



### AGENDA ITEM FORM

**TYPE OF AGENDA ITEM:**

- CONSENT AGENDA
- PRESENTATION
- ACTION ITEM
- TOWN MANAGER & STAFF COMMENTS
- PUBLIC HEARING
  - Duly Advertised

**PURPOSE OF ITEM:**

- INFORMATION ONLY
- DISCUSSION ONLY
- DISCUSSION AND/OR DECISION
  - Introduction     Resolution
  - Ordinance       Grant/MOU
  - By Motion         Bylaws

**PRESENTER:** David Moss

**PRESENTER TITLE:** Town Planner

**AGENDA ITEM:**

Introduction of Ordinance to Rezone 17651 Washington Street

**BACKGROUND / SUMMARY:**

This Rezoning Application was before the Council in November and was sent back to the Planning Commission to work on the proffers.

Proffers were changed.

Planning Commission recommends approval of Conditional Rezoning and acceptance of proffers.

**ATTACHMENTS:**

- Public Hearing Notice
- Staff Report
- Ordinance to Rezone w/Proffers

**REQUESTED ACTION:**

NO ACTION REQUESTED

Introduce Ordinance to Adopt March 20<sup>th</sup>

**FOR MORE INFORMATION, CONTACT:**

Name: David Moss

Phone#: 703-221-3400 x118

E-mail: [dmosse@dumfriesva.gov](mailto:dmosse@dumfriesva.gov)

*FOR USE DURING MEETING*

**VOTE:**

PASSED

NOT PASSED

Y	N		Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Barr	<input type="checkbox"/>	<input type="checkbox"/>	Foreman	<input type="checkbox"/>	<input type="checkbox"/>	Forrester
<input type="checkbox"/>	<input type="checkbox"/>	Jurgensen	<input type="checkbox"/>	<input type="checkbox"/>	Toney	<input type="checkbox"/>	<input type="checkbox"/>	Washington
<input type="checkbox"/>	<input type="checkbox"/>	West						

**TOWN OF DUMFRIES**

**NOTICE OF PUBLIC HEARING  
TOWN COUNCIL  
BY THE ~~PLANNING COMMISSION~~  
OF THE TOWN OF DUMFRIES, VIRGINIA ON**

**MARCH 7, 2012 AT 7:00 PM, or as soon thereafter may be heard**

The Town Council of the Town of Dumfries hereby gives notice of a Public Hearing to consider a rezoning of the property located at 17651 Washington Street, Dumfries, Virginia 22026. The owners Hamidullah & Parwin H. Hashimi are requesting a rezoning from R-2 General Residential to B-2 Neighborhood Business.

All supporting material is available for public inspection at the Office of the Town Clerk at 17755 Main Street, Dumfries, Virginia 22026 between the hours of 8:30 AM and 5:00 PM; M-F. The hearing will be held in Council Chambers at 17755 Main Street, believed to be accessible to persons with disabilities.

**BY NANCY H. WEST, MAYOR, TOWN OF DUMFRIES, VIRGINIA**

**Instruction to Publisher: Run this notice one time on February 23 and one time on March 1, 2012.**



## DUMFRIES, VIRGINIA

Virginia's Oldest Continuously Chartered Town  
CHARTERED 1749 INCORPORATED 1961

17755 Main Street  
Dumfries, Virginia 22026-2386  
Tel: 703-221-3400 / Fax: 703-221-3544  
[www.dumfriesva.gov](http://www.dumfriesva.gov)

**To:** Town Council  
**From:** David Moss, Town Planner  
**Date:** February 27, 2012  
**RE:** Proposed Rezoning for Hashimi Property  
17651 Washington Street

### STAFF REPORT - UPDATED

Rezoning #11-63, Hashimi Property

Town Council Public Hearing Date: March 7, 2012

Staff Recommendation: Introduce Ordinance to Approve, Accepting Proposed Proffers

#### **I. Background is as follows:**

- A. Request - This is a request to rezone 3.055 acres from R-2, General Residential to B-2, Neighborhood Commercial.
- B. Site Location - The site is identified by the GPIN number 8189-82-6152, and the address is 17651 Washington Street. The site is located directly on Fairfax Street, a paper street. This is the property's only direct street frontage. The southwest border of the property runs parallel to Washington Street and is approximately 350 feet away from the edge of Washington Street. The southeast border of the property runs parallel to Main Street and is approximately 300 feet away from the edge of Main Street.
- C. Comprehensive Plan - The site is designated Greenway/Open Space/Recreational-Limited Development in the Future Land Use Map dated January 1993.
- D. Zoning -The site is currently zoned R-2, General Residential.
- E. Surrounding Land Uses - The subject site is bordered to the north by vacant properties owned by the landfill. To the west and to the northeast are single-family homes. Directly to the southwest is a nonconforming trailer park. To the south and southeast are commercial properties fronting on Main Street, to include several properties owned by the applicant, including a site proposed to be used as a commercial office building.
  1. The proposal indicates that the primary use of the subject property would be an accessory parking lot to serve the property immediately south of the site. Additional uses might include "a botanical garden or to hold festivals, farmers markets, and other similar or related activities."

**II. Current Situation is as follows:**

- A. Applicant has requested a public hearing and wishes to move forward with this rezoning. The initial application was submitted to the Town in February, 2011. Since then the applicant met with town staff and the Planning Commission on several occasions. A public hearing was held before the Planning Commission, and the application was recommended to the Town Council subject to a proffer conditioning the development of the parcel to the site plan that was under discussion at that point. The applicant submitted proffers prior to the Town Council public hearing. The Town Council voted to send the applicant back to the Planning Commission to further work through the proffers. The applicant has since met twice with the Planning Commission and altered the proffers. The applicant has now submitted revised proffers and a revised concept plan based on Planning Commission comments.
- B. Planning Commission Public Hearing - A public hearing was held before the Planning Commission on February 13, 2012. The Planning Commission voted unanimously to Recommend Approval of the Rezoning, and accept the proposed proffers.
- C. Adjacent Property Owners – Adjacent property owners were notified of the proposed rezoning prior to the Public Hearings.
  - 1. The only comments from the adjacent property owners concerned the use of an access easement. A proffer was written specifically to address this concern.

**III. Proffers Submitted**

- A. Submission – The Town received a revised proffer statement from the applicant on January 18, 2012, reflecting comments made during the January 9<sup>th</sup> Planning Commission meeting. The full proffers statement is attached. The three proffers that specifically address the use and development of the property are as follows:
  - 11. The primary use of Subject Property shall be as accessory parking for Tax Map Parcel 8189-82-5716, 8189-82-5905 and/or 8189-82-7721. The Subject Property may also be used as a botanical garden or to hold festivals, farmers markets, and other similar or related activities.
  - 12. No vehicles in excess of 10,100 lbs gross vehicle weight will be allowed to park on the Subject Property overnight, unless part of an approved temporary use permit.
  - 13. Development of Subject Property will occur in connection with the development of either Tax Map Parcel 8189-82-5716, 8189-82-5905 or 8189-82-7721, or some combination of such parcels.

**IV. Analysis of Proffers**

- A. Zoning Ordinance – Section 70-646(d)(1) of the Town of Dumfries Zoning Ordinance states:

Any owner of real property who is an applicant for a zoning map amendment (rezoning) may, as a part of his application, proffer reasonable conditions concerning the use and development of his property, including also offsite improvements that may serve or benefit his property and the public welfare.

- B. Analysis of Proffers – Staff feels that the proffers submitted are sufficient to tie the use and development of the subject property to the development of the front property. Access to the subject property is appropriately handled through the proffers to ensure an access easement through the properties fronting on Main Street.

**V. Issues in order of importance are as follows:**

- A. Comprehensive Plan

1. Goals and Objectives - Is the proposed use consistent with those uses intended by the goals and objectives of the Comprehensive Plan?
2. Valid Public Purpose – Would the rezoning promote a valid public purpose as stated in the Comprehensive Plan?

- B. Community Input - Have members of the community raised any issues?

- C. Legal Uses of the Property - What uses are allowed on the property?

**VI. Alternatives beginning with the staff recommendation are as follows:**

- A. Introduce ordinance to approve rezoning REZ #11-63, Hashimi Property, accepting the proposed proffers (**Staff recommendation**).

1. Comprehensive Plan

- a) Goals and Objectives - If the application is approved, the zoning classification would become B-2, Neighborhood Business, conditioned upon the proposed proffers, and the Goals and Objectives of the Comprehensive Plan would be promoted upon development of the property and the adjacent property at 17706 Main Street.
- b) Valid Public Purpose – If the application is approved conditioned upon the proposed proffers, the valid public purposes stated in the Comprehensive Plan will be promoted upon development of the property and the adjacent property at 17706 Main Street.

2. Community Input - If the application is approved and conditioned upon the proposed proffers, the sole comment from surrounding property owners would be mitigated by one of the proffers.
3. Legal Uses of the Property – Upon approval of the rezoning, the subject site could be developed only with uses agreed to in the proffers.

B. Deny rezoning REZ #11-63, Hashimi Property.

1. Comprehensive Plan
  - a) Goals and Objectives - If the application is denied, the zoning classification would remain R-2, General Residential, and no further progress would be made in promoting the Goals and Objectives of the Comprehensive Plan.
  - b) Valid Public Purpose – If the application is denied, the valid public purposes stated in the Comprehensive Plan will continue to await further development of the neighboring property.
2. Community Input – If the application is denied, the comment from neighboring property owners would not be valid.
3. Legal Uses of the Property – Those uses allowed in the R-2 zoning district would be permitted.

C. Introduce ordinance to approve rezoning REZ #11-63, Hashimi Property, without accepting the proposed proffers.

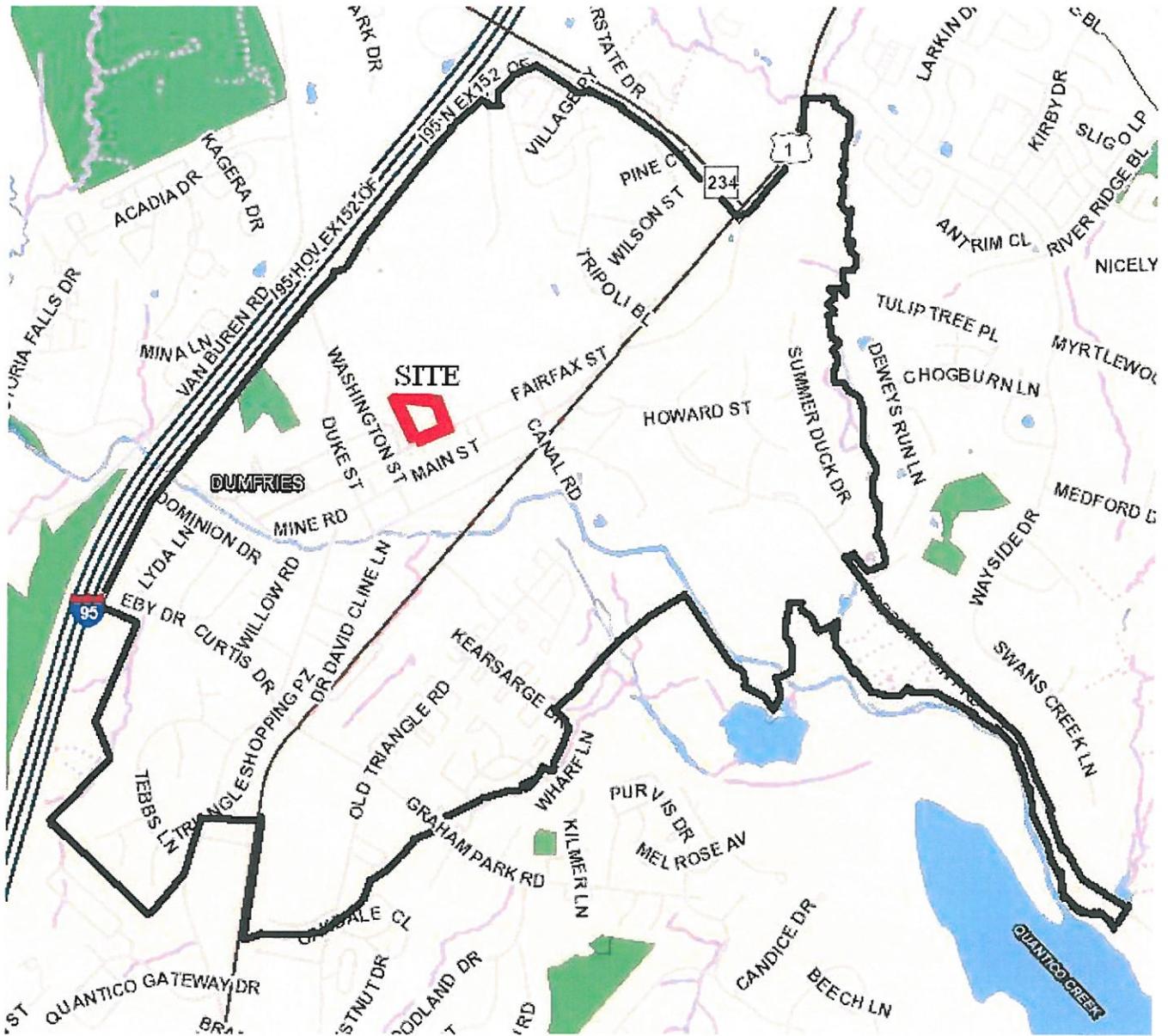
1. Comprehensive Plan
  - a) Goals and Objectives - If the application is approved, the zoning classification would become B-2, Neighborhood Business, and the Goals and Objectives of the Comprehensive Plan could be promoted upon development of the property.
  - b) Valid Public Purpose – If the application is approved, the valid public purposes stated in the Comprehensive Plan could be promoted upon development of the property.
2. Community Input - If the application is approved without the proposed proffers, the comment from neighboring property owners would not be mitigated by the proffers, and the neighboring property owners' concern would remain unaddressed through proffers. The parcel would be landlocked from any improved public right of way, which is not in conformance with the Comprehensive Plan.

3. Legal Uses of the Property – Upon approval of the rezoning, the subject site could be developed with any/all of the uses permitted in the B-2 zoning district.

**VII. Recommendation is that the Town Council accept Alternative A and Introduce an Ordinance to Approve Rezoning #11-63, Hashimi Property, accepting the proposed proffers.**

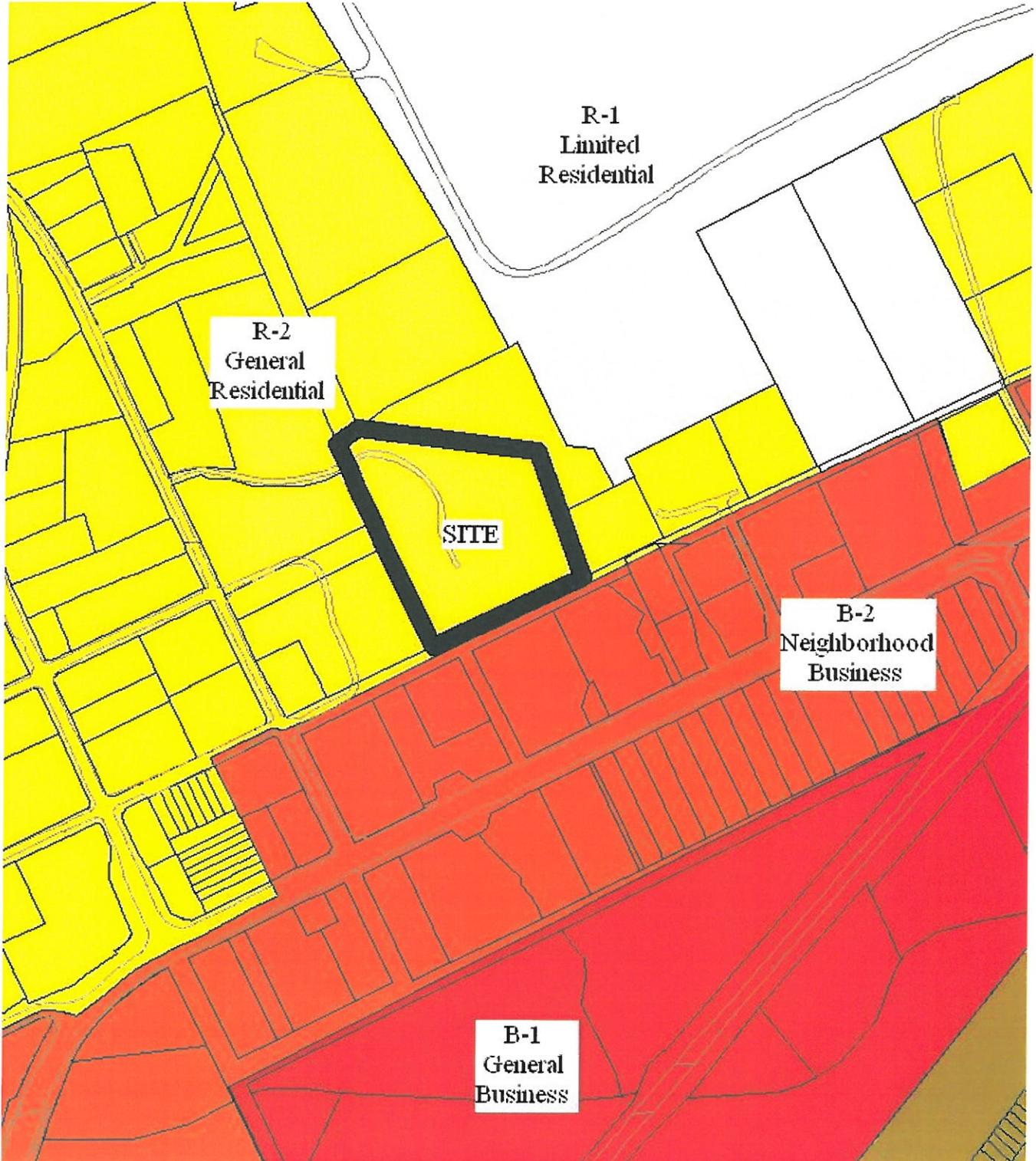
**Attachments**

- A. Area Maps
- B. Staff Analysis
- C. Revised Zoning Map showing the result of an approved rezoning of the property



Location of the site in relation to the Town





**Zoning surrounding the property**

**Staff Recommendation: Introduce an Ordinance to Approve Rezoning #11-63, Hashimi Property, accepting the proposed proffers.**

The rezoning, combined with the future use of 17706 Main Street, promotes valid public purposes expressed in the Comprehensive Plan. The benefits of further development of Main Street with a new office building enhances economic development and job creation, further progress in the build-out of Main Street creating an enclosed public space with a sense of place, and additional tax base for the Town.

**Relevant Comprehensive Plan Excerpts**

Chapters 3 and 4 of the Comprehensive Plan of the Town of Dumfries address certain issues related to this application, specifically in regard to the Main Street corridor. In addition, the Land Use Plan contains specific recommendations for the Main Street area. The pertinent sections are included below:

**ENVIRONMENT**

Environment-Goal: To maintain and enhance the natural features of the Town, protect the environment from degradation, and foster public awareness of the environment and its natural beauty.

E-Policy 1: Protect the human and the natural environment, from the impacts of development and urbanization.

E-1.1 Action Strategy: Encourage creative design principles during new development and in particular redevelopment to provide more functional open space, preserve sensitive areas, maintain maximum indigenous tree cover, and minimize impervious land cover for the desired and permitted land use.

**ECONOMIC AND FISCAL PLAN**

The Town's goals for economic development are focused on promoting commercial development and the appearance of the Town's commercial corridors. Commercial taxes, such as transient and meals taxes, represent an important revenue source for the Town and should be fostered and maintained within the Town's larger economic development goals. However, the diversity and availability of certain types of commercial businesses like large retail anchor stores, grocery stores and professional offices, is limited in the Town. The attraction of these types of businesses to the Town would support a number of employment, economic and shopping needs for Town residents.

To achieve the stated economic development goals which will promote desirable commercial growth, the Town recognizes that numerous interrelated factors will influence the attraction of both businesses and their patrons. Physical improvements to the commercial sector, such as streetscape and building improvements, can enhance the

sense of place and attraction. A sound business and customer base in turn contributes to a sound fiscal base for the community.

To achieve its economic development goals, the Town will pursue the following initiatives:

1. Analyze (1) the economic needs and trends of the community, (2) an appropriate mix of businesses for the Town, (3) new market niches that will assist in developing the proposed mixed use and historic commercial districts (for example, restaurants and specialty shops). Such a study should be a priority of the Town which will more clearly define a strategy for economic development.

### LAND USE PLAN

LU-MS-GOAL: To create a medium density mixed-use environment integrating complimentary uses with an emphasis on preserving existing neighborhoods; and enhancing the vibrancy, attractiveness and economic well being of the Main Street area.

LU-MS-POLICY 1: Although this area is not a traditional “Main Street” identifying and supporting this area as a unique part of the Town will help strengthen the identity, cohesiveness and pride of the community.

#### ACTION STRATEGIES:

LU-MS-1.4 Integrate the development of a mix of commercial, office and residential uses while preserving the scale and historical character of the Town.

LU-MS-1.7 Buildings should be built to the street with private parking in the rear or as part of a consolidated parking district.

LU-MS-1.11 Encourage a mixture of both high and medium density living and working areas to improve the economic vibrancy of the area and to create a sense of community that enhances the identity, cohesiveness and pride of the community for its Main Street area.

### **Current Future Land Use Map Designation**

The site is designated Greenway/Open Space/Recreational-Limited Development in the Future Land Use Map dated January 1993. The current zoning is already inconsistent with the Future Land Use Map designation. The proposed rezoning would allow a negligible change in the inconsistency.

### Comprehensive Plan Consistency Analysis

<u>Plan language</u>	<u>Consistency</u>	<u>Reasons</u>
ENVIRONMENT	Yes	The updated concept plan includes buffers from neighboring residential and vacant properties. Proposed proffers include a perennial stream buffer.
ECONOMIC AND FISCAL PLAN	Yes	The proposed rezoning, which will support the development of the property immediately to the south which fronts on Main Street, will increase the amount of office space in the Town, which is somewhat underrepresented in the Town based on space currently available for rent and the number of inquiries Community and Economic Development staff receive for upscale office space in the Town.
LAND USE PLAN	Yes	The use of the subject property for parking enables the development of the front parcel with minimal parking to be located on that parcel. This promotes the various goals in the Comprehensive Plan that deal with pushing parking to the rear of properties in order to promote buildings which engage the street, create a street wall instead of parking as the primary pedestrian experience, and further promote the vitality and economic viability of the commercial and historic resources on Main Street.

#### Environmental Analysis

An updated concept plan for the subject property and for 17706 Main Street has been submitted based on comments from the planning Commission. The site plan specifically shows the location of the stream running through the properties. Approvals for work to alter or buffer the stream would be achieved later, and improvements would be required to meet with standards of applicable review agencies, to possibly include the U.S. Army Corps of Engineers and state agencies such as the Department of Environmental Quality. The site does contain areas designated as 100-year Flood Hazard Overlay area.

#### Transportation Analysis

The proposed concept plan includes an access easement through the 17706 Main Street property to the subject property. A traffic impact analysis will be required at the time of site plan review for this use. Proffers have been submitted that detail the responsibilities of the developer should a traffic impact analysis require an additional entrance.

#### Zoning of Adjacent Properties

Rezoning the property from an R-2 zone to a B-2 zone would allow a different set of uses than currently allowed, and different from the surrounding properties. Changing the zoning of a property from residential to commercial is sometimes assumed to be an "upzoning." However, there is less of a clear increase in bulk allowances than in other "upzonings." The side yard requirements are identical for the property for each zone. There are no specific density or

impervious surface coverage limits for either zone. B-2 zoning allows for structures up to 50 feet in height. R-2 zoning allows for structures up to 35 feet in height with the standard setbacks, or up to 45 feet in height with additional setbacks. Therefore while the types of uses will change, there is a modest to negligible increase in bulk allowances accompanying the rezoning proposal.

Because the bulk allowances are not proposed to be increased by a significant amount, the spatial development of the property based on B-2 zoning is not inconsistent with what is already allowed by right with the existing R-2 zoning, nor inconsistent with the bulk allowances of the surrounding R-2 properties. While the existing properties surrounding the site are developed at densities lower than allowed by right, existing and allowed densities must be considered when evaluating the compatibility with the surrounding properties.

Rezoning must be a valid exercise of legislative discretion where the action also serves some identifiable public interest. Without an identified public interest, the rezoning might be considered “spot zoning.” While the term “spot zoning” is often construed as a rezoning of a property to a zoning classification different from the surrounding properties, *Clark v. Town of Middleburg*, 26 VA Cir. 472 (1990) held that this alone did not qualify a rezoning as a “spot zoning.” Rather, a challenge to a rezoning must show that the legislative action to rezone the property did not identify and further a valid public interest. The valid public purposes identified in the case of this rezoning are the development of a site along the Main Street Commercial Corridor in order to “Encourage development of commercial uses that meets the needs of the community” and “Promote development of commercial uses that expands employment opportunities and serves as a focal point for the location of complementary uses,” as stated in the Comprehensive Plan.

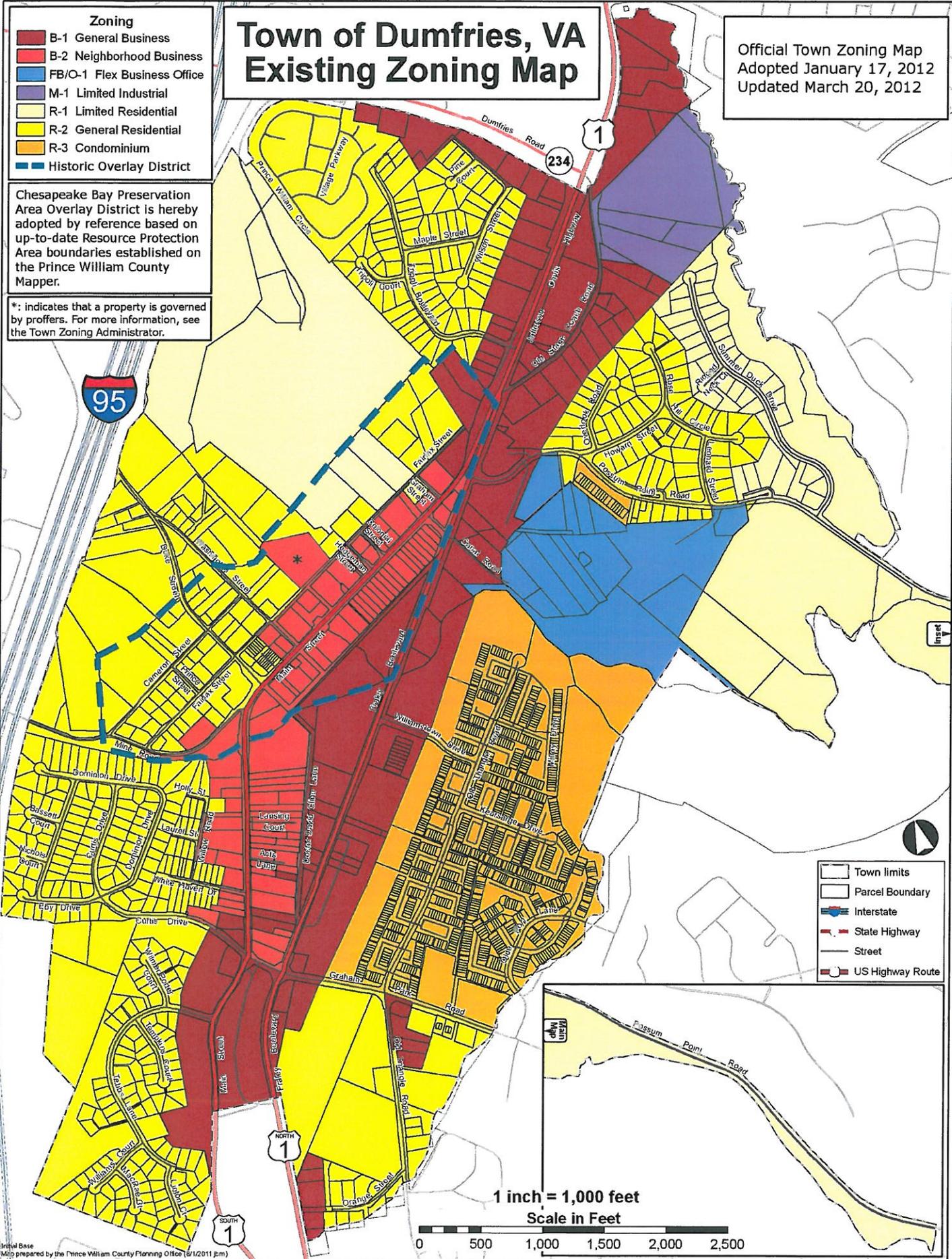
# Town of Dumfries, VA Existing Zoning Map

Official Town Zoning Map  
Adopted January 17, 2012  
Updated March 20, 2012

- Zoning**
- B-1 General Business
  - B-2 Neighborhood Business
  - FB/O-1 Flex Business Office
  - M-1 Limited Industrial
  - R-1 Limited Residential
  - R-2 General Residential
  - R-3 Condominium
  - Historic Overlay District

Chesapeake Bay Preservation Area Overlay District is hereby adopted by reference based on up-to-date Resource Protection Area boundaries established on the Prince William County Mapper.

\*: indicates that a property is governed by proffers. For more information, see the Town Zoning Administrator.



- Town limits
- Parcel Boundary
- Interstate
- State Highway
- Street
- US Highway Route

1 inch = 1,000 feet  
Scale in Feet



Intel Base  
Map prepared by the Prince William County Planning Office (8/1/2011 jzm)

At a regular meeting of the Dumfries Town Council held on Tuesday, March 20, 2012 in Council Chambers, 17755 Main Street, Dumfries, Virginia: On a motion duly made by \_\_\_\_\_, and seconded by \_\_\_\_\_, the following Ordinance was adopted by the following vote:

Dorothea Barr, \_\_\_;  
Gerald M. Foreman, II, \_\_\_;  
Kristin W. Forrester, \_\_\_;  
Michele Jurgensen, \_\_\_;  
Willie J. Toney, \_\_\_;  
Gwen P. Washington, \_\_\_;  
Nancy H. West, \_\_\_;

**AN ORDINANCE TO AMEND THE TOWN OF DUMFRIES ZONING MAP TO RECLASSIFY 3.055 ACRES OWNED BY HAMIDULLAH & PARWIN H HASHIMI, DESIGNATED AS GPIN 8189-82-6152, LOCATED AT 17651 WASHINGTON STREET FROM R-2, GENERAL RESIDENTIAL TO B-2, NEIGHBORHOOD BUSINESS TO IMPLEMENT THE GOALS OF THE COMPREHENSIVE PLAN**

**WHEREAS**, a rezoning application (REZ11-63) has been submitted by owner HAMIDULLAH & PARWIN H HASHIMI (the "Applicants") to rezone property known as GPIN 8189-82-6152 (the "Property") from R-2, General Residential to B-2, Neighborhood Business, to amend the Town of Dumfries Zoning Map; and

**WHEREAS**, the Applicants has voluntarily submitted 14 proffers, attached to this Ordinance and incorporated herein by reference, (the "Proffers") to be accepted by the Town as a part of the its request for a conditional rezoning of the Property; and

**WHEREAS**, the Property requested to be rezoned is located at 17651 Washington Street, located directly on Fairfax Street, a paper street, approximately 350 feet northeast of the edge of Washington Street, having no access from any improved public right of way; and

**WHEREAS**, the Town of Dumfries Planning Commission, after holding a duly advertised public hearing at their February 13, 2012 meeting, voted to recommend approval of REZ11-63 and to accept of Proffers, and forwarded its recommendation to the Town Council; and

**WHEREAS**, the Dumfries Town Council held a duly advertised public hearing on REZ11-63 on March 7, 2012; and

**WHEREAS**, the Dumfries Town Council finds that the Applicants' requested B-2 zoning, REZ11-63, together with the voluntary Proffers serve a valid public purpose and further the goals of the Town of Dumfries Comprehensive Plan.

**NOW, THEREFORE BE IT ORDAINED** by the Council of the Town of Dumfries on this the 20th day of March, 2012, that rezoning application REZ11-63 be, and it hereby is, approved to amend the Town of Dumfries Zoning Map to rezone the property known as GPIN 8189-82-6152 from R-2, General Residential to B-2, Neighborhood Business.

By Order of Council:

\_\_\_\_\_  
Nancy H. West, Mayor

Attest: \_\_\_\_\_  
Dawn Hobgood, Town Clerk

1. Storm water management and best management practices (BMP) facilities will be provided on site in accordance with Town of Dumfries ordinances, as approved by the Town of Dumfries, Department of Public Works.
2. If any hazardous or toxic substances are found, the methods for disposal shall adhere to County, State or federal law.
3. Offsite grading, right-of-way, parking, access, and utility crossing shall be addressed at the time of final site plan submission.
4. All adjacent residential uses surrounding any parking lot shall be screened by a fence or landscaping to reduce the impact of car lights. This shall not apply the existing residential use on the Subject Property, which shall become nonconforming upon enactment of this conditional rezoning. Any new residential uses on the Subject Property shall be allowed only subject to a conditional use permit.
5. Any parking lot and exterior lighting shall be shielded such that lighting is projected downward and to parking area to prevent spillage onto adjacent properties.
6. A Traffic Impact Analysis will be provided prior to the submission of a final site plan for 17706 Main Street.
7. If the Traffic Impact Analysis requires a second entrance for development of 17706 Main Street, the Applicant will construct Fairfax Street at a minimum to Prince William County Alley standards from Washington Street to the northernmost entrance or exit for 17706 Main Street or the Subject Property.

If the Traffic Impact Analysis does not require a second entrance for development of 17706 Main Street, the applicant will construct Fairfax Street at a minimum to Prince William County Alley standards from the southernmost entrance or exit on Fairfax Street for 17706 Main Street or the Subject Property to the northernmost entrance or exit on Fairfax Street for 17706 Main Street or the Subject Property.

8. A perennial stream buffer to the maximum degree practical will be provided at the final site plan submission. The applicant reserves the right to submit a request for waiver for the buffer if necessary. However it is understood that while requested, a waiver is not guaranteed.
9. No portion of the neighboring property at 17645 Washington Street, Dumfries, VA, GPIN 8189-82-1885 will be used for the ingress or egress of commercial traffic to the Subject Property.
10. The applicant will meet the landscape DCSM requirements adopted by the Town of Dumfries; if the Town of Dumfries does not adopt the landscape DCSM standards, the applicant will follow the Prince William County landscape DCSM standards subject to the right to submit waivers approved by the Town of Dumfries Director of Public Works.
11. The primary use of Subject Property shall be as accessory parking for Tax Map Parcel 8189-82-5716, 8189-82-5905 and/or 8189-82-7721. The Subject Property may also be used as a botanical garden or to hold festivals, farmers markets, and other similar or related activities, as determined by the Zoning Administrator for the Town of Dumfries. Moreover, botanical garden, festivals, farmers markets and other such related uses will be permitted only subject to a temporary use permit issued by the Zoning Administrator pursuant to the Town of Dumfries Zoning Ordinance.
12. No vehicles in excess of 10,100 Lbs gross vehicle weight will be allowed to park on the Subject Property overnight, unless part of an approved temporary use permit.
13. Development of Subject Property will occur in simultaneously with the development of either Tax Map Parcel 8189-82-5716, 8189-82-5905 or 8189-82-7721, or some combination of such parcels. No use of the Subject Property is allowed except in conjunction with the simultaneous use of Tax Map Parcel 8189-82-5716, 8189-82-5905 or 8189-82-7721, or some combination of such parcels.
14. Before developing the Subject Property, the applicant will obtain and record an ingress/egress easement providing access for the Subject Property to Main Street across either Tax Map Parcel 8189-82-5716, 8189-82-5905 or 8189-82-7721, or some combination of such parcels. Such ingress/egress easement shall be sufficient to handle the expected volume of traffic according the use of the Subject Property and the uses of Tax Map Parcel 8189-82-5716, 8189-82-5905 or 8189-82-7721, or if all parcels are consolidated for a unified use, some combination of such parcels.