



July 13, 2026

REVISED July 15, 2026

SENT BY FIRST CLASS & CERTIFIED MAIL

Pradeep Sengar, President
Munificent Group, LLC
3963 Highland Oaks Drive
Fairfax, VA 22033

Re: Zoning and Proffer Determination Case #ZNR2026-00252

(Determination of Rezoning #REZ1985-0042 & #REZ1988-0030, Battlefield Business Park)
Property Address: 7001 Infantry Ridge Road, Manassas, VA 20109 (the "Property")
Acreage: 5.4341 acres; GPIN: 7697-37-5090

To Whom It May Concern:

This letter serves to supersede the previous determination letter issued on July 13, 2026. This is in response to the zoning and proffer determination application that you filed on June 4, 2026, requesting a zoning use determination for the above referenced property on behalf of Munificent Group, LLC (the owner). More specifically, you have requested confirmation that use of hotel/motel use would be a permitted use of the Property.

Background

The above referenced parcel is currently zoned PBD, Planned Business District and is located within a Land Bay designated as "Mixed Use" on the Battlefield Business Park Master PBD Zoning Plan, last revised in May 1999, and is subject to the proffers approved by the Prince William County Board of Supervisors on May 20, 1986, as part of rezoning case #REZ1985-0042, and proffers approved by the Prince William County Board of Supervisors on November 20, 1989, as part of proffer amendment case #REZ1988-0030 (copies attached). The Property is located within and subject to the Data Center Opportunity Overlay District, E-Commerce Overlay District and partially in the Environmental Resource Protection Overlay District and is regulated by Part 404 of the Prince William County Zoning Ordinance.

Proposed Use

Pursuant to Section 32-404.16(10) of the 1986 Zoning Ordinance, under "Permitted Uses", lists a Hotel/ Motel as a permitted use by right. Section 32-404.18(8) of the 1986 Zoning Ordinance states that the maximum height of such structure shall be forty-five feet (45'), provided that this maximum height may be increased to seventy feet (70'), provided that all standards found in Section 32-404.18(9) (a), (b), and (d) are met.

Use Determination

Based on the above referenced background information, relevant sections of the applicable Zoning Ordinance, and proffered documents associated with Rezoning #REZ1985-0042, and proffer amendment #REZ1988-0030, the Proposed Use of hotel/motel would be a permitted by-right use on the subject property, subject to compliance with all applicable regulations, including but not limited to site plan approval and compliance with the referenced proffered conditions.

This determination is based on regulations that are in effect on the date of this letter, which are subject to change. Should you have any questions, please feel free to contact this office. State law mandates the following paragraph to be included in all determinations rendered by the Zoning Administrator.

The Zoning Ordinance allows that anyone aggrieved by a zoning determination of the Zoning Administrator may appeal the decision to the Board of Zoning Appeals. An appeal must be filed within thirty (30) days of receipt of this letter. The Board of Zoning Appeals will schedule and advertise a public hearing to consider an appeal within 90 days of the filing. The determination contained within this letter shall be final if an appeal is not filed within 30 days of receipt of this letter. The application fee for the appeal will be in accordance with the fee schedule in effect at the time of filing the appeal application, currently \$986.90. Additional information regarding the filing of an appeal may be obtained at (703)792-3340 or by email to zoningadministration@pwcva.gov. The appeal form and fee schedule is available on our web page at the following link: <https://www.pwcva.gov/assets/2021-06/Application%20for%20an%20Appeal.pdf>

Sincerely,

A handwritten signature in blue ink that reads "Alexander Stanley" followed by a stylized initial or mark.

Alexander Stanley, CZA
Principal Planner | Zoning Administration

Attachment: Referenced proffered conditions

cc: Joyce Fadeley, Department of Development Services, Land Development Division Chief

REVISED SUBMISSION
RECEIVED

MAY 21 1986

PROFFER STATEMENT

RE: Rezoning File No. 85-42: Battlefield Business Park ("Park")

Applicant: Manassas Business Associates, a Virginia
Limited Partnership; and
Battlefield Associates, a Virginia
Limited Partnership

Date: July 20, 1986

We hereby proffer that the use and development of this property shall be in strict accordance with the following conditions and shall supercede all other proffers made prior hereto. In the event the above-referenced zoning is not granted as applied for by Applicant, then the below-described proffers shall be deemed withdrawn and null and void.

Reference is hereby made to that Exhibit made by Bengston, DeBell, Elkin & Titus dated September, 1985 and identified as "Suggested Improvements for Route #234 and Route #66 East", said Exhibit filed with said Application, incorporated herein by reference and hereinafter referred to as Exhibit A.

1. Applicant does hereby agree to construct the improvements as reflected on said Exhibit A and so designated to be constructed by Applicant. Applicant agrees that such improvements so designated to be constructed by Applicant will be reflected on the first site plan filed in connection with the development of the Battlefield Business Park ("Park") and will be bonded and permitted prior to the issuance of the first building permit. Applicant further agrees that such improvements will be completed prior to the issuance of a building permit which would allow for the construction of greater than 500,000 square feet in the Park.

2. Reference is hereby made to that Master Plan made by Bengston, DeBell, Elkin & Titus, dated 12/85, revised 4-15-86, and identified as "Master Plan, Battlefield Business Park", filed with said Application, incorporated herein by reference, and hereinafter referred to as "Master Plan". Applicant agrees that the development of the on-site transportation system shall be in substantial accordance with the Master Plan. Traffic generated from the existing Holiday Inn and as it is proposed to be expanded in accordance with that Special Use Permit request SU#86-29 shall access Sudley Road (Route 234) via Hotel Access Road and Battleview Parkway and shall not have direct access to Vandor Lane. Applicant does reserve the right, however, for traffic from the existing Holiday Inn to access Sudley via Vandor Lane pending the issuance of the special use permit and completion of the addition to the existing hotel and the construction of the improvements necessary to provide access. The Hotel Access Road shall be completed prior to occupancy of the Holiday Inn expansion.

3. Prior to the issuance of an occupancy permit which allows for occupancy greater than 500,000 square feet in the Park, Battleview Parkway shall be extended and connected to Vandor Lane in substantial accordance with the Master Plan.

4. Applicant agrees that there shall be no direct access to Vandor Lane from that portion of the property which fronts Vandor Lane but rather access shall be provided to Battleview Parkway via Infantry Ridge Drive as is reflected on said Master Plan.

5. Applicant agrees to contribute one-half (1/2) of the expenses necessary for the signalization at the intersection of Battleview Parkway and Sudley Road at such time that VDH&T has determined that the necessary warrants have been met and that VDH&T is committed to the placement of the signalization.

6. a. Applicant agrees to contribute Two Hundred Ten Thousand and No/100 Dollars (\$210,000) toward the improvements of the Route 234/Route 66 interchange with the issuance of the occupancy permit which allows for occupancy of greater than 500,000 square feet in the Park.

b. Applicant, however, reserves the right to make a portion of the improvements as shown on Exhibit A and identified as to be done by others prior to the contribution of said sum, and in such event the cost of such improvements provided by the Applicant will be credited toward the amount to be contributed in accordance with this proffer. Further, in the event Applicant chooses to provide such construction after donating said sum, Applicant shall have the right to have a portion of said sum or said sum in its entirety returned in an amount equivalent to the cost of the improvements provided by Applicant.

c. Upon the mutual agreement of Prince William County and Applicant, Applicant shall receive credit against that sum due in accordance with this proffer for sums of money or equipment contributed for the establishment or improvement of public transportation systems. By way of example, if Applicant provided to Prince William County a refurbished bus at the cost of \$60,000 to be used to provide transportation from Applicant's property to a Metro stop and back on a scheduled basis, Applicant would receive a credit for this \$60,000 against the total sum due in accordance with this proffer.

7. Applicant shall provide a connection from Battleview Parkway to the existing commuter parking lot located on that property owned by the Commonwealth of Virginia - Northern Virginia Community College and Applicant shall close the existing entrance to such commuter lot located on Route #234.

8. Storm Water Runoff Quality Control (Best Management Practices) will be provided with any development of this site in accordance with the Design and Construction Manual.

9. Each lot will have a minimum of 20% open space, as required by ordinance, while the total open space in the overall Park will be 25%, provided that any flood plain, lake or pond areas as well as buffer areas are to be included in this computation.

10. Applicant shall maintain a fifty-foot (50') buffer along the eastern boundary line of the Applicant's property.

11. Open off street parking areas with more than forty (40) spaces shall contain interior planting strips or islands comprising at least two (2%) percent of the total parking area.

12. Applicant shall develop the subject property in such a manner so as to project a quality development and shall make every reasonable effort to accomplish this objective with the use of such design techniques as follows:

a. Applicant agrees that the elevation of any structures to be constructed within the Research/Office/Retail/High Rise designation on the Master Plan shall consist of such materials as brick veneer, precast stone or concrete, glass, or such other comparable materials.

b. Whenever practical, dumpsters shall be placed internally and, in any event, screened.

c. Signs shall be relational in style and design, although the style and design of said signs may differ in different sections of the Park. Applicant agrees that there shall be no "locational" signs located on the subject property. "Locational" hereby being defined as that type of sign which would provide direction to a use or location of business not located on the property which is the subject of this Applicant. Notwithstanding this, however, Applicant reserves the right to have locational signs on the subject property for the Holiday Inn site. Applicant further agrees to the use of a suitable monument or similar type sign at or near its entrance at the intersection of Battleview Parkway and Route #234.

13. With reference to the use designations as shown on the Master Plan, the following definitions shall apply to said designations:

a. Mixed Use - shall allow all uses permitted in the PBD District;

b. Research/Office/Retail - shall allow all uses permitted in the PBD District, with the exception of warehousing and wholesaling, but shall not exclude incidental warehousing or wholesale activities associated with an authorized use;

c. The term High Rise as reflected and used on the Master Plan shall be interpreted to mean that the primary structure located on any lot created from the parcels with such designations shall be at least five (5) stories in height.

d. Notwithstanding #13a and #13b as set forth above, the following uses shall not be allowed in connection with the development of the subject property: commercial car washes, funeral home.

14. Pedestrian access between lots within the Park will be provided with individual site plans.

15. Applicant reserves the right to create lots within the various areas designated on said Master Plan. The exact location of the area and use designations on the Master Plan may vary upon preliminary and final site plan submissions due to final field engineering.

16. Applicant shall have a phased grading program which allows grading only in those areas in which Applicant contemplates development at the time.

17. Applicant will reimburse Prince William County for the establishment of one (1) geodetic control on or near the designated Property. This monument shall be placed in an area mutually agreed upon by and between Prince William County and the Applicant and shall be in such an area which will allow future access to the monument by surveyors and/or County employees. The cost to the Applicant shall not exceed Nine Hundred Dollars (\$900.00). Payment shall be made by the Applicant after the monument has been placed. This monument shall consist of a bronze marker embedded in the top of a concrete post. The

concrete post shall be 8" x 8" and sunk 24" to 36" into the ground with the top of the monument at ground surface level.

18. The Applicant acknowledges that the need for the construction of proffered public road improvement(s) may exist or arise in advance of the Applicant's development schedule. Accordingly, the Applicant agrees that, in the event any or all of the proffered public road improvements are completed by either the County or VDH&T using public funds, it or its assigns shall reimburse the appropriate public body the costs of such construction, including, without limitation, costs of right-of-way, design, and other professional fees, and actual construction, (a) in the amount set forth in this proffer, or (b) in an amount agreed upon by the Applicant and the appropriate public agency in advance of the award of a construction contract. Payment of the agreed sum shall be a precondition to the issuance of the first occupancy permit on the subject property. In the event a proffer statement dictates phased construction of such improvements or payment of monetary sums, the timing of payment shall be as set forth in said proffer statement.

Manassas Business Associates, a
Virginia Limited Partnership

BY: DMH

Title: Vice President of Holladay Partners, Inc.
General Partner

Battlefield Associates, a Virginia
Limited Partnership

BY: DMH

Title: General Partner

blf:profi
Battlefield Associates Proffer Statement

APPROVED
PROFFER/DEVELOPMENT PLAN

in context

7/2/86 - see road plan in file

OFFICE OF PLANNING

APPROVED

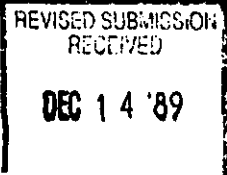
PROFFER/DEVELOPMENT PLAN

Kathleen L. Tucker

**PBD AMENDMENT AND PROFFERED CONDITION A
TO**

**REZONING #85-42, BATTLEFIELD BUSINES
November 20, 1989**

OFFICE OF PLANNING



These proffered conditions have been
amended

See *Ry* #98-27
#99-38

This PBD amendment and proffer amendment requests modification of the PBD Master Plan and proffers submitted in conjunction with Rezoning #85-42, for the development located north of Interstate 66 and east of Route 234, known as Battlefield Business Park. In addition, the amendment proposes the addition to the PBD of the adjacent tax map parcel 132-01-11 (the "Gillin Property"), which is presently the subject of Rezoning #88-30. The requested amendment concerns that portion of the property located east of Battleview Parkway and immediately north of Vandor Lane, which is identified on the Master Plan from Rezoning #85-42 as "Research/Office/Retail-High Rise". As is noted on the plan submitted with this request, and identified as "Gillin Property Added-Master Plan-Battlefield Business Park", prepared by Bengtson, DeBell, Elkin & Titus, and dated December 1985, with a final revision date of August 1989, this area is proposed to be modified to a combination of "Mixed Use", as was defined in Rezoning #85-42, and a new category, identified as "Research/Office/Retail-Mid Rise".

To accommodate the proposed change for the affected portion of the existing PBD, and to accommodate incorporation of the Gillin Property into the existing PBD, a number of modifications to the proffers accepted in conjunction with Rezoning #85-42 are required. First, the property which is subject to the proffers must be

APPROVED
PROFFER/DEVELOPMENT PLAN

R. L. Michael
Signed

January 10, 1990
Date

OFFICE OF PLANNING

expanded to include the Gillin Property, which is identified as Tax Map Parcel 132-01-11. In addition, portions of the original PBD have been subdivided, resulting in a number of new tax map parcel numbers. Accordingly, the heading of the proffer language would be modified to reflect the current tax map numbers of the parcels contained in the existing PBD, plus the Gillin Property, by adding the following language:

"Property: Tax Map Parcels 123-01-16, 16J, 29, 30 and 32, and 132-01-9, 9A, 9B, 9C, 11 and 17, Gainesville Magisterial District, Prince William County, Virginia".

That portion of the heading dealing with identification of the Applicant would also be revised to add "Wallace F. Holladay" as an Applicant, since he is the present owner of the Gillin Property.

Second, since a new "Mid Rise" designation is created, a definition must be provided. Accordingly, an additional proffer, which would be proffer paragraph 13.e., would be added as follows:

"The term Mid Rise as reflected and used on the Master Plan shall be interpreted to mean that the primary structure located on any lot created from the parcel with such designation shall be at least three (3) stories in height."

In addition, the addition of a "Mid Rise" designation requires

THE CITY OF BIRMINGHAM
OFFICE OF PLANNING AND DEVELOPMENT
Kathleen L. Tucker
January 10, 1990
Date

modification to proffer paragraph 12.a., regarding building materials, to incorporate the "Mid Rise" area within that proffer. Accordingly, Proffer 12.a would be revised to read as follows:

"Applicant agrees that the elevation of any structures to be constructed within the Research/Office/Retail/High Rise and Research/Office/ Retail/ Mid Rise designation on the Master Plan shall consist of such materials as brick veneer, precast stone or concrete, glass, or such other comparable materials."

Third, since a revised Master Plan is being substituted for the Master Plan originally approved with Rezoning #85-42, the first sentence of proffer paragraph 2 would be amended as follows:

"Reference is hereby made to that Master Plan made by Bengtson, DeBell, Elkin & Titus, dated December 1985, and bearing a last revision date of August 1989, and identified as "Gilllin Property Added-Master Plan-Battlefield Business Park", which is incorporated herein by reference, and hereinafter referred to as "Master Plan"."

To the extent that any of the proffers stated above conflict with the proffers accepted in conjunction with Rezoning #85-42, the proffers herein shall control, and the remaining proffers accepted in conjunction with Rezoning #85-42 shall remain in full force and effect and are hereby reaffirmed.

APPROVED

PROFFER/DEVELOPMENT PLAN

Kathleen L. Tucker
Signed

January 10, 1996
Date

OFFICE OF PLANNING

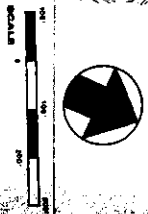
Manassas Business Associates
(Record owner of Tax Map Parcel
123-01-16, which is the only
portion of the Property affected
by the Proffered Condition
Amendment)

By: Holladay Partners, Inc.,
General Partner

By: *DM Wolf*
Donald M. Wolf
Title: *Vice President*

Wallace F. Holladay
Wallace F. Holladay
(Record owner of the Gillin
Property)

dld:work
pbdamend.doc



LEGEND

NOTES

[illegible]

**GILLIN PROPERTY ADDED
MASTER PLAN**

APPROVED
FOR PUBLICATION
DATE: 11/11/11
OFFICE OF PLANNING

**BATTLEFIELD
BUSINESS PART**

DATE LISTED 12/17/94	REVISIONS	DATE 12/17/94	BY JL
BATTLEFIELD BUSINESS PARK		GENERALIZED DEVELOPMENT PLAN	DATE 12/17/94
GASPERVILLE INDUSTRIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA		SCALE 1" = 1'	BY JL
CROSSING		DATE 12/17/94	BY JL

100

2000