



Officers

Jack Kooyoomjian, President
 Vice President - Vacant
 Kathleen Harding, Secretary
 Tom Burrell, Acting Treasurer

Others

Tom Burrell, PELT Committee Chairman
 Jan Cunard, LOCCA Historian

MONTHLY MEETING AGENDA

DATE: Thursday, November 17, 2016

TIME: 7:30 p.m.

LOCATION: Development Services Building, Room 107 A&B

Section A.

Historical Update – Ms. Jan Cunard, Occoquan Representative to the Convention and Visitors Bureau and LOCCA Historian

Membership Update – We've made a good start at getting our membership drive going. The membership form is attached. If you have already signed up, take the form and give it to a friend.

Section B. Project Reviews

#2 – Project Title:	Webster's Landing Day Care (SUP2017-00001)
Representative:	Mr. Pete Ebert, Associate Broker, Farms and Acreage, Inc., 2407 Columbia Pike, Suite 200, Arlington, VA 22204 (Mailing Address: PO Box 339, Oakton, VA 22124) 703-591-7020 x 2 pete@farmsandacreageinc.com



PROJECT DESCRIPTION: Mr. Ebert has requested to give us an update on this application. Following is the information presented at our July 2016 meeting.

The following is the applicant's narrative for their application



DEVELOPMENT NARRATIVE

GPINS: 8093-10-7743, 8093-10-8536, 8093-10-8320, 8093-10-7423 and 8092-19-7695

The following application is submitted on behalf of BTM Land, LLC owners and Webster's Landing Daycare LLC, applicant. The applicant is requesting a Special Use Permit on the subject 2.61-acre parcel which is currently zoned R-4 Residential (REZ#PLN2008-00633) to build and operate a Child Day Care Facility. The subject property has an approved site plan and subdivision plat reflecting 5 single family lots. The applicant does not intend to change any of the underlying proffers, but will implement any additional conditions as set forth by staff during the Special Use Permit review. The owners intend to reconsolidate the current lot configuration as shown on PWC Site Plan#10-00121R00S04 to support the proposed daycare use. The subject site is located within the Neabsco Magisterial District. The proposed application is in conformance with the 2013 Long-Range Comprehensive Plan and is considered an allowed use under the Prince William County Zoning Ordinance.

The applicant intends to construct a 9,840 square feet square foot building and associated play area of not less than 5,680 square feet of play area with associated parking for 48 vehicles as shown of the General Development Plan prepared by Ross, France and Ratliff, Ltd dated June 15, 2016. The subject property shall be developed in accordance with the best standards and practices necessary to meet federal, state and local requirements.

The remaining text and associated documentation shall address general issues regarding the development of the property in relation to the 2013 Comprehensive Plan.

1. Environment Plan

A. Site disturbance for the site shall be limited to necessary areas such as streets, drive-ways, parking areas, building sites and any other areas shown on the final site plan.

B. According to the adopted Chesapeake Bay Overlay District Maps, no Resource Protection Areas are designated on the subject parcels.

C. An Environmental Constraints Analysis was conducted by Angler Environmental dated May 1, 2008 and is made part of this application. A US Corps Wetland Disturbance Permit was issued for the extension of Talmadge Drive.

D. Applicant proposes 15% or more of the site remain in open space.

2. Cultural Resources Plan

A. There are no Cultural Resources deserving protection. The site has been generally cleared with a road constructed and erosion control measures in place.

3. Fire and Rescue

A. The subject parcel is located within the 4-minute response limit from the Dale City Prinedale Fire and Rescue Station # 18

B. Applicant shall make a monetary contribution in the amount 0.61 per building square foot of building area at the time of each building permit.

C. Subject site shall install required number of fire hydrants to serve the development.

4. Potable Water Plan

A. The proposed development shall be served by public water.

5. Sewer Plan

- A. The proposed development shall be served by public sewer.

6. Transportation

- A. Access to the site shall be in general conformance with those entrances depicted on the special use permit plan.

7. Land Use

- A. GPIN: 8093-10-7743, 8093-10-8536, 8093-10-8320, 8093-10-7423, 8092-197695

- B. Zoned R-4 /2013 Comp. Plan designated SRL Suburban Residential Low

- C. FAR: .09

Community Design

- A. The façade of any building on the Property that is facing and within 200 feet of Webster's Way shall be constructed of brick, stone, cementitious siding, architectural concrete masonry unit (e.g. regal stone, split face, precision ground face), pre-cast concrete panels or architectural metal paneling, but not plain concrete block or a combination thereof. EIFS (Exterior Insulation and Finish System) may be used as secondary building material on facades. Other materials may be used, if approved by the Planning director or his/her designee.

- B. The Applicant shall plant the buffer areas with indigenous and drought tolerant native species appropriate to the location and climate of the area.

- C. All freestanding signs on the Property shall be monument style. The base of each monument sign shall be constructed of materials that are compatible with material of the principal building served by said sign. All signs may be illuminated and shall be subject to approval of a sign permit.

- D. Building lighting and parking lot lighting shall be consistent with the Zoning Ordinance and DCSM

9. Economic Development

- A. Application is designed to increase the nonresidential tax base as encouraged by the 2013 Economic Development Chapter of the Comprehensive Plan.

Note: Housing, Libraries, Parks & Open Space, Schools, Telecommunications are not considered as being impacted as a result of this application and therefore are not discussed.

NOTES:

#2 – Project Title:	The Apollo Enterprises, LLC
Representative:	Scott C. Plein, Founding Principal and Ms. Susan Caudle, Public Relations/Community Relations, Equinox Investments, LLC, 8040 Industrial Park Court, Bristow, VA 20136 (703) 479-2687 (703) 479-2689 scaudle@equinoxinvestmentsllc.com www.EquinoxInvestmentsLLC.com

PROJECT DESCRIPTION: This project was last discussed at a LOCCA/PELT meeting in May 2016. At the time, this was the synopsis of the project: “A request to rezone approximately 25 acres from A-1, Agricultural, and PBD, Planned Business District, to M-2, Light Industrial, B-1, General Commercial, and R-6, Residential. This will allow a mixed retail, self-storage, and residential (townhouses).” At that time, the General Development Plan was as shown on the following page. However, since it was presented in May, there have been several citizen meetings, sponsored by Equinox, and the GDP has changed.

NOTES:



- — — Approximate location of pedestrian access locations within the subject property
- - - Approximate location of optional pedestrian access locations providing access to adjacent developments
- Approximate location of passive recreation areas

Section C. General Announcements and Citizens' Time

General Announcements

1 Proposed Chinn ES and School Siting Issues in General

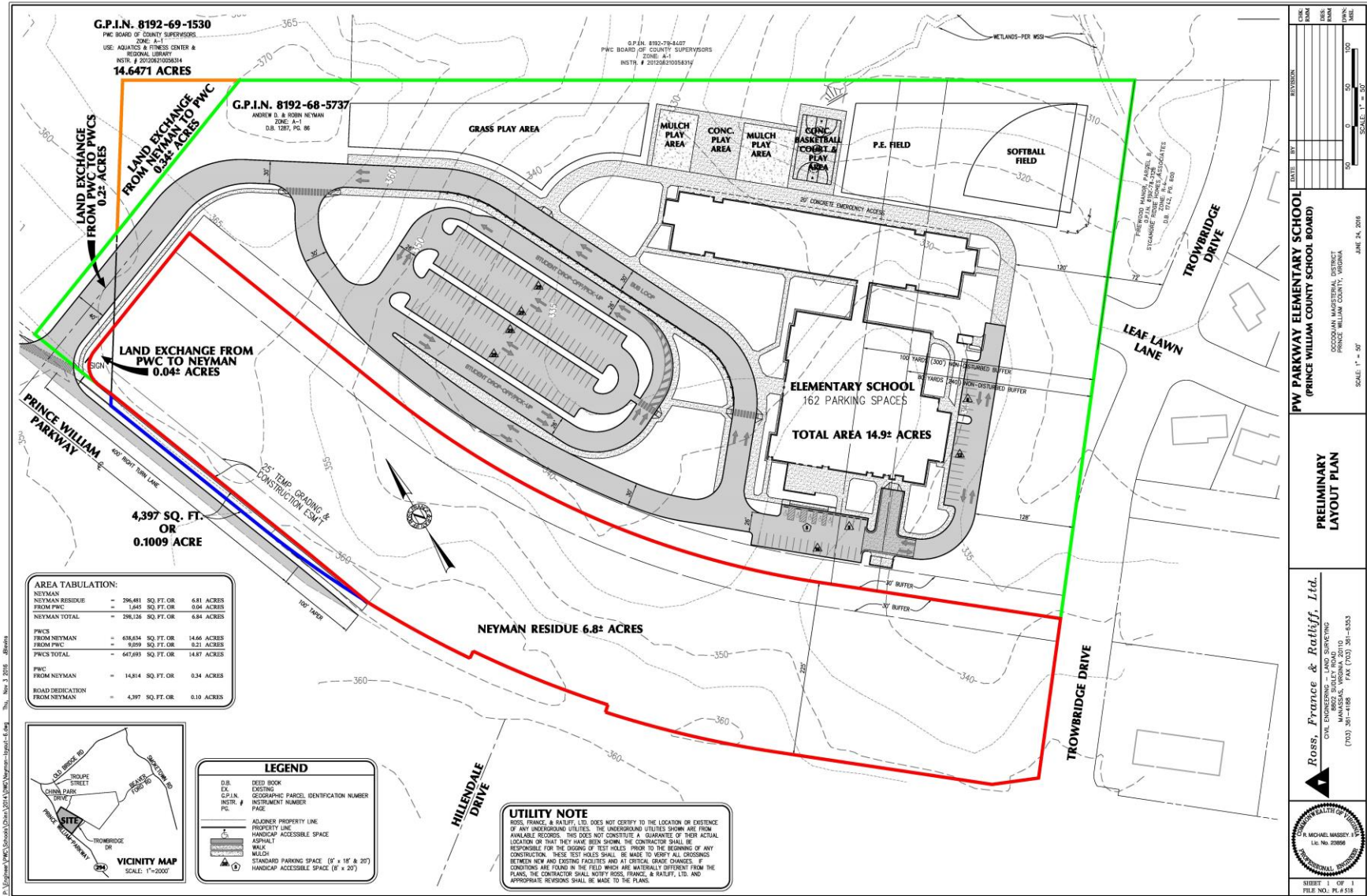
Feb 16	School system indicated they will pull the Public Facility Review (PFR) request for the Chinn site
Mar 16	No change
Apr 16	PFR Submission still pending
May 16	No changes
Jun 16	No changes
Jul 16	No change
Aug 16	No change
Sep 16	No change
Oct 16	New Site Plans offered for public review and comment
Nov 17	Revised site plan provided (attached)

2. Economic Development Chapter Update: (no longer tracking this time due to revised timeline for completion in coordination with revisions to Comp Plan)

3. Trees in the Medians



Jun 16	Public Works staff and VDOT rep attended June LOCCA meeting to discuss the how, what, and why of trees being removed from the median at the Glenn and where this might happen in other County locations. LOCCA agreed to draft a FOCAL letter to the BOCS
Jul 16	No change
Aug 16	No change
Sep 16	Presentation of revised proposal to replant the medians. County staff assured those present that no further trees will be removed from the medians.
Oct 16	New plantings to be put in
Nov 16	New plantings have been put in

5. Citizens' Time:



Section D. 2016 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 28th Development Services Building Room 107A&B <i>Snow Date – February 7th Location: TBD</i> <ul style="list-style-type: none"> Proposed ES at Chinn Park Verizon Monopole at Prince Of Peace Methodist Church LIDL at Tackett's Mill Marquee Hospitality Hotel ACT Wellness Center on Minnieville Garber Property Landscape Courtesy Review 	February 25th Development Services Building Room 107A&B <i>Snow Date – March 3rd Location: TBD</i> <ul style="list-style-type: none"> Taco Bell on Old Bridge Prestige Academy in the Lake Pointe Business Park Prince William Commons refurbishing 	March 31st Development Services Building Room 202A&B <i>Snow Date – April 7th Location: TBD</i> <ul style="list-style-type: none"> Chuy's Monument Sign MJM Auto on Minnieville Road Self-Storage in Sullins Furniture
April 28th Development Services Building Room 107A&B <ul style="list-style-type: none"> Chris Price, Planning Director as Guest Speaker – Data Center Overlay Districts Subdivision Plan review of Hoadly Falls Phases I and II Proffer changes – Minnieville Terrace Shopping Center Marquee Hospitality Hotel – Shoppers Best Way 	May 26th Development Services Building Room 107A&B <ul style="list-style-type: none"> Apollo Enterprises, LLC Act Wellness (Minnieville Road) Carter's Grove 	June 30th Development Services Building Room 107A&B <ul style="list-style-type: none"> Trees in the Medians Cell Tower at Chinn Center Potomac Corner Center Goodwill Store @ Prince William Commerce Center
July 28th Development Services Building Room 107A&B <ul style="list-style-type: none"> Proposal for Bike and Skateboard Park in Lake Ridge Proposed Child Day Care Center 	August  NO MEETING	September 29th Development Services Building Room 107A&B <ul style="list-style-type: none"> Touchstone Circle median landscaping Expansion of Dar Alnoor Islamic Community Center Courtesy review of new office building at the Glenn Mission BBQ at Smoketown Station Habitat for Humanity Restore Taco Bell on Old Bridge Road
October 27th Development Services Building Room 107A&B <ul style="list-style-type: none"> Update on the Rural Crescent The Apollo Enterprises LLC (Deferred) Potomac Corner Center 	November 17th Development Services Building Room 107A&B <ul style="list-style-type: none"> Webster Landing Kiddy Academy The Apollo Enterprises LLC 	December  NO MEETING



The Charter Virginia Green Community, 1991

MEMBERSHIP FORM

The Lake Ridge Occoquan Coles Civic Association (LOCCA) was established to foster a sense of community pride and a commitment to common goals and ideas in the Lake Ridge area. LOCCA works to preserve and extend the amenities and natural beauty that had originally attracted many of us to the area – LOCCA is protecting your investment. LOCCA seeks to convey, as a unified voice, the desires and concerns of the community, and to have a positive impact on the planning and land-use decisions that affect us all. LOCCA is a non-profit organization that is nonpartisan, nonpolitical, and not affiliated with any development corporation or financial institutions.

Membership can be obtained on an annual or lifetime basis. The LOCCA fiscal year runs from October 1st through September 30th. When becoming a member during the fiscal year, membership will be effective immediately upon payment of the required fee and will run for one year or through the end of the next fiscal year, whichever is longer. When joining for the first time, the dues are as show (First Year Membership). Thereafter, the Annual Membership amount applies. Lifetime membership is effective immediately upon payment of the fee and will run until the qualifications for membership lapse (members must either reside or own property in Prince William County)

Date: _____
Name: _____
Address: _____

Home Phone: _____
Work Phone: _____
E-Mail: _____
Community: _____
District: _____

Please check the appropriate box(es). **Make checks payable to LOCCA and mail to LOCCA. P.O. Box 204, Occoquan, VA 22125**

First year Membership (for the first year of memberships only)

- ☐ Individual: \$4.00
☐ Family: \$5.00

Annual Membership (for those who have paid first-year dues in a previous year)

- ☐ Individual: \$1.00
☐ Family: \$2.00

Lifetime Membership (One-time charge)

- ☐ Individual: \$10.00
☐ Family: \$15.00

- ☐ I cannot actively participate but I would like to be on the LOCCA e-mail roster
☐ I am interested in the following committee, office, program, or activity:



Thank you for your interest in LOCCA and your membership dues. This portion of the form will be returned to you upon payment of dues,

Date

Amount

Received by