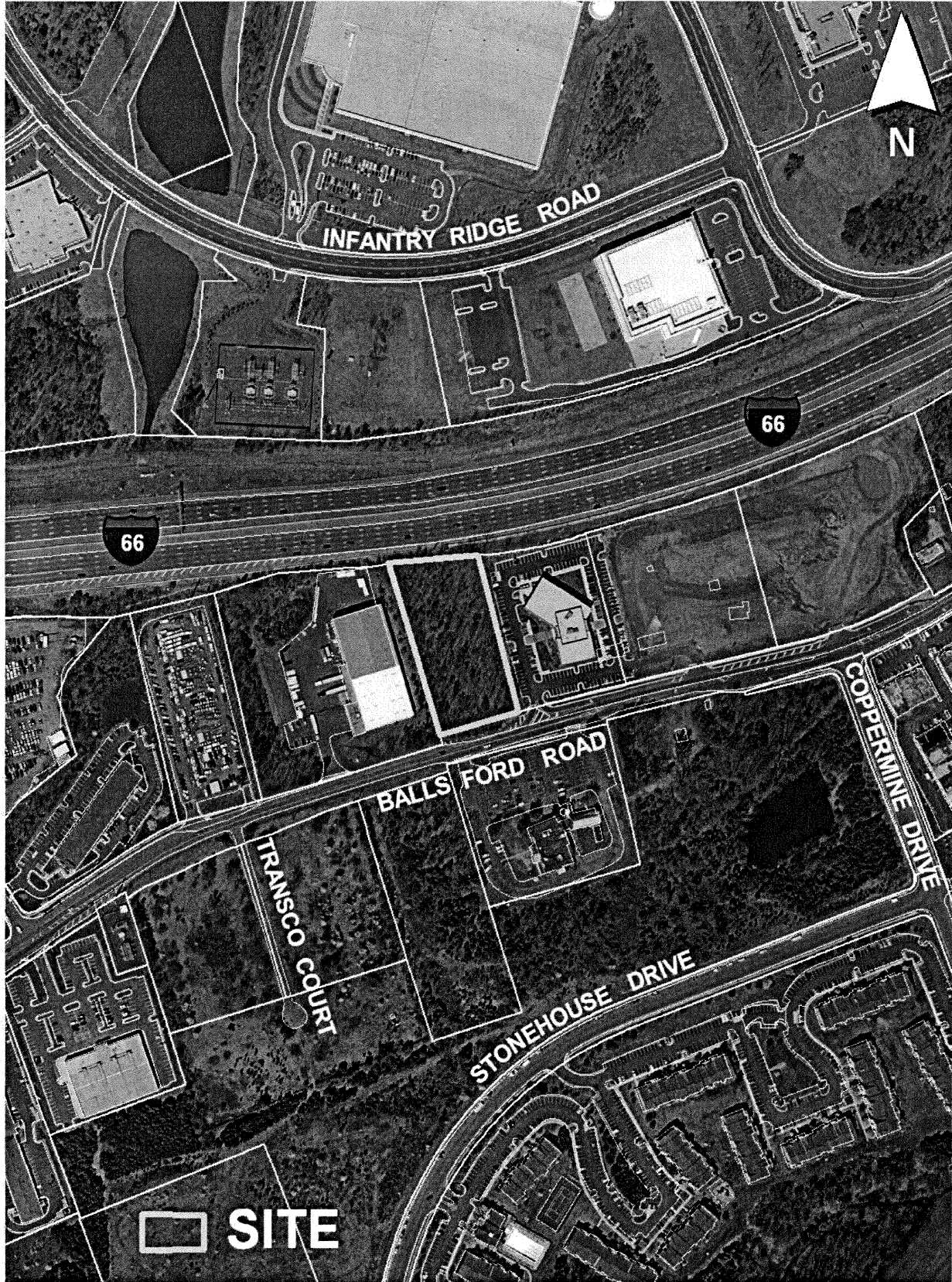
- A. Area Maps
- B. Staff Analysis
- C. Proposed Conditions, SUP Plan, Landscape Plan, and Building Elevations
- D. Manassas Battlefield Viewsheds
- E. Planning Commission Resolution

Attachment A - Maps
VICINITY MAP

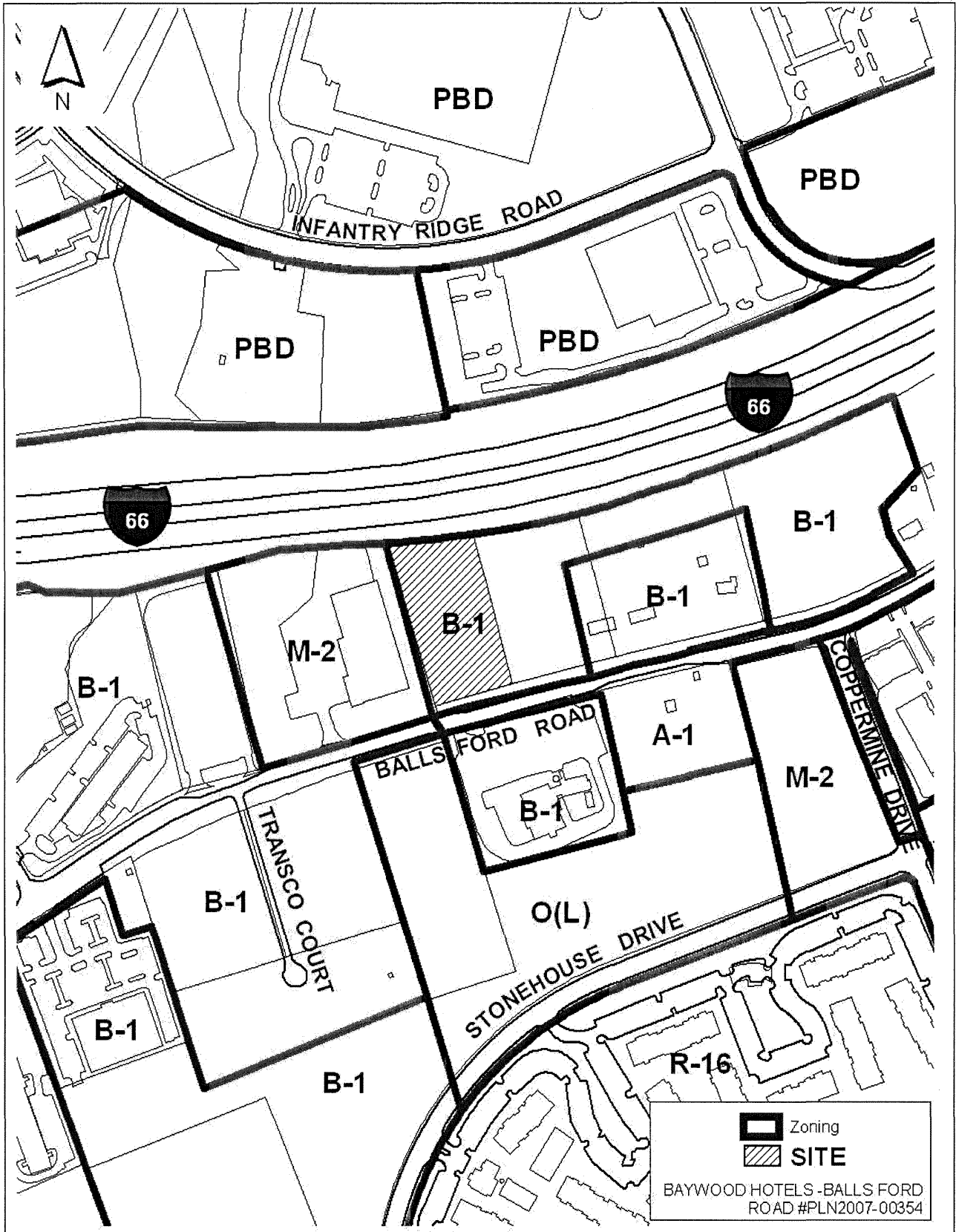


BAYWOOD HOTELS - BALLS FORD ROAD #PLN2007-00354

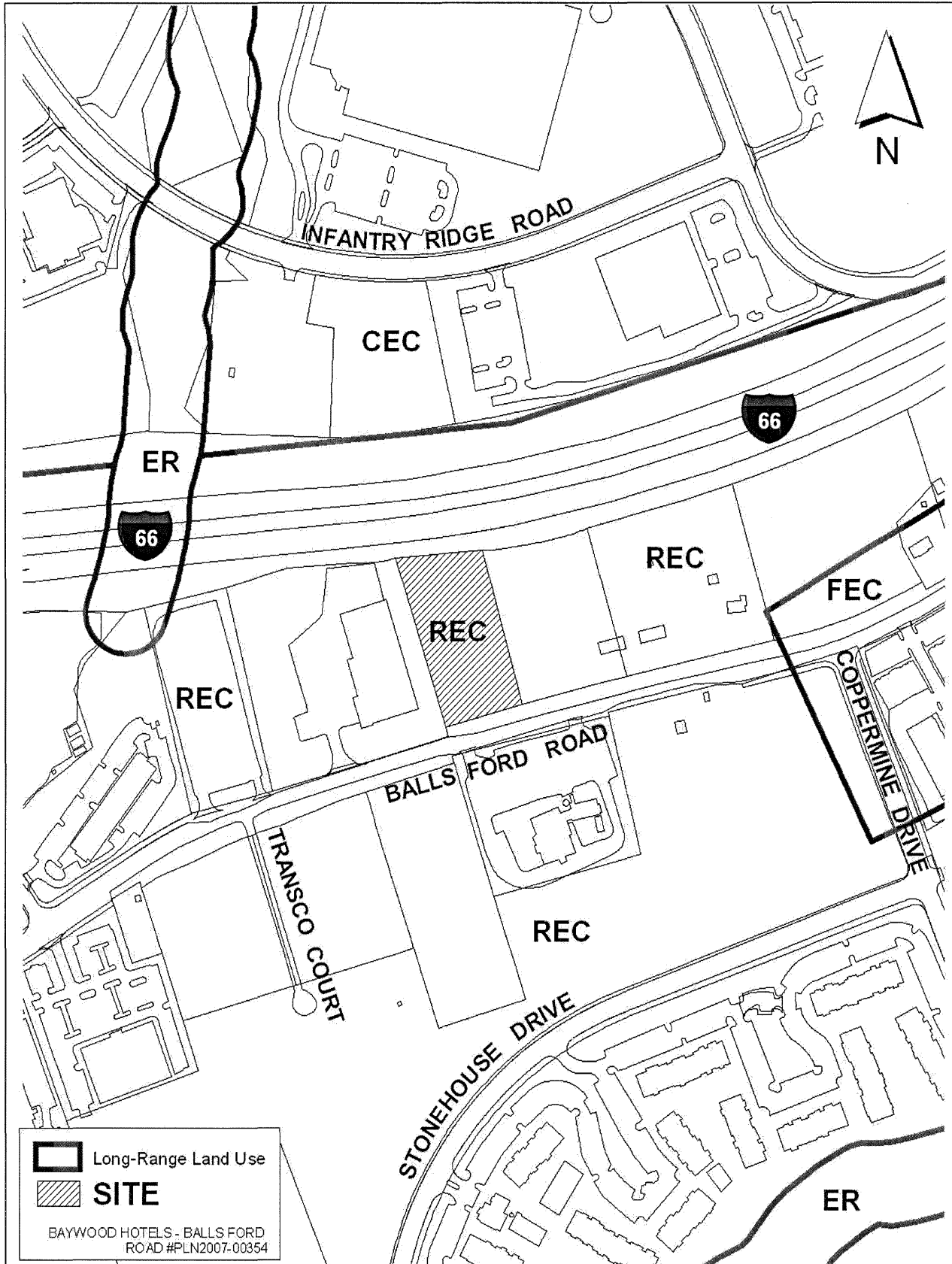
Attachment A - Maps
AERIAL MAP



Attachment A - Maps
EXISTING LAND USE AND ZONING MAP



Attachment A - Maps
LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

The following is a summary of staff’s analysis of this special use permit request. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	Yes	The proposal is consistent with the REC designation of the site. Hotels are a by-right use in the B-1 zoning district. A special use permit is required because the proposal requests a building height greater than 45 feet and a floor area ratio (FAR) greater than 0.40. B-1 zoning does not implement the REC designation; however, lodging uses are encouraged in the REC.
Community Design	Yes	Proposed conditions of approval require higher standards of plant material in landscaped areas. The proposed conditions also address architecture of the building and limit signage.
Cultural Resources	Yes	A Phase I study has been completed for this site. The applicant conducted a viewshed analysis to provide confirmation that the hotel’s height would not have a visual effect on the Manassas Battlefield Park.
Environment	Yes	A condition of approval requires the applicant to make a \$75 per acre monetary contribution for water quality monitoring. The applicant will also make a monetary contribution of \$10,000.00 for stream restoration projects in the Bull Run watershed.
Fire and Rescue	Yes	A monetary contribution of \$0.61 per square foot based on building area (+/-54,230 sf) has been conditioned. A fire suppression system (sprinklers) will be a condition of final site plan approval.

Attachment B – Staff Analysis

Police	Yes	No significant impact to police services is anticipated.
Public Water	Yes	As conditioned, the applicant shall provide on-site and off-site public water facilities.
Public Sewer	Yes	As conditioned, the applicant shall provide on-site and off-site public sewer facilities.
Transportation	Yes	Proposed conditions of approval require improvements to Balls Ford Road and right-of-way dedication.

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Across Interstate 66 - Battlefield Business Park	REC/CEC	PBD
South	Vacant/Office	REC	B-1 and O(L)
East	Office/Residential	REC	B-1
West	Industrial/Commercial	REC	M-2 and B-1

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long Range Land Use Plan sets out policies and action strategies that further the County’s goal of providing a land use pattern that encourages fiscally sound development and achieves a high quality living environment. In addition to delineating land use designations on the Long Range Land Use Map, the plan includes recommendations relating to ensuring adequate land for economic development opportunities, providing for a diverse housing market, protecting against the encroachment of incompatible land uses, encouraging infill development within the development area, protecting environmentally sensitive lands, promoting mixed use development where appropriate, encouraging the provision of adequate public facilities for existing and planned development, preserving valuable open space and environmental resources, encouraging higher density development near existing and future transit facilities, and utilizing the sector planning process to provide more detailed recommendations where appropriate.

Attachment B – Staff Analysis

This site is located within the development area of the County and is classified REC, Regional Employment Center. The following table summarizes the uses and densities intended within the REC designation:

Long-Range Land Use Plan Classification	Land Uses Intended
Regional Employment Center (REC)	<p>Regional Employment Center (REC) The purpose of the Regional Employment Center classification is to provide for areas located close to and/or with good access from an interstate highway where intensive regional employment uses are to be located. REC projects* should be planned and developed in a comprehensive, coordinated manner. Primary uses in the REC are mid-rise and/or high-rise office (including government offices—particularly those for Prince William County agencies), research and development facilities, lodging, and mixed-use projects. Retail, retail service and/or residential uses shall represent no greater than 25 percent of the total REC project area. Retail and retail service use(s) shall be so located within a building or on a site that their primary purpose is to support the needs of those employed within that REC project or living or working within the mixed-use building(s). Drive-in/drive-through uses are discouraged. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use REC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER, Environmental Resource-designated portion of a property. Development in REC projects shall occur according to a phasing plan, described in Action Strategy 31 of this chapter. The intent of the phasing plan is that mixed, employment and residential and/or retail uses shall be provided at every stage of the project’s development. Office development in REC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i>, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 4-6 stories is preferred.</p> <p>* In all instances, a “project” or “project area” is defined as the boundary of a rezoning or special use permit request.</p>

The site is located at 10506 Balls Ford Road, on the north side of Balls Ford Road, approximately ±1,800 feet east of its intersection with Route 234. The subject property is 2.0 acres (the “site”) and is zoned B-1, General Business, in its entirety.

Attachment B – Staff Analysis

This is a request to allow a hotel with a building height greater than 45 feet and a floor area ratio (FAR) greater than 0.40. Sections 32-400.03(2), and 32-400.04(3) of the Zoning Ordinance allow building heights and FAR to exceed the by-right standards of the B-1 zoning district with a special use permit.

Height Waiver

Section 32-400.03 of the Zoning Ordinance allows the Board of County Supervisors to approve height waivers as part of a rezoning or special use permit request. An increase in building height from 45 feet to 54 feet is proposed.

Pursuant to Section 32-400.03(2), the following criteria must be considered in order to grant modifications to general height regulations as part of a special use permit request:

- a. *Height Condition*
For a special use permit application, the maximum height shall be made a condition of approval of the application.
A maximum building height of 54-feet is conditioned.

- b. *Zoning*
The Board of County Supervisors shall be satisfied that approval of a special use permit is a more appropriate course than a rezoning to a classification permitting the height requested.
The existing B-1 zoning does not implement the REC land use designation; this criterion has not been satisfied. It should be noted that the Board of County Supervisors previously approved a SUP for a height waiver for this site for a 57-foot tall building in 2002.

- c. *Adverse Impact*
The proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties.
The proposed building exceeds minimum setback requirements:

	Required	Provided
Front	20 feet	85.9 feet
Rear	29 feet	97.7 feet
Side (East)	29 feet	62.8 feet
Side (West)	29 feet	81.9 feet

- d. *Fire Protection*
Proposed building or other structure can be properly protected and will not endanger improvements on adjacent properties in case of fire.
The Fire Marshall's office has not indicated any fire safety issues. In addition, a fire suppression system, is conditioned.

Attachment B – Staff Analysis

e. Requirements

All other requirements of this chapter for a special use permit have been met.

All other requirements have been met including a request from the United States Department of the Interior that the applicant provide confirmation that the hotel's height would not have a visual effect on Manassas Battlefield Park (see the cultural resources analysis for additional information).

f. Aerial Navigation Hazard

Proposal shall not constitute a hazard to aerial navigation.

The building is not located within the Airport Safety Overlay District and no impact on aerial navigation is anticipated.

FAR Waiver

A FAR increase from 0.40 to 0.65 is proposed. Pursuant to Section 32-400.04(3), the following criteria may be considered in order to grant modifications to general floor area ratio (FAR) regulations as part of a special use permit request:

Matters to be considered by the Board of County Supervisors in evaluating such application shall include, but not be limited to, increased buffering and landscaping, unique design features that improve impact or minimize shadow (such as stepped building design); general compatibility with surrounding uses; compatibility with surrounding structures (architecturally, materials used, etc.); environmental protection or enhancement on-site; public amenities on-site, off-site transportation improvements; fire and health safety design features (beyond those required by law), or any design improvement which promotes the health, safety, and general welfare of the workers at the site and the citizens of the County.

The following items have been conditioned or shown on the SUP plan to satisfy the FAR request:

- Required plant units exceed minimum requirements within all buffers and landscape strips.
- The owner/applicant shall make a monetary contribution of \$10,000.00 for stream restoration projects in the Bull Run watershed.
- As a condition of final site plan approval, a fire suppression system shall be installed by the applicant within the proposed use.

Proposal's Strengths

- Long Range Land Use Classification – The lodging proposal is consistent with the REC designation of the site. Hotels are a by-right use in the B-1 zoning district.

Proposal's Weaknesses

- Zoning - The existing B-1 zoning district is not consistent with the REC designation; however, this use is by-right in the B-1 zoning district.

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

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features. The plan also includes Illustrative Gateway/Corridor Design Guidelines that recommend streetscaping elements (architecture, landscaping, signage, lighting, street furnishings, and pedestrian connections) to be incorporated into projects within the five gateways and corridors.

Proposal's Strengths

- Site Layout - As conditioned, the site will be developed in substantial conformance with the SUP plan.
- Architecture - Architectural elevations have been provided and are conditioned as part of the SUP.
- Landscaping – A proposed condition of approval requires a higher level of landscaping on site. Increased landscaping is intended to mitigate the impact of the increased FAR.
- Pedestrian Connections – Internal sidewalks as well as a connection to the main pedestrian path being constructed along Balls Ford Road by the applicant are to be provided as shown on the conditioned SUP plan.
- Signage – Banners, pennants, streamers, balloons, figures and other attention getting devices are prohibited. Signage design is conditioned for the freestanding signage proposed for the site.
- Lighting - As conditioned, there shall be no external neon and/or free-standing spot lighting fixtures. Freestanding light fixtures, as conditioned, shall not exceed 20-feet in height.

Proposal's Weaknesses

- None identified.

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

Cultural Resources Plan Analysis

The term “cultural resources” refers to the important architectural and/or archaeological features that may be on a site, either from the period of recorded history (historic period) or prior to that time (prehistoric period). The Cultural Resources Plan recommends that professional architectural historians and/or professional archaeologists study properties containing cultural resources or highly suspected of containing such resources. These professionals conduct Phase I, Phase II and Phase III levels of research/investigation, depending on the significance of the architectural or archaeological features, and provide recommendations on how important resources should be managed.

Phase I studies are generally required at submission of rezoning and special use permit applications for significant prehistoric/historic sites and cemeteries and for sites within historic resource management overlays. Phase II and III studies may also be required. Records research is required of all applicants for rezoning, special use permit, comprehensive plan amendment, and public facility review applications.

Proposal’s Strengths

- Archaeological Study - A Phase I study has been completed for this site. That study identified one archaeology site, but is not eligible for listing on the National Register of Historic Places (NRHP).
- Viewshed Analysis - The applicant conducted a photographic study, viewshed analysis to provide confirmation that the hotel’s height would not have a visual effect on the Manassas Battlefield Park. The National Park Service has concluded that there will be no visual impact from the hotel beyond a portion of the park in the Portici area, where an existing data center in Battlefield Business Park is already visible.

Proposal’s Weaknesses

- None identified.

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

Environment Plan Analysis

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

This site will be completely graded and cleared and has no mapped ER (Environmental Resource) designation.

This site is located in Subwatershed #164, which drains into an unnamed tributary to Bull Run in the Bull Run watershed. Stormwater management (SWM/BMP) for this site will be handled by an underground facility in the northwestern portion of the site as shown on the SUP plan.

Proposal's Strengths

- Water Quality – The applicant is conditioned to make a monetary contribution in the sum of \$75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality and/or stream restoration projects.
- Stream Restoration – The applicant is conditioned to make a monetary contribution of \$10,000.00 for stream restoration projects in the Bull Run watershed to the Board of County Supervisors to mitigate the impact of the increased FAR.

Proposal's Weaknesses

- Existing Vegetation – No existing vegetation will be preserved during the development of this site.

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

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County’s goal of providing timely response to fire, medical, hazardous material and natural disaster emergencies. The plan includes recommendations relating to equipment and facility needs to meet desired levels of service and encouraging the use of fire and safety features beyond the minimum required by the Virginia Uniform Statewide Building Code.

The site is closest to the Stonewall Jackson Fire and Rescue Station #11. It is estimated that the response time would be within the recommended 4.0-minute response time. However, the nearest station is over capacity.

Proposal’s Strengths

- Response Time – The site is within the recommended 4.0-minute fire and rescue response time.
- Monetary Contribution – A proposed condition of approval requires the applicant to make a monetary contribution of \$0.61 per square foot of building area for fire and rescue services.
- Fire Suppression – A proposed condition requires fire suppression to be installed by the applicant and shall comply with applicable National Fire Protection Association (NFPA) standards.

Proposal’s Weaknesses

- Station Capacity – The closest station exceeds capacity, which could adversely affect response time.

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

Police Plan Analysis

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

The methodology for determining equitable monetary contributions for new development is currently under development and will be incorporated into staff analysis upon approval by the Board of County Supervisors.

Proposal's Strengths

- Safety and Security Measures - The Police Department has recommended the safety and security measures that should be incorporated into the design of the site. No significant impact to police services is anticipated.
- Graffiti – As conditioned, the applicant shall notify the Police Department if their property is marked with graffiti and remove it promptly thereafter.

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

Attachment B – Staff Analysis

The property is within the Prince William County Service Authority service area. Public water is available as a 12-inch water main on the south side of Ball's Ford Road.

Proposal's Strengths

- Water Connection - The applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. The special use permit conditions require the applicant to design and construct all on-site and off-site water utility improvements necessary to develop the subject use.

Proposal's Weaknesses

- None identified.

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

Sewer Plan Analysis

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

The property is within the Prince William County Service Authority area. Public sewer is available as an 8-inch sewer main along the north side of Ball's Ford Road along the subject property's frontage.

Proposal's Strengths

- Sewer Connection - The applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. The special use permit conditions require the applicant to design and construct all on-site and off-site sewer utility improvements necessary to develop the subject use.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of providing a complete, safe and efficient multi-modal circulation system that includes sufficient capacity to meet the demands placed upon it. The plan includes recommendations relating to improving existing service levels, increasing capacity of the existing system, minimizing negative impacts to environmental and cultural resources, supporting targeted industries and major activity centers, exploring innovative funding mechanisms, promoting regional approaches to transportation issues, and promoting transit opportunities. At a minimum, projects should include strategies that result in a level of service (LOS) of "D" or better on all roadways, the dedication of planned rights-of-way, the provision of pedestrian pathways, and access to mass transit and other commuter facilities as appropriate.

Access to the site is proposed from Balls Ford Road. A traffic impact analysis (TIA) was not required for this application. Currently, Balls Ford Road is a two lane undivided roadway with an existing traffic volume of 11,000 vehicles per day. Based on a two-lane undivided roadway, the transportation model shows a LOS "D" on this section of roadway. While the LOS on Balls Ford Road is very close to or at LOS "E", the proposed use only generates 809 daily trips along this section of the roadway. In addition, it should be noted that this use would still be allowed as a by-right use if a height and FAR waiver were not requested.

Proposal's Strengths

- Right-of-Way Dedication – As conditioned, the applicant shall dedicate up to 52 feet from the existing Balls Ford Road centerline along the property's Balls Ford Road frontage.
- Balls Ford Road Improvements – As shown on the SUP plan and conditioned, the applicant shall construct required turn lanes on Balls Ford Road.
- Parking Prohibition – As conditioned, overnight parking of large tractor trailers is prohibited.
- Pedestrian Connections – Internal sidewalks and striped pedestrian crossings, as well as a connection to the main pedestrian path being constructed along Balls Ford Road by the applicant are to be provided as shown on the conditioned SUP plan.

Proposal's Weaknesses

- None identified.

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

Materially Relevant Issues

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

- None identified.

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

- Landscaping - Landscaping/buffering/screening/tree canopy coverage shall meet minimum requirements of the DCSM in addition to the proposed SUP plan and conditions.
- Frontage Improvements - The applicant will need to provide frontage improvements per the DCSM, including a right turn lane into the site, curb/gutter and sidewalk improvements.

Agency Comments

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

County Archaeologist
DPW- Environmental
Planning Office, Case Manager and Urban Designer
Police Department
PWC Historical Commission
PWC Service Authority
PWC Transportation
VDOT

Attachment C – Proposed Conditions

PROPOSED CONDITIONS

Owner: Balls Ford Road Hospitality, LLC
Special Use Permit: SUP #PLN2007-00354
Prince William County GPIN 7697-46-4035
Special Use Permit Area: +/- 1.9 acres
Zoning: B-1, General Business
Magisterial District: Gainesville
Date: June 20, 2007

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

The applicant shall file a site plan within one (1) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development - The property shall be developed in substantial conformance with the following plans and the conditions herein:
 - a. Special Use Permit Plan, prepared by DRH Design Group, Inc. dated December 5, 2006 and revised through February 26, 2007.
2. Use Parameters
 - a. Use Limitations - The use shall be limited to a hotel containing a maximum of 99 rooms.
 - b. Maximum Floor Area Ratio (FAR) – The maximum floor area ratio shall not exceed 0.65. This is a waiver of the maximum 0.40 FAR allowed in the B-1 zoning district and is allowed per section 32-400.04(3) of the Zoning Ordinance.
 - c. Maximum Building Height – The maximum building height shall not exceed 54 feet. This is a waiver of the maximum 45-foot building height allowed in the B-1 zoning district and is allowed per Section 32-400.03(2) of the Zoning Ordinance.
 - d. Overnight Parking – Overnight parking of large tractor-trailers shall be prohibited. Compliance with this condition using signage or other appropriate techniques shall be demonstrated on the final site plan.
 - e. Loading/Unloading – The loading/unloading of vehicles on Ball's Ford Road shall be prohibited.

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3. Community Design

- a. Architecture - The design of the building shall substantially conform to the Exterior Elevations Plans entitled “Town Place Suites – Building Elevations and Signage”, dated February 26, 2007. The applicant shall submit the architectural construction plan drawings, two weeks prior to the request for the building permit release letter, for review and approval of compatibility with the SUP plan by the Planning Office.
- b. Fencing - As a condition of final site plan approval, the applicant shall construct a six-foot (6’) tall board on board fence along the northern property line, in the location shown on the SUP plan. The applicant shall maintain, repair and/or replace such fences as necessary to ensure that it remains in a good and safe state of repair.
- c. Refuse Storage Area - The refuse storage areas shall not be located within any setback area, buffer or landscape strip and will be screened with a solid masonry enclosure, which is compatible with the building, and gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition will be evidenced with the final site plan approval.
- d. Landscaping - Landscaping, as evidenced on the final site plan, shall be provided by the applicant as shown on the Special Use Permit Plan, and shall meet minimum requirements of the DCSM and the following standards at the time of planting:
 - i. Landscaping shall substantially conform to the landscaping plan entitled “Town Place Suites – SUP Landscape Plan” and “Town Place Suites – SUP Landscape Plant Calculations”, both dated December 5, 2006 and revised through February 26, 2007. Landscaping shall be provided outside of any existing or proposed parallel right-of-way or utility easements. Compliance with this condition shall be demonstrated on the final approved site plan.
 - ii. All plantings shall be drought-resistant and indigenous or other species approved with the final site plan.
- e. Signs - All signage shall comply with the standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM). In addition, the following shall apply to signage and advertising on the site:

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- i. One freestanding monument-style sign shall be allowed on the property along Balls Ford Road. The freestanding sign structure shall not exceed ten feet in height. The design of the sign shall be in substantial conformance with the sign elevation found on the plan entitled “Town Place Suites – Building Elevations and Signage”, dated February 26, 2007. The applicant shall provide landscaping, consisting of ground cover, and dwarf shrubs, at the base of any sign. The proposed landscaping shall be made part of the sign permit approval process and shall be installed as a condition of a sign permit issuance. The sign may be internally lit or lit downward but shall not be lit upward. The use of any exposed neon tubing shall be strictly prohibited.
 - ii. Banners, pennants, streamers, balloons, figures and other attention getting devices not permitted by the zoning ordinance shall be strictly prohibited.
 - iii. Appropriate traffic signs such as "Stop, One-Way, Do Not Enter and Yield to Pedestrians" and on-site directional signs required to alert customers to one-way traffic movements and pedestrian crossings shall be provided as determined necessary at the time of final site plan review.
 - iv. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
 - v. Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
4. Lighting Fixtures - The height of freestanding lighting fixtures shall not exceed twenty (20) feet, compliance with which shall be demonstrated on the final site plan. No neon or spot lighting shall be permitted.
5. Pedestrian Access - As shown on the SUP plan, sidewalks and striped crosswalks within the limits of the SUP area and along Ball’s Ford Road shall be installed by the applicant and shall be shown on the final site plan.
6. Maintenance of Property
- a. Site Maintenance - The owner/applicant shall maintain the site and shall pick up trash, litter and debris on a daily basis.
 - b. Graffiti Removal - The applicant agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32- 250.20 *et. seq.* of the zoning ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.

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7. Environment

- a. Water Quality - The applicant shall contribute \$75 per acre at the time of final site plan review for the County to conduct water quality monitoring and/or stream restoration projects.
- b. Stream Restoration - The owner/applicant shall make a monetary contribution of \$10,000.00 for stream restoration project #1 in the Bull Run watershed to the Board of County Supervisors prior to, and as a condition of final site plan approval.

8. Fire and Rescue

- a. Monetary Contribution - The owner/applicant shall make a \$0.61 per square foot of building area ($\pm 54,230$ sf) monetary contribution for fire and rescue services to the Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval.
- b. Fire Suppression - As a condition of final site plan approval, a fire suppression system shall be installed by the applicant within the proposed use and it shall comply with applicable National Fire Protection Association (NFPA) standards.

9. Transportation

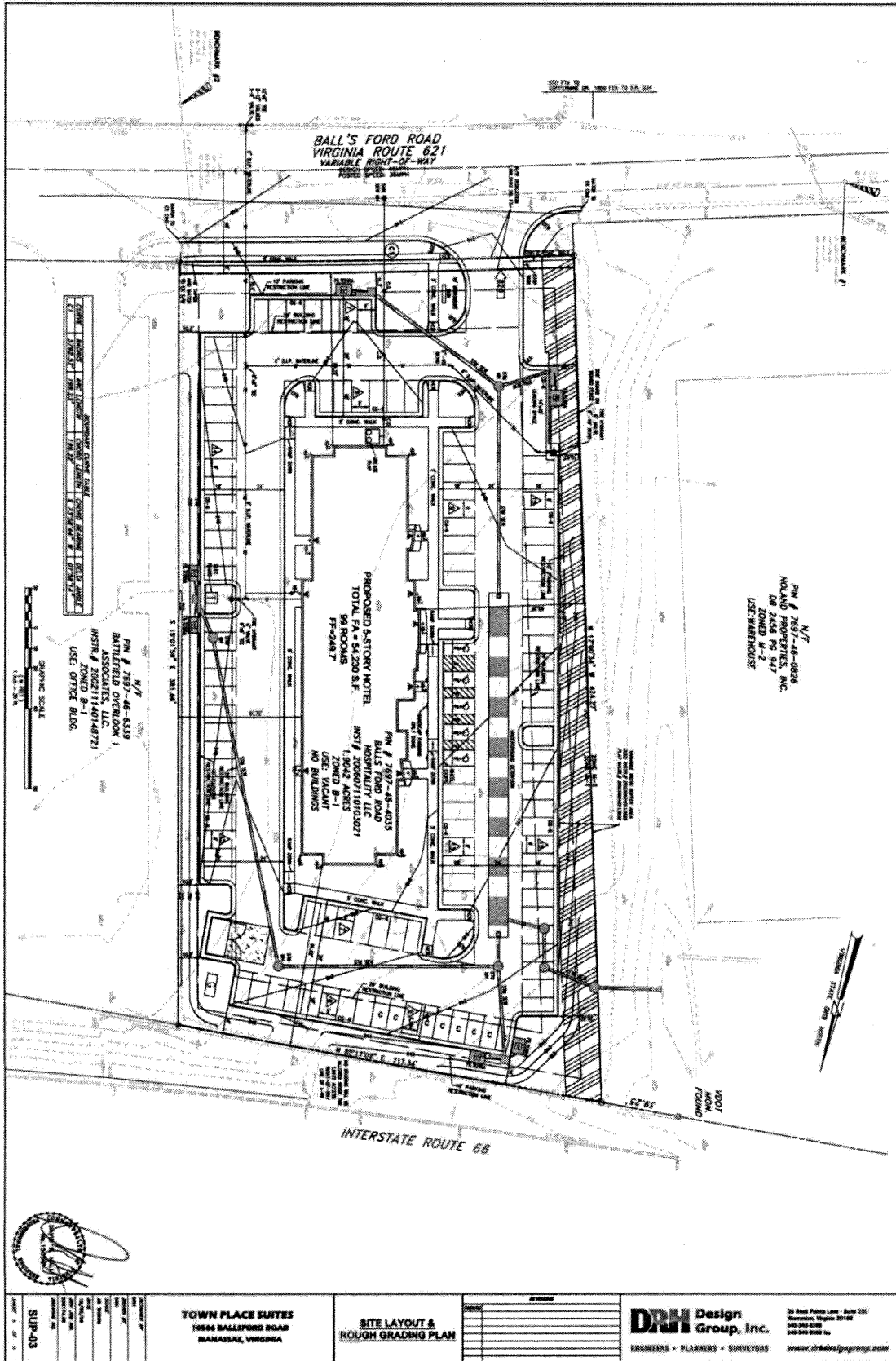
- a. Right-of-Way Dedication – The applicant shall dedicate up to 52 feet from the existing Ball’s Ford Road centerline along the property’s Ball’s Ford Road frontage. Such dedication shall be made prior to and as a condition of final site plan approval.
- b. Turn Lanes – The applicant shall construct turn lanes into the property as required as a condition of final site plan approval.
- c. Access Point - The number of access points to the site is limited to one as shown on the SUP plan. However, the final location of the access point will be subject to review and approval at the time of final site plan.
- d. Obstruction of Travelways - The applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network or encroach upon buffer and landscaped areas as shown on the SUP plan.

10. Connection to Public Water & Sewer - The site shall be connected to public water and sewer with the applicant bearing all costs associated with providing all on and off site facilities, to meet the demand generated by its uses, to make such connection.

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11. Monetary Escalator - In the event the monetary contributions set forth in the development conditions are paid to the Prince William County Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.

**Attachment C - Special Use Permit Plan
Dated December 5, 2006 revised through February 26, 2007**



Attachment C – Building Elevations

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

REAR ELEVATION

FRONT ELEVATION

TownPlace Suites Marriott

TownPlace Suites Marriott

TownPlace Suites Marriott

DRH Design Group, Inc.
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Manassas, Virginia 20108
703-797-8888 Fax
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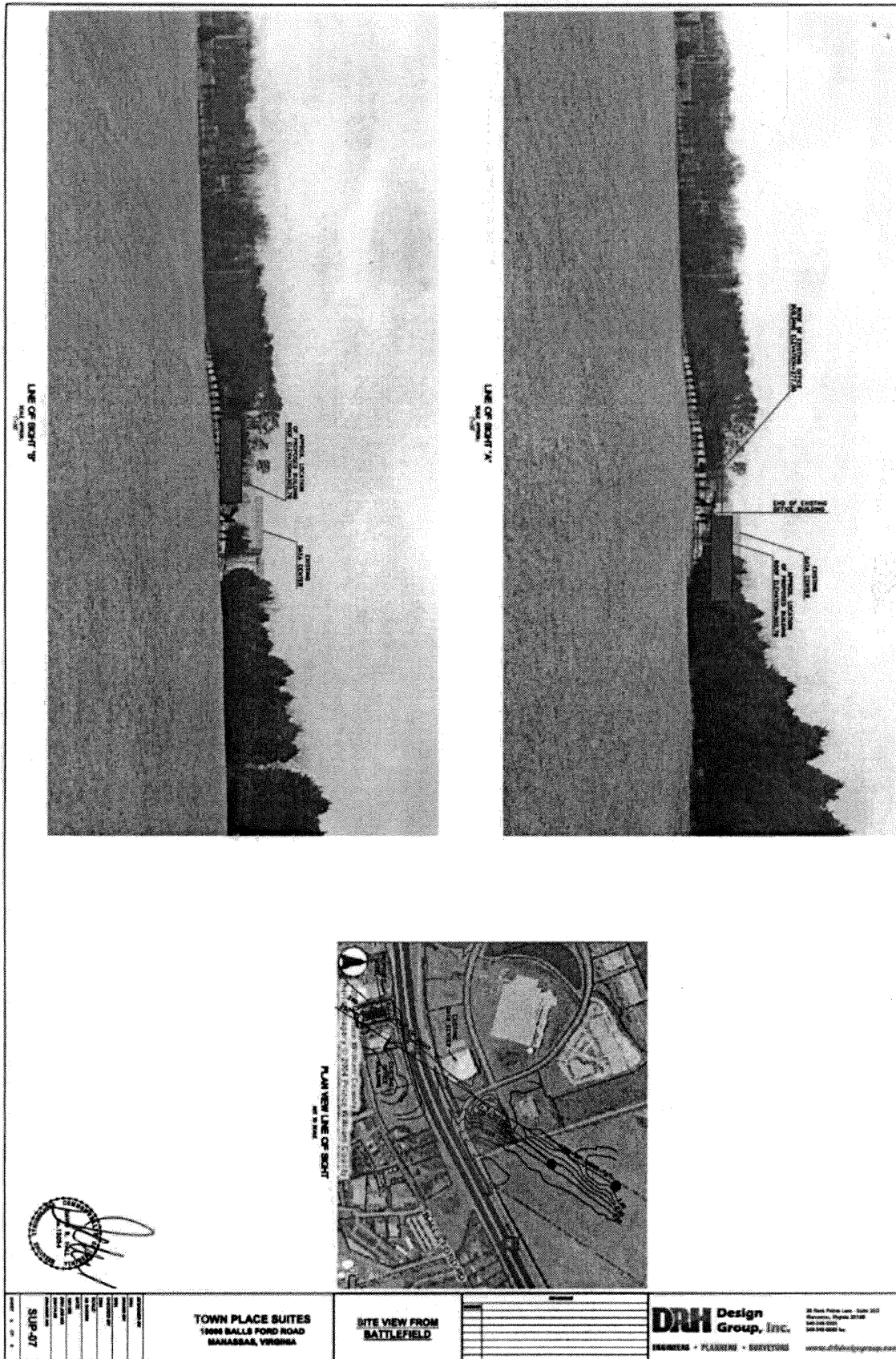
TOWN PLACE SUITES
10066 BALLS FORD ROAD
MANASSAS, VIRGINIA

BLDG. ELEVATIONS & SIGNAGE

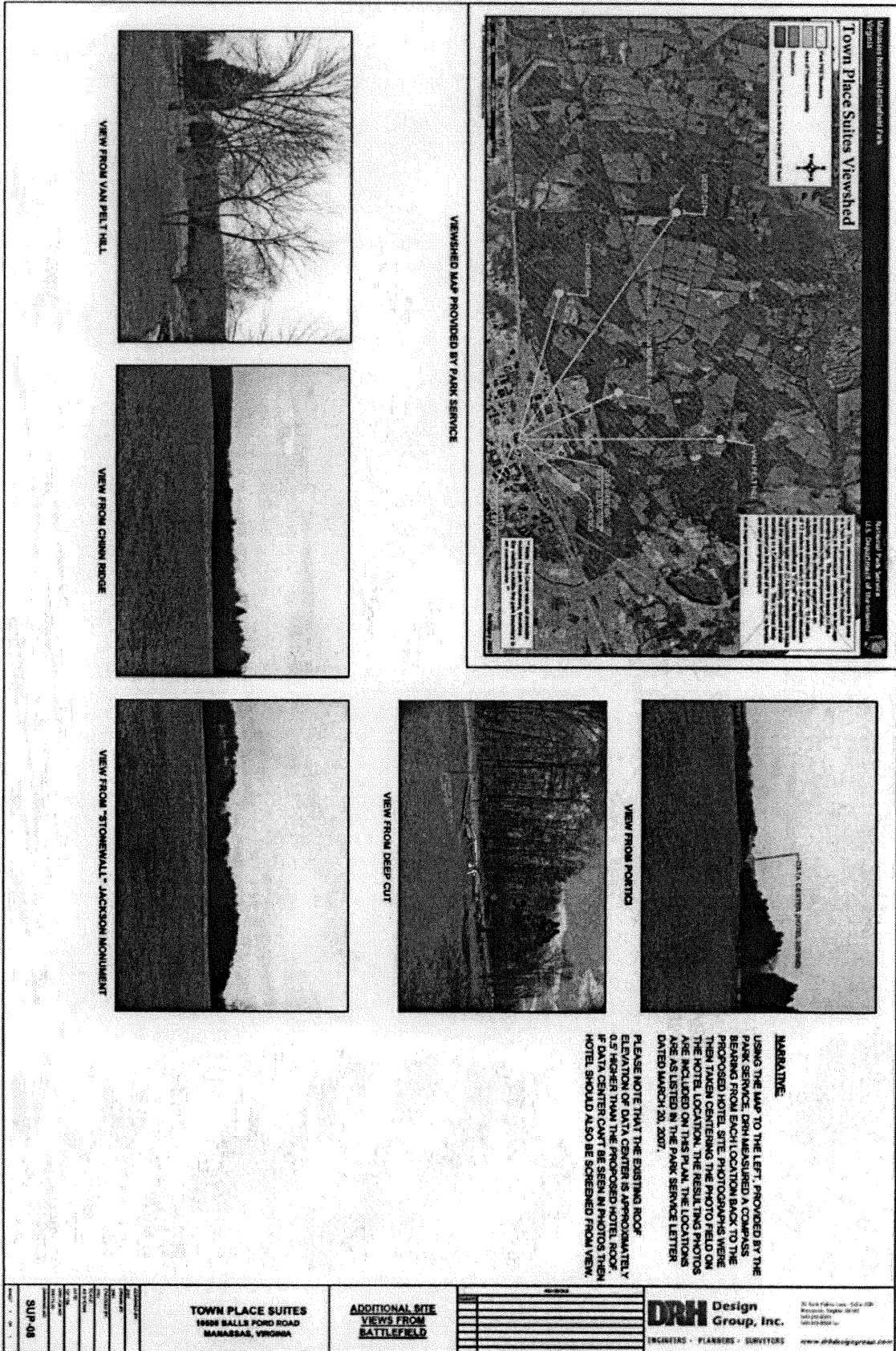
SUP-06

DATE: 11/14/07
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

Attachment D Proposed Viewshed from Manassas Battlefield



Attachment D Proposed Viewshed from Manassas Battlefield



PLANNING COMMISSION RESOLUTION

MOTION: HENDLEY **June 20, 2007**
Regular Meeting
Res. No. 07-104
SECOND: FRIEDMAN
RE: SPECIAL USE PERMIT #PLN2007-00354, BAYWOOD HOTELS –
BALLS FORD ROAD, GAINESVILLE MAGISTERIAL DISTRICT

ACTION: RECOMMEND APPROVAL, SUBJECT TO REVISED CONDITIONS

WHEREAS, this is a request to allow a hotel with a building height greater than 45 feet and a floor area ratio (FAR) greater than 0.40 – the proposed height is +/-53'4" and the FAR is +/-0.65; and

WHEREAS, the site is located at 10506 Balls Ford Road on the north side of Balls Ford Road, +/-1,800 feet east of its intersection with Sudley Road (Rt. 234); and

WHEREAS, the site is identified as GPIN 7697-46-4035, is zoned B-1, General Business and is designated REC, Regional Employment Center in the Comprehensive Plan; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 20, 2007, at which time public testimony was received and the merits of the above-referenced special use permit were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this special use permit;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby recommend approval of Special Use Permit #PLN2007-00354, Baywood Hotels – Balls Ford Road, subject to conditions dated June 13, 2007 revised on June 20, 2007, modifying condition 7B to state:

The owner/applicant shall make a monetary contribution of \$10,000.00 for steam restoration project #1 in the Bull Run watershed to the Board of County Supervisors prior to, and as a condition of final site plan approval.

Attachment E
Planning Commission Resolution

Votes:

Ayes: Burgess, Friedman, Fry, Gonzales, Holley, Hosen, Hendley

Nays: None

Absent from Vote: None

Absent from Meeting: Bryant

MOTION CARRIED

CERTIFIED COPY M. Christie Thompson
Clerk to the Commission