



DATE: Thursday, January 30, 2020
TIME: 7:30 p.m.
LOCATION: Development Services Building,

www.loccapeltva.org

Section A. President's and/or Chairman's Time

- 2020 Meeting schedule is included with this agenda
 - Will begin planning for our 50th Anniversary celebration planned for July
-

Section B. Project Reviews

#1 – Project Title:	Kaiser South Comprehensive Sign Plan (SUO2020-00008)
Representative:	Amanda R. Williams, Associate, Cooley LLP, One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, VA 20190-5656 (703) 456 8701 (office) (703) 456 8100 (fax) awilliams@cooley.com www.cooley.com/awilliams www.cooley.com/realestate
Staff Planner:	Keasha Hall / Randy Thornton

PROJECT DESCRIPTION: This is a request to allow a comprehensive sign plan for the already approved urgent and specialty care medical center. The illustrative signs shown here does not represent Kaiser's complete package but serves to give an idea of the number, type and location of the signs they are proposing.

NOTES:



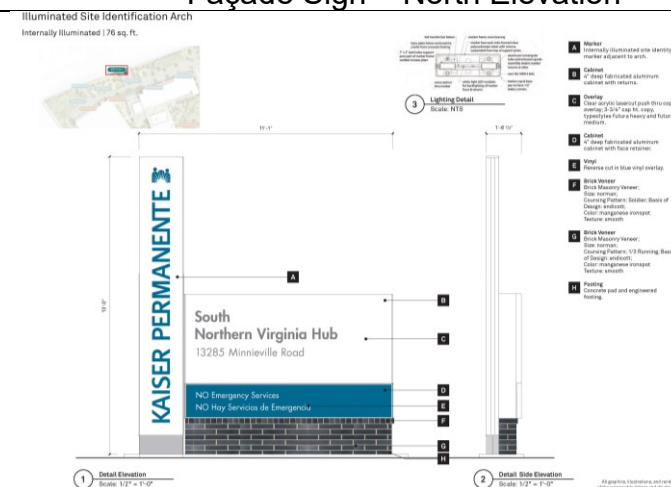
Sign Locations



Façade Sign – North Elevation



Façade Sign – East Elevation



Monument Sign



Site ID Monolith / Directional
Internally Illuminated / 76 sq. ft. per side



Monument Sign - Directional

Vehicular Directional
Non-Illuminated / 21 sq. ft. per side
Note:
Graphics will be specified as
high reflective vinyl



Vehicular Directional Signs

Post-Mount Dimensional Letters
Externally Illuminated / 475 sq. ft.



Welcome Sign

Prince William County Zoning Square Footage Tolerance

LOCATION	SIGN TYPE	DESCRIPTION	Code Sign Type	ILLUMINATED	SIDE A	SIDE B	TOTAL	CODE ALLOWANCE
1	11.3	S-25	Freestanding Signs	Yes - Internal	76	---	82.25	80
2	02.24/2W	Skyline Logo	Facade Signs	Yes - Internal	27.5	---	27.5	330
3	02.26/2W	Skyline Logo	Facade Signs	Yes - Internal	202	---	202	285
4	64.21/22	Welcome Letters	Freestanding Signs	Yes - External	47.5	---	47.5	80
5	53.10v *	Vehicular Directional	Directional	No	21	21	42	3
6	53.10v *	Vehicular Directional	Directional	No	21	21	42	3
7	53.10v *	Vehicular Directional	Directional	No	21	---	21	3
8	53.10v *	Vehicular Directional	Directional	No	21	21	42	3
9	14.30	Entry Monolith	Freestanding Signs	Yes - Internal	76	---	76	80
12	53.10v *	Vehicular Directional	Directional	No	21	21	42	3
13	53.10v *	Vehicular Directional	Directional	No	21	21	42	3
14	18.3	Parking Marker	Freestanding Signs	Yes - Internal	12.5	---	12.5	80
21	02.26/2W	Skyline Logo	Facade Signs	Yes - Internal	140	---	140	250
35	CUS 14	Garage Logo	Facade Signs	Yes - Internal	9.25	---	9.25	330
36	CUS 15	Bike Symbol	Facade Signs	No	2	---	2	330
24	CUS 13	Health Park Orientation Sign	Freestanding Signs	No	5.5	---	5.5	80
33	CUS 13	Health Park Orientation Sign	Freestanding Signs	No	5.5	---	5.5	80
36	CUS 13	Health Park Orientation Sign	Freestanding Signs	No	5.5	---	5.5	80
18	CUS 18	Custom Directional Tenant Sign	Freestanding Signs	Yes - Internal	56	---	56	80
							Totals	1150
							2023	

* Variance will be needed for approval.

Square Foot Requirements vs Allowance



#2 – Project Title:	Apollo Project Update
Representative:	<p>Mr. Scott C. Plein, Principal, Equinox Investment, LLC, 8040 Industrial Park Court, Bristow, VA 20136 (703) 479-2687 splein@equinoxinvestmentsllc.com</p> <p>Ms. Susan Caudle, Director of Entitlements & Communications, Equinox Investment, LLC, 8040 Industrial Park Court, Bristow, VA 20136 (703) 479-2687 scaudle@equinoxinvestmentsllc.com</p>
Staff Planner:	

PROJECT DESCRIPTION:

This project was approved by the BOCS in June 2017. LOCCA/PELT and the surrounding neighborhood representatives worked closely with the Apollo representatives to ensure the project met the needs of the developer and the local community. As a refresher, the approval by the BOCS granted a rezoning of an approximately 25 acre property from A-1, Agricultural, and PBD, Planned Business District, to M-2, Light Industrial, B-1, General Commercial, and R-6, Residential, to allow a mixed retail, self - storage, and residential (townhouse). A schematic of the general development plan is shown here. The neighboring community (Ridgefield Village) worked diligently with the developer on several pedestrian and traffic safety concerns that the developer agreed to contingent on VDOT approval. These will be addressed.

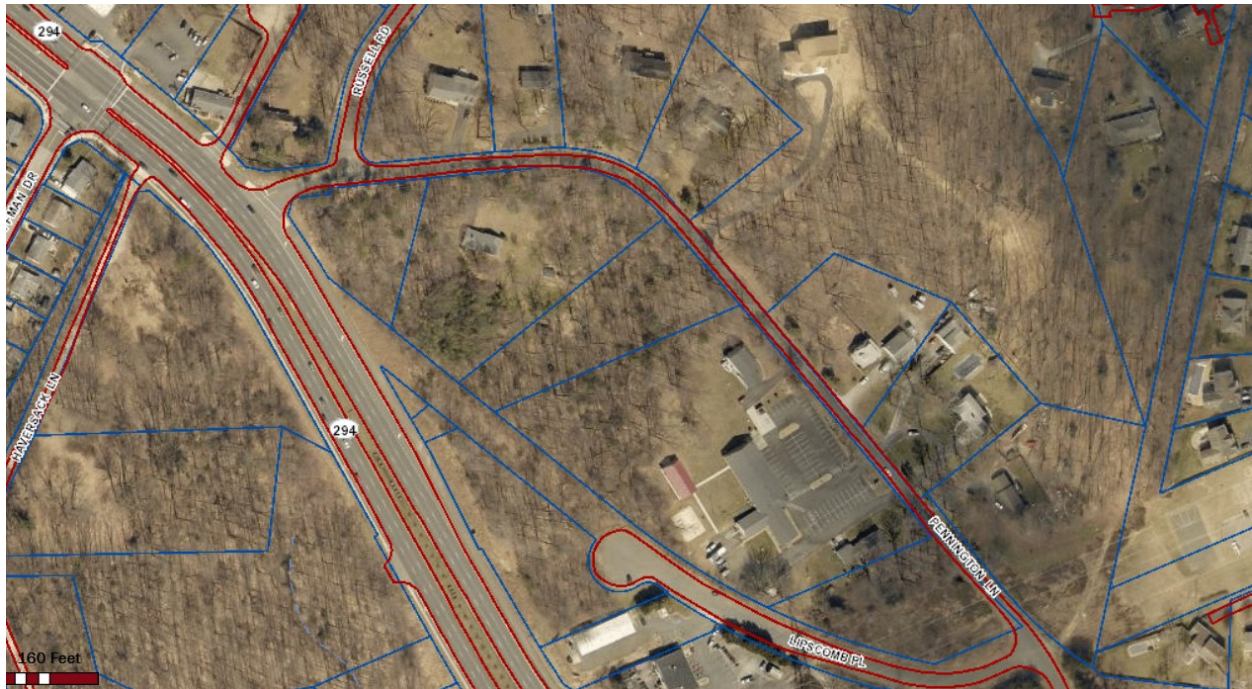


NOTES:



#3 – Project Title:	Daycare at Bethel Freewill Baptist Church (Pennington Lane)
Representative:	Mr. Elias Rahman, Early Bird Development Center, 4460 Prince William Parkway, Woodbridge, VA 22192 (703) 973-9061 eliasrahman7@gmail.com
Staff Planner:	

PROJECT DESCRIPTION: Mr. Rahman would like to apply for a Special Use Permit to operate a childcare facility at the Bethel Freewill Baptist Church on Pennington Lane. The maximum occupancy is proposed to be 60 children. In 2010, the BOCS approved a Special Use Permit for the Bethel Freewill Baptist Church allowing them to add a 100 student school using the existing facilities. The school has not be built but the SUP is still in effect. A County Mapper screen shot of the Church location and surrounding Pennington Lane area is shown below.



NOTES:



Section C. General Discussion Items

#1 – Succession Planning (LOCCA President and PELT Committee Chairman)

As President Jack Kennedy said in his inaugural speech, “Let the word go forth from this time and place, to friend and foe alike, that the torch has been passed to a new generation of Americans” Well, your LOCCA President and PELT Committee Chairman would like to be able to say the same thing (realizing that there are no “foes” of LOCCA)! It is time for the torch of civic involvement and caring to pass to the next generation of Lake Ridge residents. Neither position requires unprecedented amounts of time or energy. But they do involve almost a passion for caring about what our community is and will be in the future. A reasonable estimate of time involved is approximately 20-25 hours per month for each position.

The President is the face of the Civic Association and generally attends meetings of the Planning Commission and Board of County Supervisors when projects are being heard that have been reviewed by LOCCA/PELT. The President also coordinates, as necessary, with other civic associations, Planning Commissioners, and our Supervisors.

The PELT Committee Chairman does much of the “grunt work” necessary to conduct meetings and learn about current projects. The Chairman typically is responsible for scheduling meeting locations, putting together the agenda for each meeting, maintaining the LOCCA web site (www.loccapeltva.org), and drafting letters (with the help of others) in response to projects reviewed at our meetings.

Should anyone be interested in seeking one of these positions or just have a question about what is involved, please feel free to contact either Jack Kooyoomjian at kjkooyoomjian01@verizon.net or (703) 505-7719 (cell) or Tom Burrell at tom.burrell@verizon.net or (703) 927-7580 (cell). Either of us would be happy to talk to you.

#2 – Planning Commission 2020 Calendar

January 15	February 5 & 19	March 4 & 18	April 1 & 15
May 6 & 20	June 3 & 17	July 1 & 15	No August Meeting
September 2 & 16	October 7 & 21	November 4 & 18	December 2 & 16

#3 – Rural Area Preservation Study Implementation

The Rural Area Preservation Study Implementation has been a controversial topic since the beginning. At their October 15, 2019 meeting, Supervisor Lawson put forth a motion to suspend any further activity on the study. That motion failed. At present, there is nothing being done on it. LOCCA provided two letters on the topic outlining our concerns.



Section D. Project Tracker and Citizens' Time

1. General Announcements

“Projects on the Map” in the Occoquan District (as of the January 16th Development Application Process Schedule (DAPS) Those projects shown as “Approved” on this agenda will be dropped from this listing on subsequent agendas

Number	Name	Planner	Request/Status
REZ2018-00007	Gatherings at Occoquan Ridge	Keasha Hall	Under Review. There is still no P/C date and no BOCS date.
CPA2017-00006	The Landing at Prince William Small Area Plan	Ryan Foster	Approved. Text and map changes are available for review on the Planning web site www.pwcgov.org/SmallAreaPlans
CPA2017-00004	Dale City Small Area Plan	Ryan Foster	Approved. Language for the Small Area Plan is posted at: http://www.pwcgov.org/government/dept/planning/Pages/sap_DaleCity.aspx
REZ2019-00018	Quartz District (part of Dale City Small Area Plan)	Scott Meyer	Under Review. This project is within the Dale City Small Area Plan boundary. The proposed mixed-use project will generally include a commercial center (±300,000 square feet of retail/commercial and office uses); up to 1,000 residential units (townhouse and multi-family); various access and pedestrian improvements; and public use and open space areas.
REZ2019-00024	Hawthorn Retirement Residences	Scott Meyer	Approved.
PFR2018-00023	Charlie Boone Park	Wendy Boone	Approved
REZ2018-00024	MGM Enterprises Office Building	Scott Meyer	Under Review. MGM Enterprises Office Building – To rezone ±4.76 acres from A-1, Agricultural, and O(L), Office Low-Rise, to O(M), Office Mid-Rise, to develop a four-story mixed-use building with retail and office space.



Number	Name	Planner	Request/Status
CPA2019-00002 & REZ2020-00006	Lake Ridge Nursery	Connie Dalton	Under Review. To initiate a Comprehensive Plan Map Amendment to change ±3.4 acres from Suburban Residential Low (SRL) to Neighborhood Commercial (NC). The applicant will file a concurrent Rezoning.
REZ2019-00038 & SUP2019-00045	3716 Pennington Lane	Keasha Hall	PC Scheduled. The Planning Commission deferred this project to their March 4, 2020 meeting. The applicant is to consider: (1) a reduction in density, and (2) stormwater requirements. REZ: To rezone ± 6.84 acres from A-1, Agricultural, to R-4, Suburban Residential, to allow for the development of 5 additional single-family detached dwelling units. SUP: To allow for frontage on a private road
SUP2019-00046	NEW: Dar al Noor Mosque Expansion	Scott Meyer	Pending. This is a special use permit request to allow for the expansion of an existing religious institution with related facilities, to include a private school, building expansion with new 3 rd floor level, expanded parking lot, outdoor recreational amenities, and associated signage modifications for a new freestanding sign with electronic message board. The PC has recommended approval. LOCCA has provided the Planning Office and the applicant with two letters citing citizen input on the project. The BOCS hearing, originally scheduled for December 10 th , has been deferred to the new year.

Board Scheduled: The application is scheduled to be heard by the Board of County Supervisors (BOCS) on this date.
 PC Scheduled: The application is scheduled to be heard by the Planning Commission (PC) on this date.
 Deferred: Action on the application was postponed by the PC or the BOCS without a formal decision being made.
 Under Review: The application is under review by various agencies.
 Pending: Additional information is needed, or is being evaluated, to move this application to another status.
 Suspended (On-Hold): The application has been inactive for an extended period of time with an undetermined resubmission date

2. Citizens' Time:



Section E. 2020 Calendar of Monthly Meetings

Meetings are scheduled for 7:30 pm, normally in the Prince William County Development Services Building, 5 County Complex Court, Prince William, Virginia, unless otherwise announced.

January 30th Location: DSB, Room 107A&B <i>Snow Date – February 6th Location: TBD</i> <ul style="list-style-type: none"> • Kaiser comprehensive sign package • Apollo project update • Daycare at Bethel Freewill Baptist Church 	February 27th Location: DSB, Room 107A&B <i>Snow Date – March 5th Location: TBD</i> <ul style="list-style-type: none"> • 	March 26th Location: DSB, Room 107A&B <i>Snow Date – April 2nd Location: TBD</i> <ul style="list-style-type: none"> •
April 30th Location: TBD <ul style="list-style-type: none"> • 	May 28th Location: TBD <ul style="list-style-type: none"> • 	June 25th Location: TBD <ul style="list-style-type: none"> •
July 30th 50th Anniversary Celebration Location: TBD <ul style="list-style-type: none"> • 	August  No Meeting	September 24th Location: TBD <ul style="list-style-type: none"> •
October 29th Location: TBD <ul style="list-style-type: none"> • 	November 19th Location: TBD <ul style="list-style-type: none"> • 	December  No Meeting



The 2020 Meeting and Special Events Calendar

January 2020						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2020						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

March 2020						
Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2020						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2020						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2020						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2020						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2020						
Su	Mo	Tu	We	Th	Fr	Sa
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2020						
Su	Mo	Tu	We	Th	Fr	Sa
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2020						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2020						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2020						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

NOTES:

- #1 – No meeting scheduled for August and December
- #2 – November meeting is the week prior to Thanksgiving
- #3 – The October meeting will also be the Annual Meeting



LOCCA Meeting Dates



Federal Holidays



LOCCA's 50th Anniversary –
Celebration date is TBD



This checklist is used as a gauge to determine if the development being reviewed contains those features and design elements that embody community expectations of green building & LEED design, energy independence, "livability," "quality-of-life," historic preservation (including enhancement, tourism, and education), schools, parks, open space, trails, transportation connectivity, and functionally-oriented design concepts. It is not intended to be all-inclusive, but rather highlight those aspects of a development that, over the years, have come to signify the expectations of the community.

	Smart Location & Linkage	Y	N	N/A	
1	Compatibility with PWC Comprehensive Plan Zoning Intent				Land Use Matrix and Map Review
2	Proximity to Water and Wastewater Infrastructure				
3	Imperiled Species and Ecological Communities				
4	Wetland and Water Body (RPA) Conservation				
5	Floodplain Avoidance				
6	Proximity to Projected Capacity of Existing Development and Public Services Including: Utilities; Safety; Transit; Education; Waste Management (Landfill)				
7	Reuse and Restoration of Contaminated Land				
8	Reduced Automobile Dependence				
9	Proximity to Pedestrian and Bicycle Network				
10	Steep Slope Protection				
11	Site Design for Habitat or Wetlands Conservation				
12	Restoration of Habitat or Wetlands				
13	Conservation Management of Habitat or Wetlands				
14	Proximity to county registered historic site or historic district				
	Neighborhood Pattern & Design	Y	N	N/A	
15	Walkable Streets				
16	Compact Development and Open Space Protection				Clustering
17	Inter-parcel Connection				
18	Diversity of Residential, Office, and Commercial Uses				
19	Mixed-Income Diverse Communities				
20	Reduced Parking Footprint				
21	Street Network				
22	Transit Facilities Proximity and Connection				
23	Transportation Demand Management Strategies				Technologies and facilities
24	Access to Indoor and Outdoor Recreation Facilities				
25	Access to Trails and Bicycle Paths and Storage				
26	Universal (Handicap) Accessibility				
27	Community Outreach and Design Involvement				
28	Tree-Lined and Shaded Streets				
29	Neighborhood Schools				
30	Buffers and HCOD Review				
31	Construction Activity Pollution Prevention				



	Green Infrastructure & Buildings	Y	N	N/A	
32	Green Building Rating				
33	Has an analysis been performed on Energy Efficiency Measures?				
34	Is a copy of the analysis of Energy Efficiency Measures available for review				
	Has an Alternative Energy Analysis been performed?				
35	Is a copy of the Alternative Energy Analysis available for review				
	Water Efficient Landscaping				
36	Existing Building Reuse				
37	Preservation of any Historic Building(s)				
38	Adaptive use of any Historic Building(s)				
39	Minimize Site Disturbance in Design and Construction				
40	Storm water Management				
41	Heat Island Reduction				
42	Solar Orientation				
43	Infrastructure Energy Efficiency Improvements				
44	Wastewater management				
45	Recycled Content in Infrastructure				
46	Waste Management				
47	Light Pollution Reduction				
	Innovation & Design Process	Y	N	N/A	
48	Architectural Compatibility with Community				
49	Color Scheme Compatibility with Community				
50	Material Compatibility with Community				
51	Architectural/Color/Material Compatibility with Historic features				
	Regional Priority Credits	Y	N	N/A	
52	Regional Transportation Mitigation				
53	Regional Electrical Grid Impact				
54	Impact on Regional Health, Safety, and Education Capacity				
	Proffer Statement(s)	Y	N	N/A	
55	Does the applicant commit to the following Condition or Proffer:				
	<p>"The applicant agrees to meet with [<i>name of citizen group</i>] prior to final site plan approval. The purpose of the meeting will be to conduct a review of the final site plan in terms of landscaping, architectural features, lighting, signage, placement of buildings, archeological surveys conducted and/or historic preservation action taken/contemplated and inform the community of steps taken to meet the standards set forth by LEED. Proof of such meeting will be a letter from [<i>name of citizen group</i>] explaining the outcomes of the meeting. Such letter will be received prior to approval of the final site plan."</p>				