

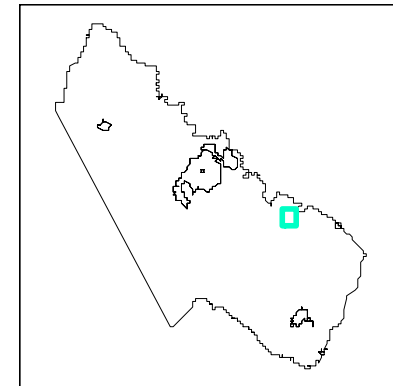
2008 Land Use Plan Update: Proposed Map Changes

PMC2007-001 Asdee Lane

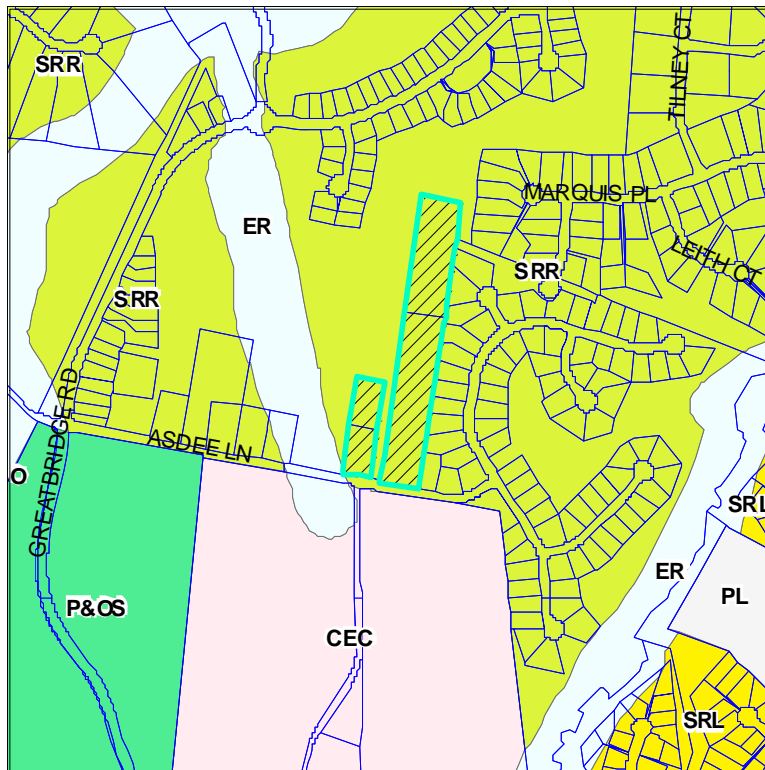
Magisterial District: Coles
 Status: Pending
 Proposed by: Larry Glass
 LUAC Recommendation: Yes
 Acreage: 9
 Reason for Change:
 Consistency with pattern of existing surrounding development planned the same.

Existing Planning Designation: SRR
 Proposed Planning Designation: SRL

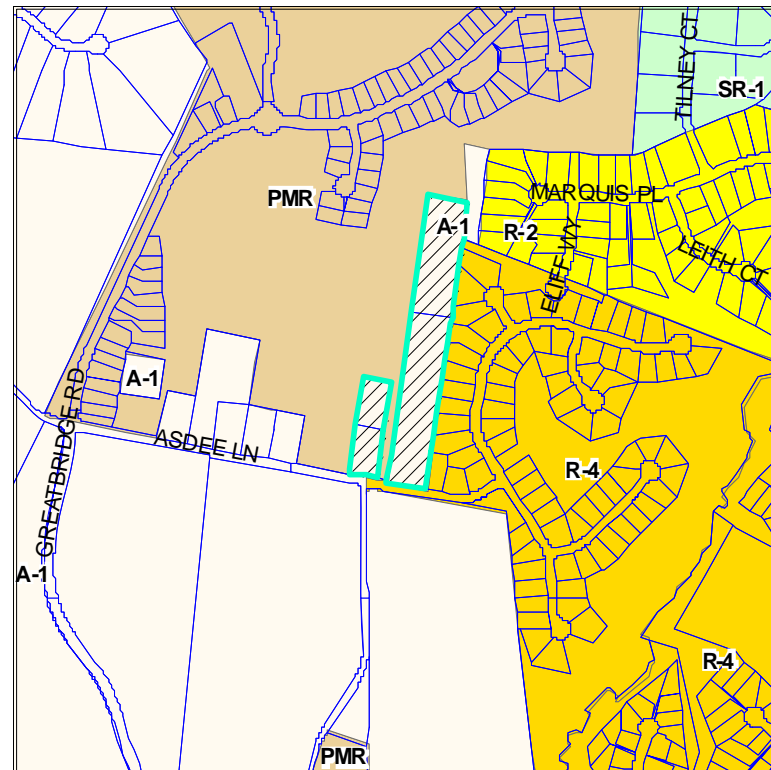
Vicinity Map:



Existing Planning Map:



Existing Zoning Map:



Location:

Asdee Lane, north of the Government Center Sector Plan area



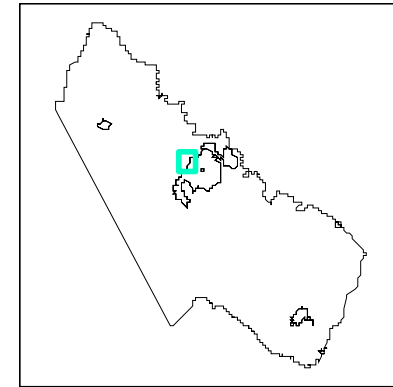
2008 Land Use Plan Update: Proposed Map Changes

PMC2007-003 Church of God

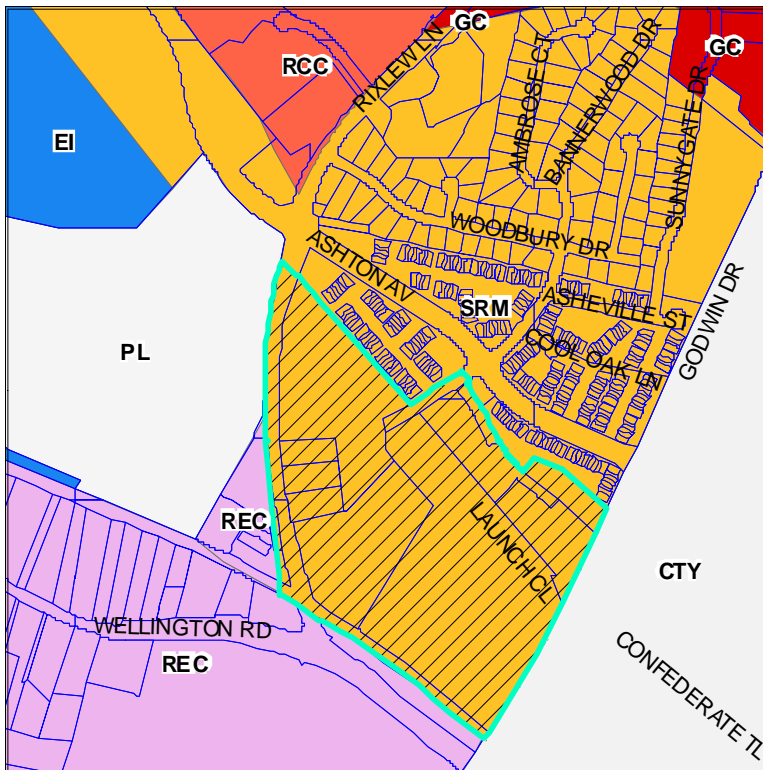
Magisterial District: Brentsville
 Status: Pending
 Proposed by: Church of God
 LUAC Recommendation: Yes
 Acreage: 59
 Reason for Change: Consistency with surrounding patterns of development.

Existing Planning Designation: SRM
 Proposed Planning Designation: SRH

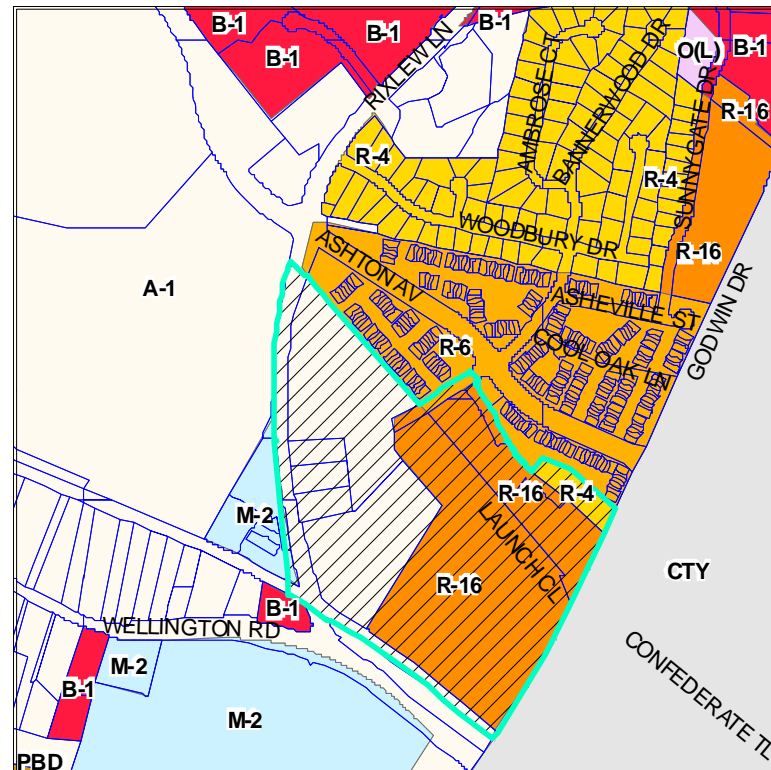
Vicinity Map:



Existing Planning Map:



Existing Zoning Map:



Location:

Southeast of the intersection of Ashton Avenue and Rixlew Lane, adjacent to the City of Manassas.



2008 Land Use Plan Update: Proposed Map Changes

PMC2007-011 Portsmouth Station

Magisterial District:

Brentsville

Status:

Pending

Proposed by:

Trammel Crowe

Existing Planning Designation:

GC

Proposed Planning Designation:

CEC

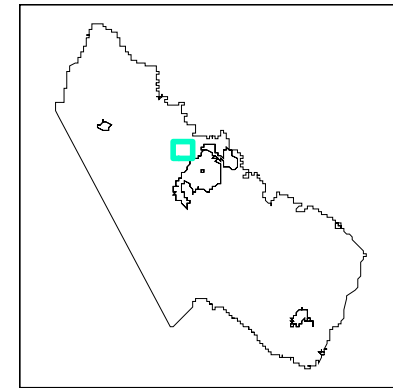
LUAC Recommendation: Yes

Acreage: 14

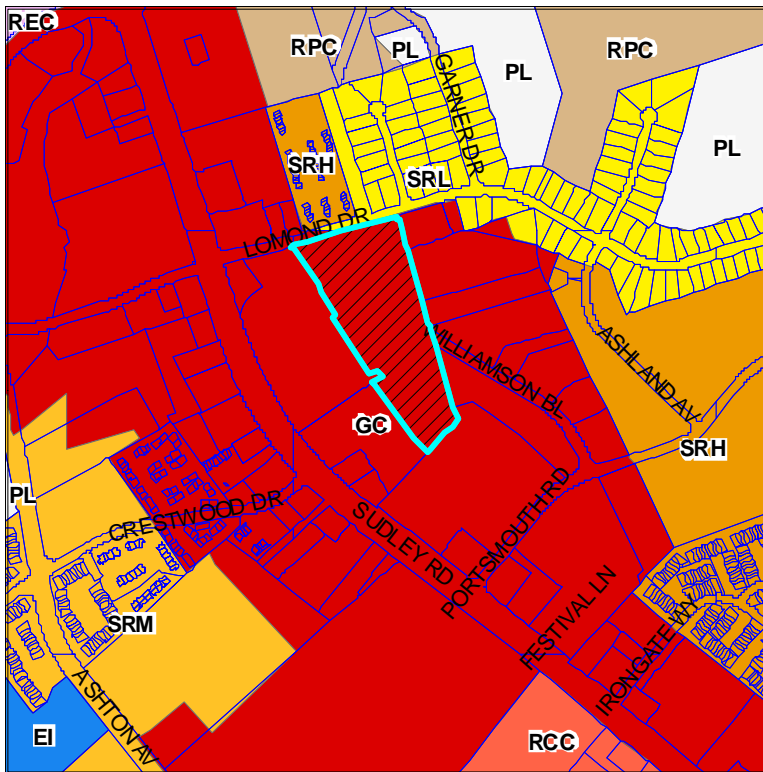
Reason for Change:

Site contains potential for a transit-oriented mixed use development. In proximity to the proposed Bull Run and Portsmouth Station Centers of Community.

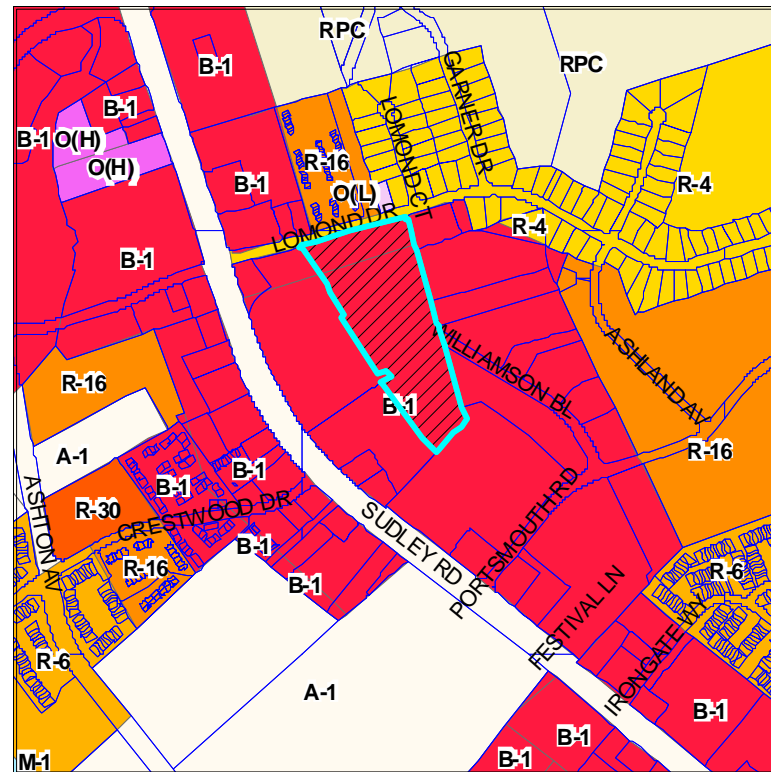
Vicinity Map:



Existing Planning Map:



Existing Zoning Map:



Location:

Along Lomond Dr. near its intersection with Sudley Rd.



2008 Land Use Plan Update: Proposed Map Changes

PMC2007-013 Yazdani Property

Magisterial District:

Gainesville

Status:

Pending

Proposed by:

John McBride

Existing Planning Designation:

SRM

LUAC Recommendation: Yes

Acreage: 14

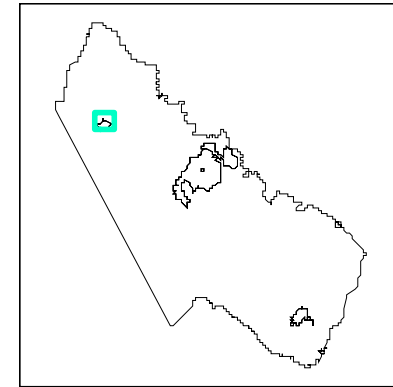
Proposed Planning Designation:

CEC

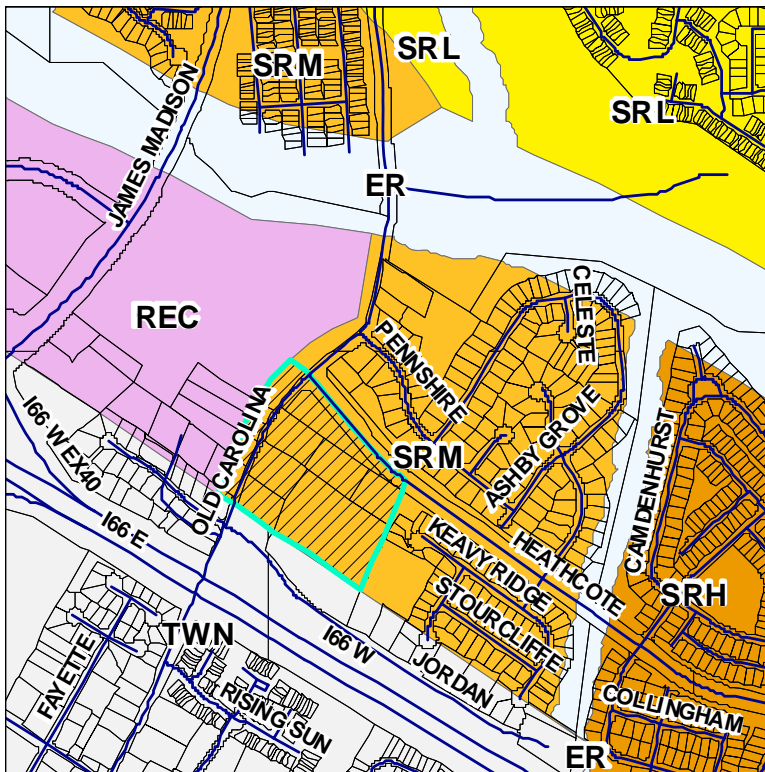
Reason for Change:

One parcel is already zoned B-1. Site is conducive to an area in which a future urban center could be developed. In proximity to proposed Piedmont Station Center of Community.

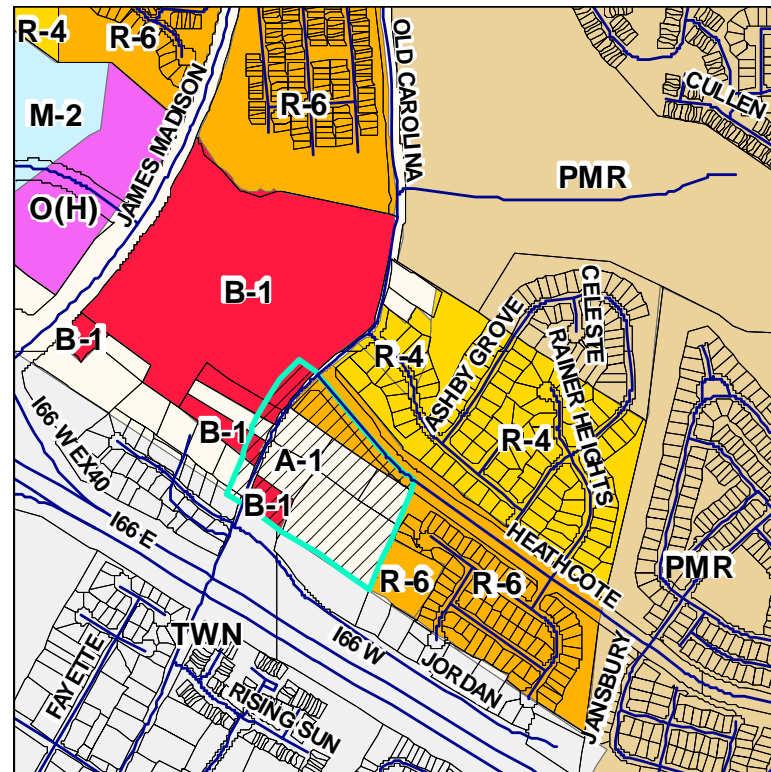
Vicinity Map:



Existing Planning Map:



Existing Zoning Map:



Location:

On the east side of Old Carolina Rd. near its intersection with Heathcote Blvd., and north of I-66 and the Town of Haymarket.



2008 Land Use Plan Update: Proposed Map Changes

PMC2007-015 *Maplewood/Pyramid Building*

Magisterial District:

Brentsville

Status:

Pending

Proposed by:

David Wilmore

Existing Planning Designation:

GC

LUAC Recommendation: Yes

Acreage: 11

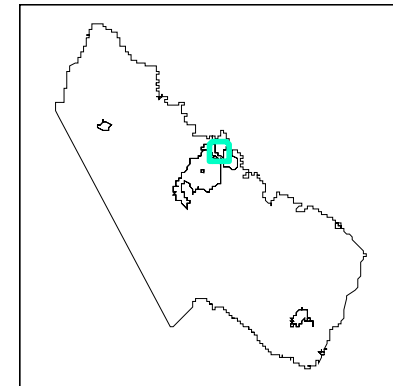
Proposed Planning Designation:

CEC

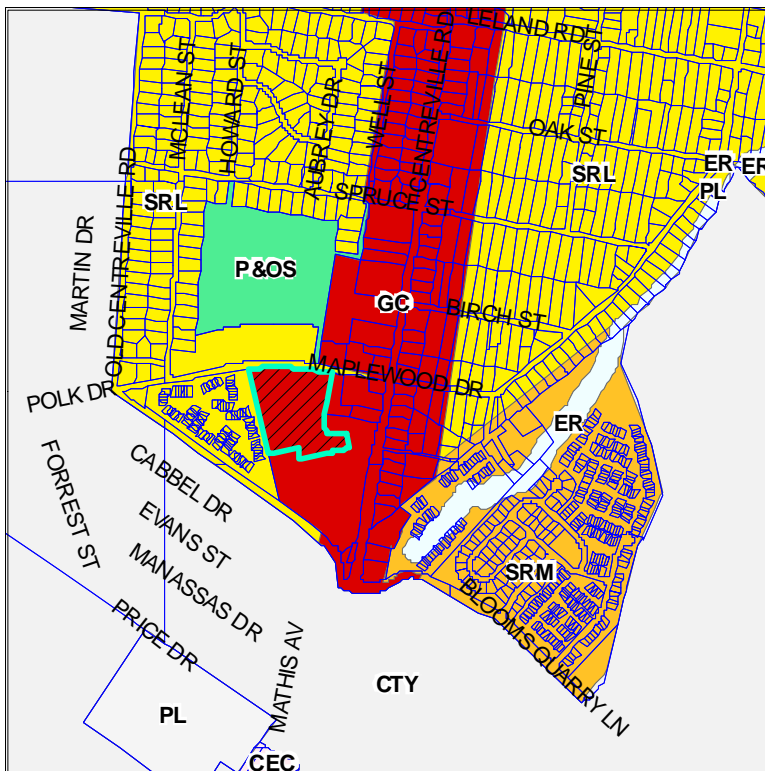
Reason for Change:

Proposal is for a mixed-use development with retail, office, and residential. While the project is by-right in the B-1 district, which is consistent with the GC designation, this use is not the best fit for the intent of the GC. In proximity to the proposed Yorkshire Center of Community.

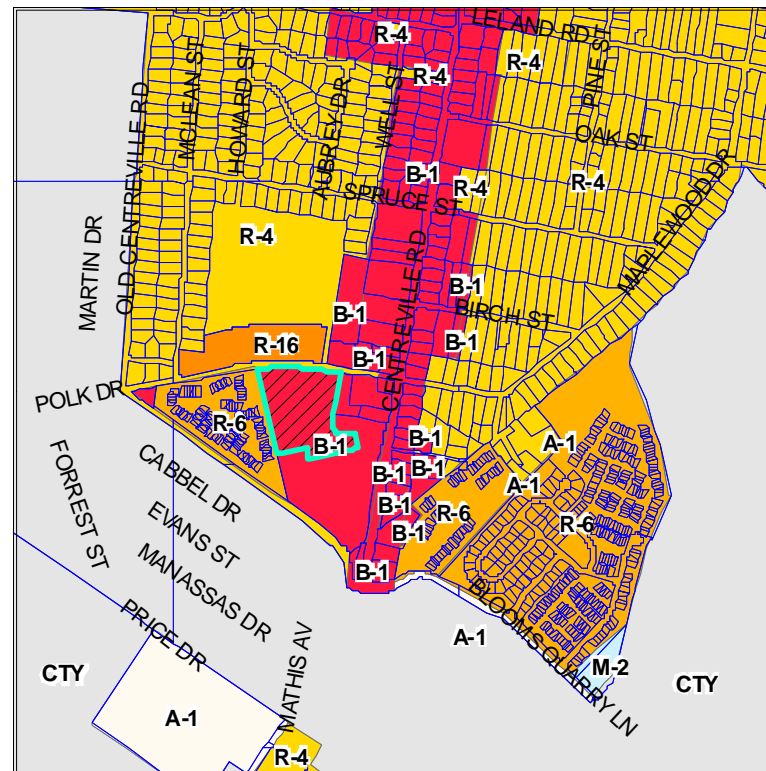
Vicinity Map:



Existing Planning Map:



Existing Zoning Map:



Location:

Located in Yorkshire along Maplewood Dr., slightly west of its intersection with Rt. 28. Slightly north of the City of Manassas Park.



2008 Land Use Plan Update: Proposed Map Changes

PMC2007-017 Manuel-Mathis Property

Magisterial District:

Brentsville

Status:

Pending

Proposed by:

Warren Manuel

LUAC Recommendation: Yes

Acreage: 111

Reason for Change:

Property owners feel they should be able to have a higher density because of surrounding development.

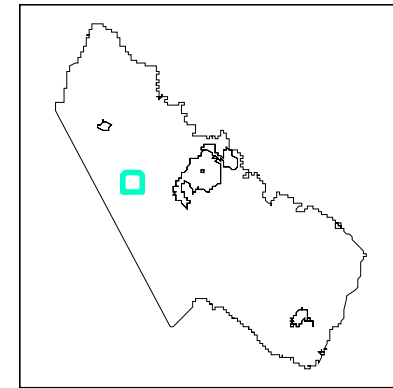
Existing Planning Designation:

SRR

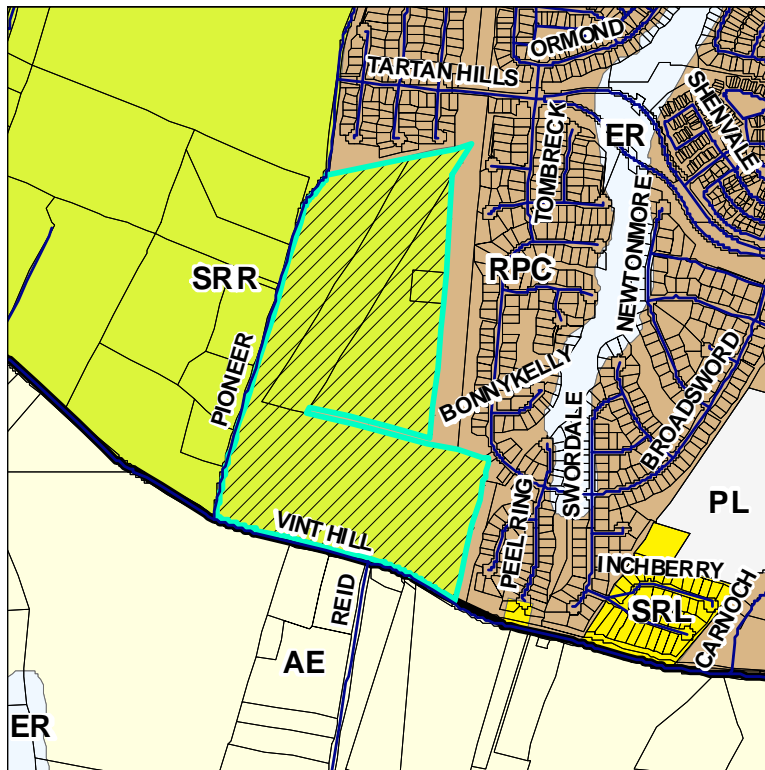
Proposed Planning Designation:

SRL

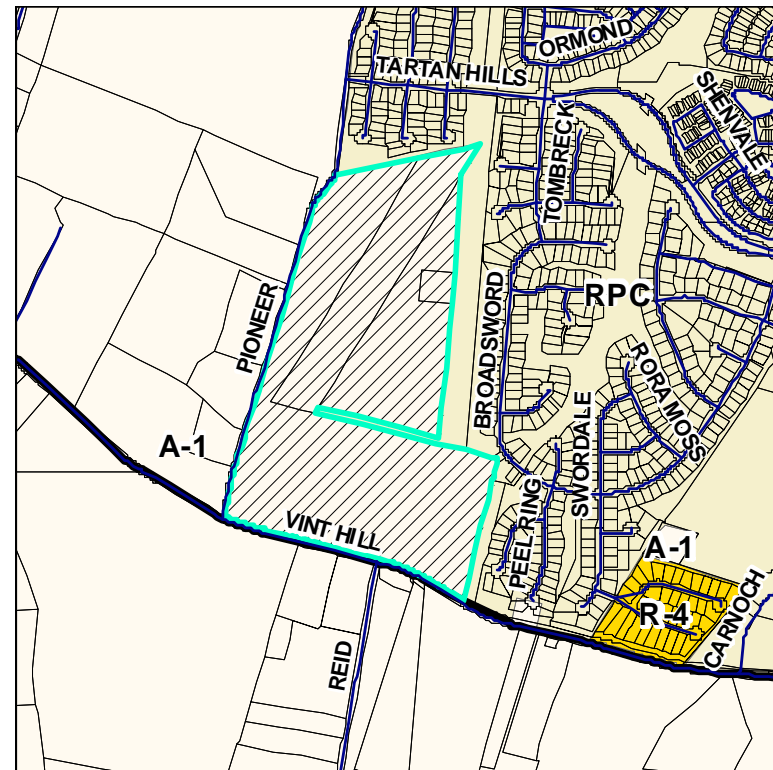
Vicinity Map:



Existing Planning Map:



Existing Zoning Map:



Location:

On the north side of Vint Hill Rd., approximately .5 miles west of its intersection with Sudley Manor Dr.



2008 Land Use Plan Update: Proposed Map Changes

PMC2007-018 Spring Arbor of Gainesville

Magisterial District: Gainesville Status: Pending Proposed by: Weber & Ghadban

LUAC Recommendation: Yes Acreage: 12

Reason for Change:

Proposal to develop site for daycare, office space, and an assisted living facility. Water & sewer available @ site.

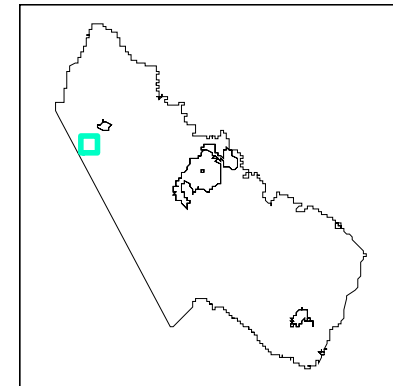
Existing Planning Designation:

SRR

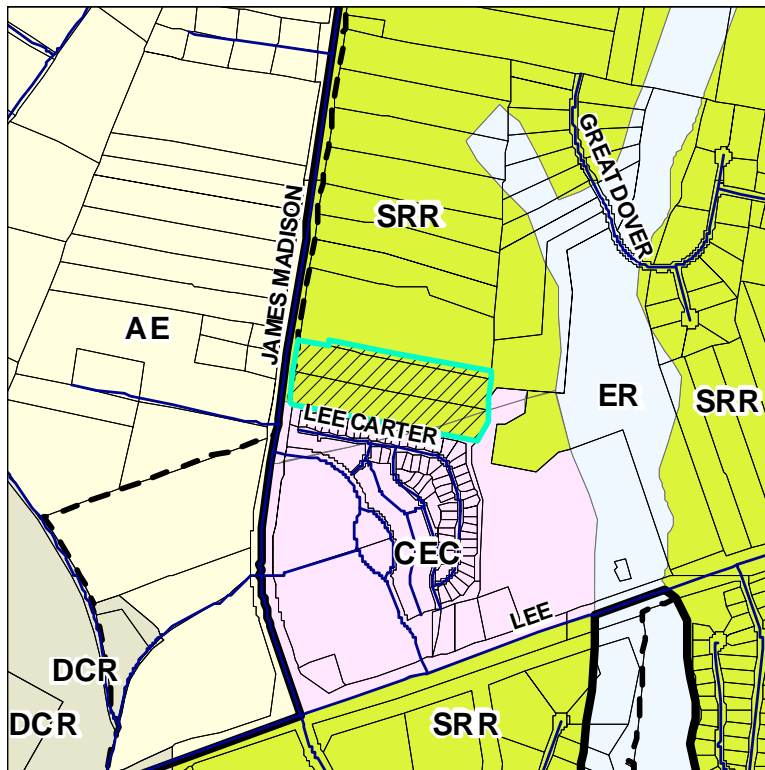
Proposed Planning Designation:

CEC

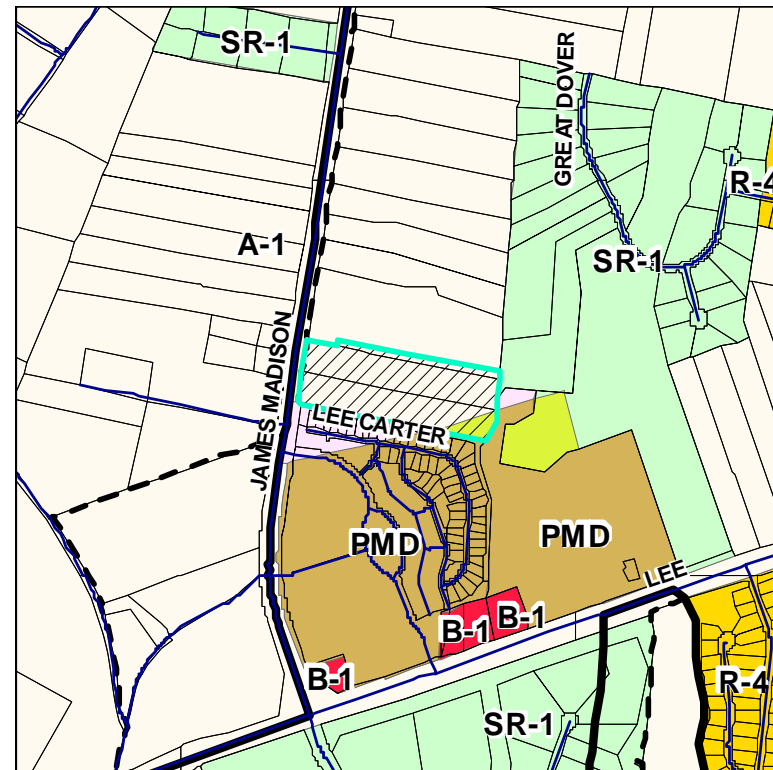
Vicinity Map:



Existing Planning Map:

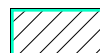


Existing Zoning Map:



Location:

On the east side of Rt. 15, just north of the Madison Crescent shopping center at the intersection of Rt. 15 and Rt. 29.



2008 Land Use Plan Update: Proposed Map Changes

PMC2008-001 Classic Lakes

Magisterial District:

Brentsville

Status:

Pending

Proposed by:

Mark Branca

Existing Planning Designation:

AE, ER

LUAC Recommendation: Yes

Acreage: 306

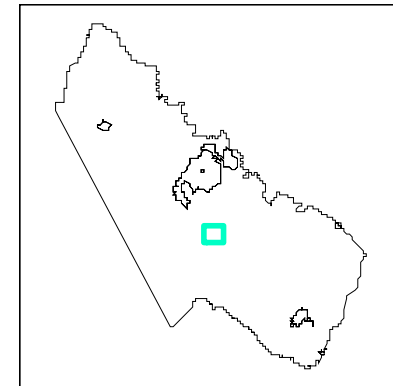
Proposed Planning Designation:

SRR, ER

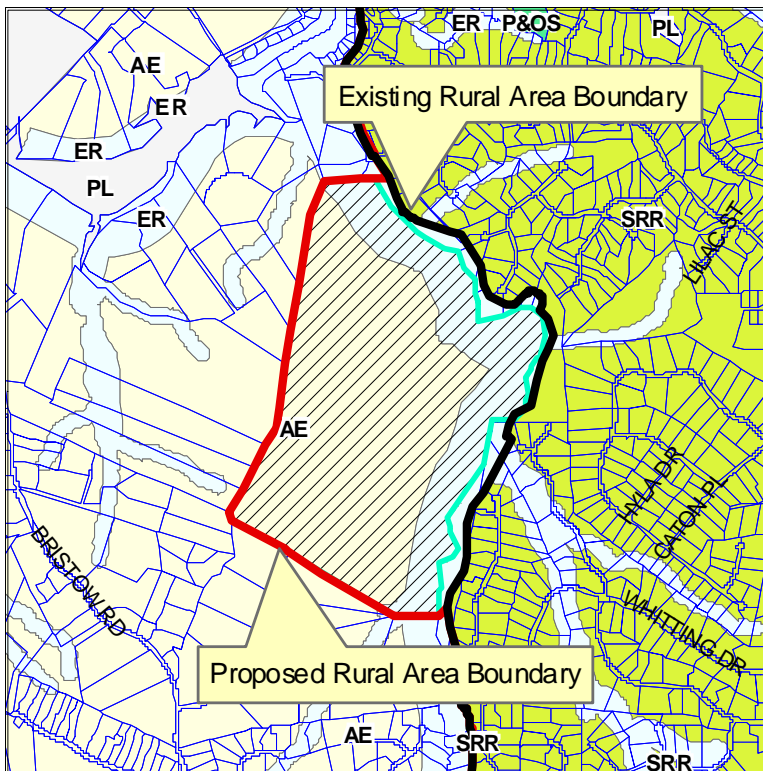
Reason for Change:

Developer argues that SRR in the County is mostly built out. The County needs to plan for more SRR because it is essentially executive housing - the type of residents the County wants to attract.

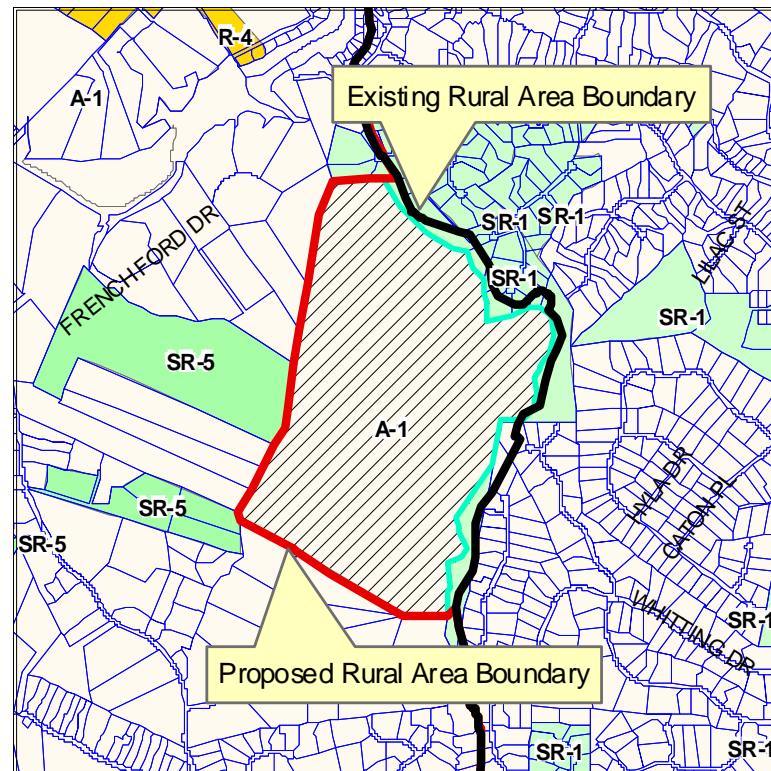
Vicinity Map:



Existing Planning Map:



Existing Zoning Map:



Location:

Site is located on the west side of the Occoquan River in mid-county, approximately .5 miles to the northeast of Rt. 234 (Bristow Rd.).



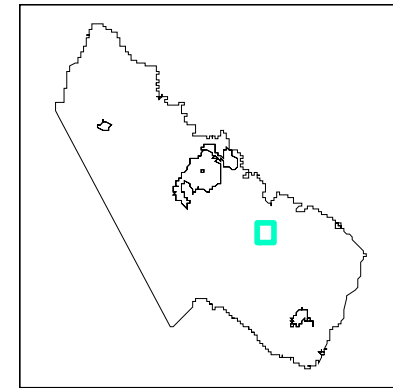
2008 Land Use Plan Update: Proposed Map Changes

PMC2008-002 Hoadly-Webster

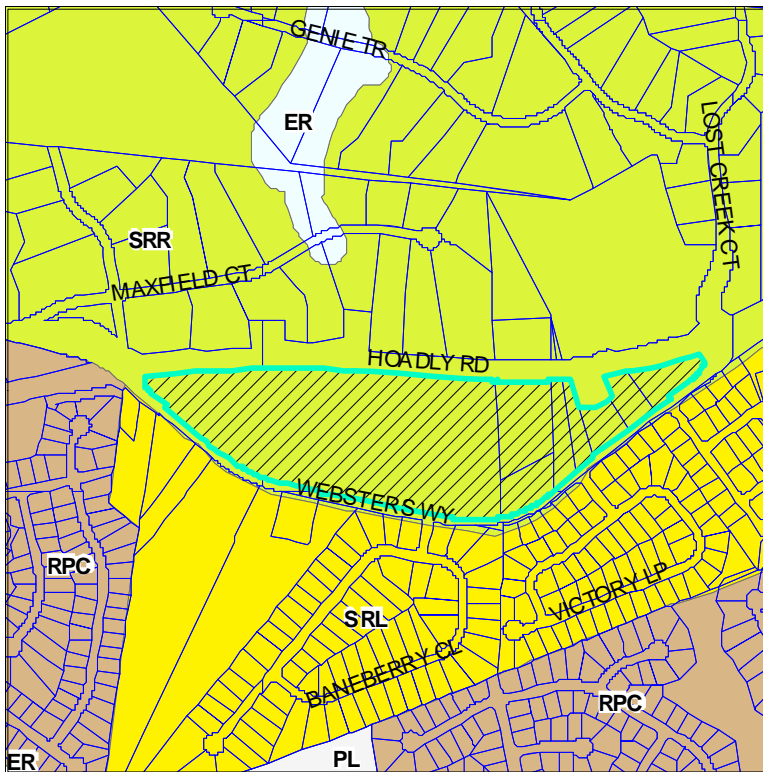
Magisterial District: Coles
 Status: Pending
 Proposed by: Mark Granville-Smith
 LUAC Recommendation: Yes
 Acreage: 34
 Reason for Change:
 Hoadly Road should be the boundary between the SRL and SRR.

Existing Planning Designation: SRR
 Proposed Planning Designation: SRL

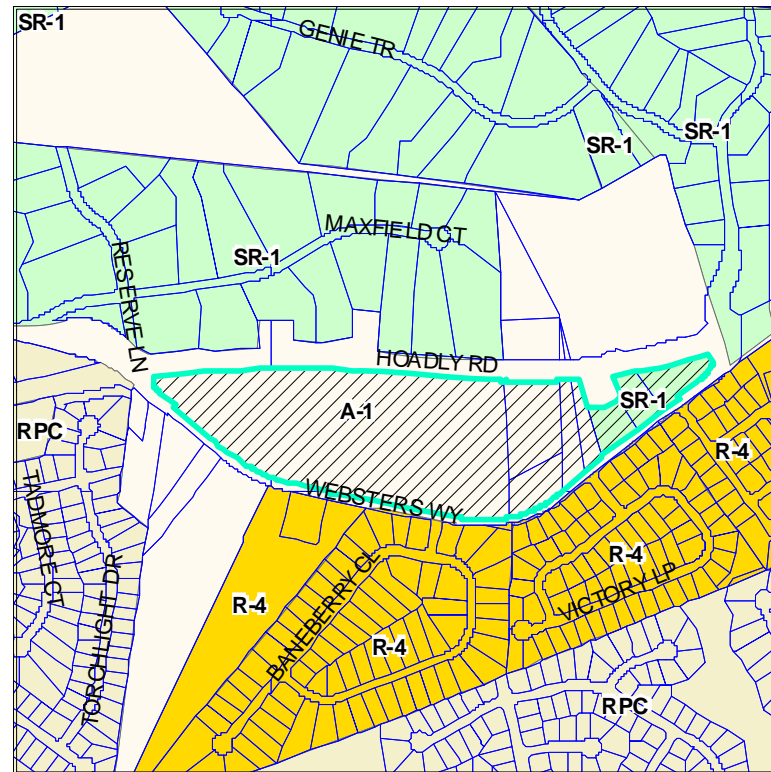
Vicinity Map:



Existing Planning Map:



Existing Zoning Map:



Location:

Island of land in between Hoadly Road and Webster's Way.



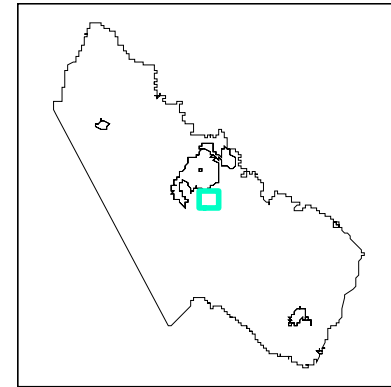
2008 Land Use Plan Update: Proposed Map Changes

PMC2008-003 Parkway/Dumfries AE

Magisterial District: Brentsville
 Status: Pending
 Proposed by: Mike Vanderpool
 LUAC Recommendation: Yes
 Acreage: 17

Existing Planning Designation: AE
 Proposed Planning Designation: SRR, CEC

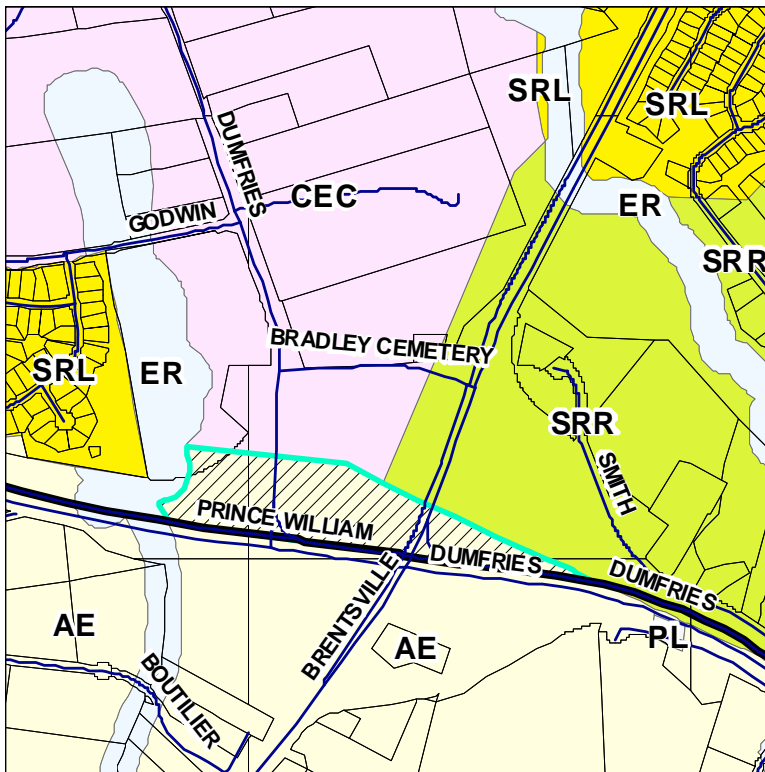
Vicinity Map:



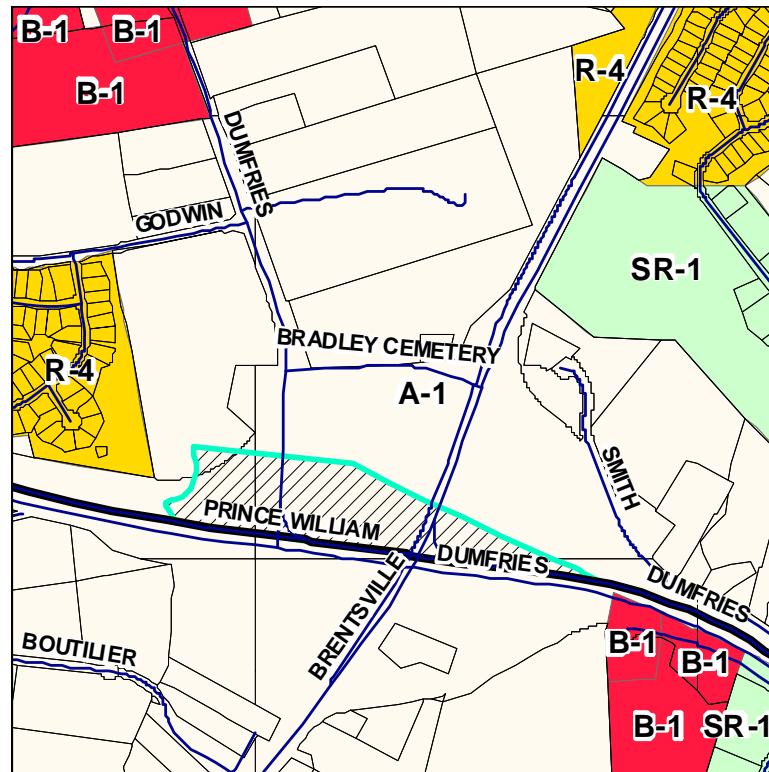
Reason for Change:

Portion of land located inside the development area, but planned AE. In proximity to the proposed Fairgrounds Center of Community.

Existing Planning Map:



Existing Zoning Map:



Location:

Along the north side of the Prince William County Parkway, on either side of its intersection with Dumfries Rd.



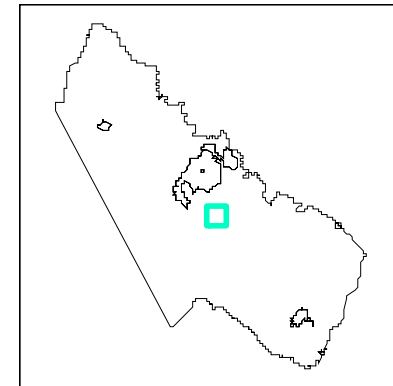
2008 Land Use Plan Update: Proposed Map Changes

PMC2008-004 Lake Jackson

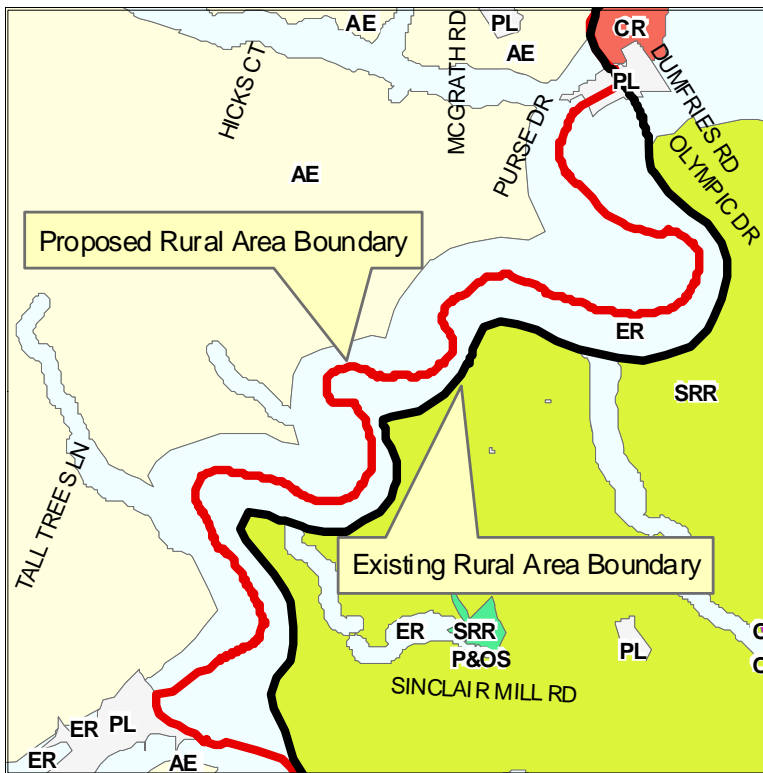
Magisterial District: Brentsville/Coles
Status: Pending
Proposed by: Service Authority
LUAC Recommendation: Yes
Acreage: 0
Reason for Change: Rural Area boundary should conform with parcel line instead of ER. Any development in ER wouldn't be able to access public sewer.

Existing Planning Designation: n/a
Proposed Planning Designation: n/a

Vicinity Map:



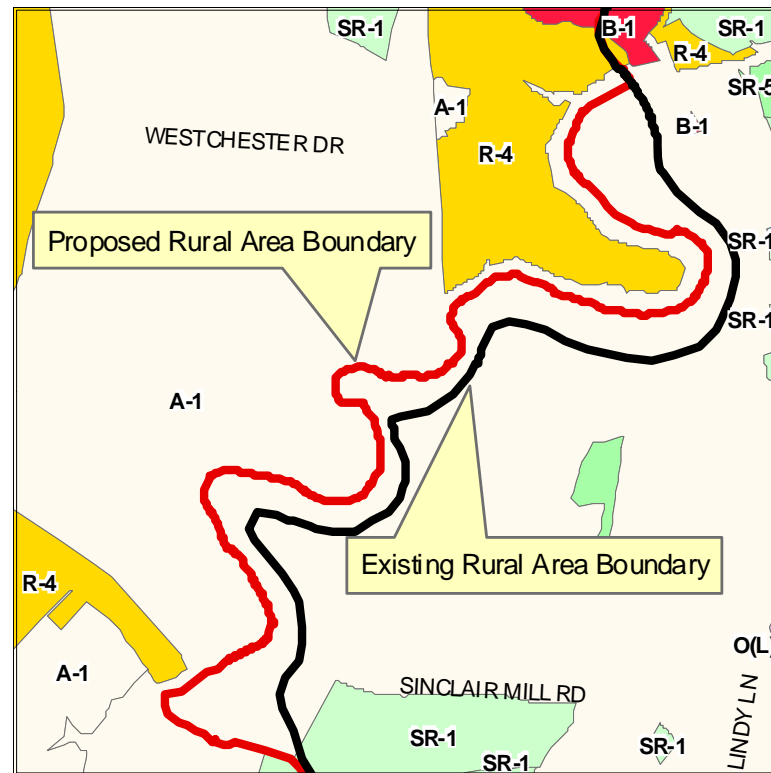
Existing Planning Map:



Location:

Along the length of Lake Jackson

Existing Zoning Map:

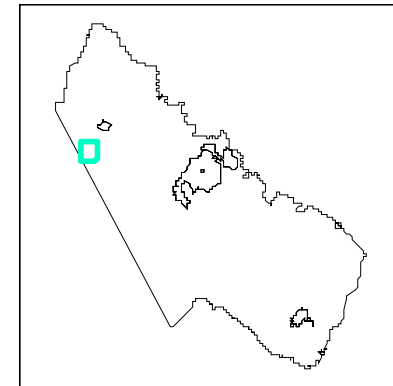


2008 Land Use Plan Update: Proposed Map Changes

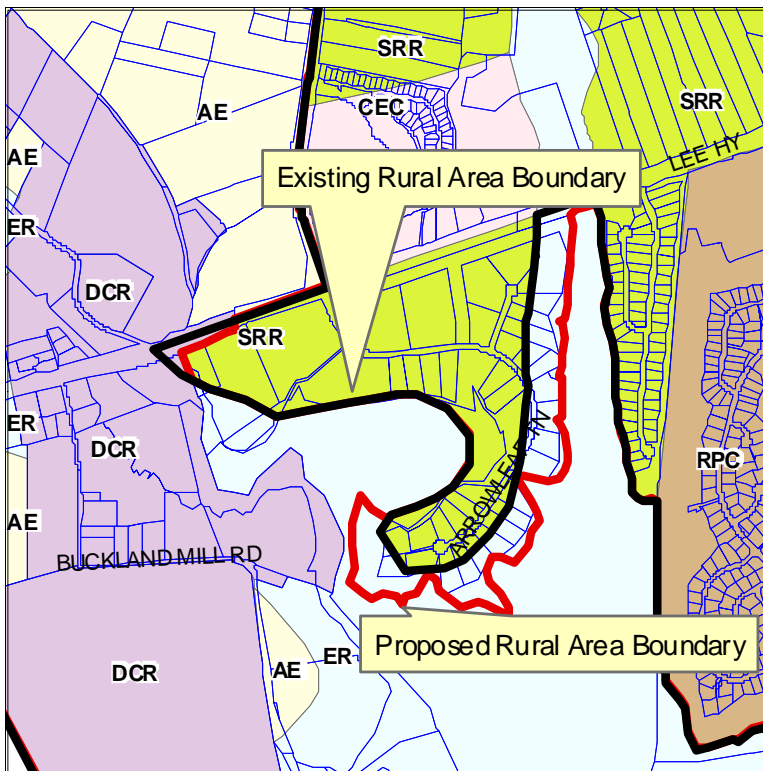
PMC2008-005 Lake Manassas

Magisterial District: Brentsville
 Status: Pending
 Proposed by: Service Authority
 Existing Planning Designation: n/a
 Proposed Planning Designation: n/a
 LUAC Recommendation: Yes
 Acreage: 0
 Reason for Change:
 Rural Area boundary should conform with parcel line instead of ER. Any development in ER wouldn't be able to access public sewer.

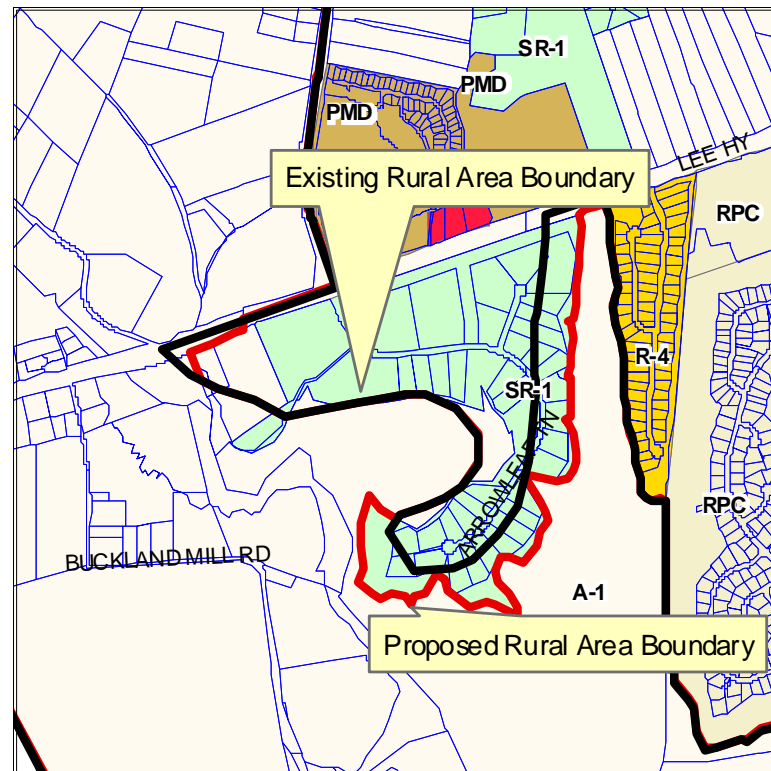
Vicinity Map:



Existing Planning Map:



Existing Zoning Map:



Location:

Along the northwest shore of Lake Manassas, directly south of the Madison Crescent shopping center, and directly east of the Expanded Buckland Historical Area.



2008 Land Use Plan Update: Proposed Map Changes

PMC2008-007 Midwood Center Rural Area Boundary

Magisterial District: Brentsville Status: Pending Proposed by: Service Authority

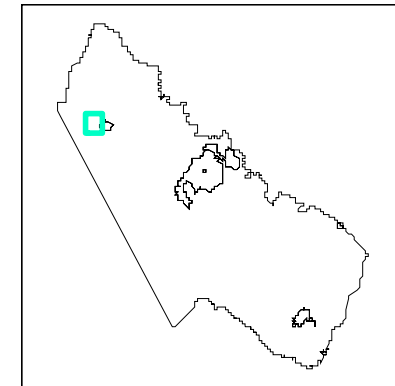
LUAC Recommendation: Yes Acreage: 0

Reason for Change:
Rural Area boundary should conform with parcel line instead of ER. Any development in ER wouldn't be able to access public sewer.

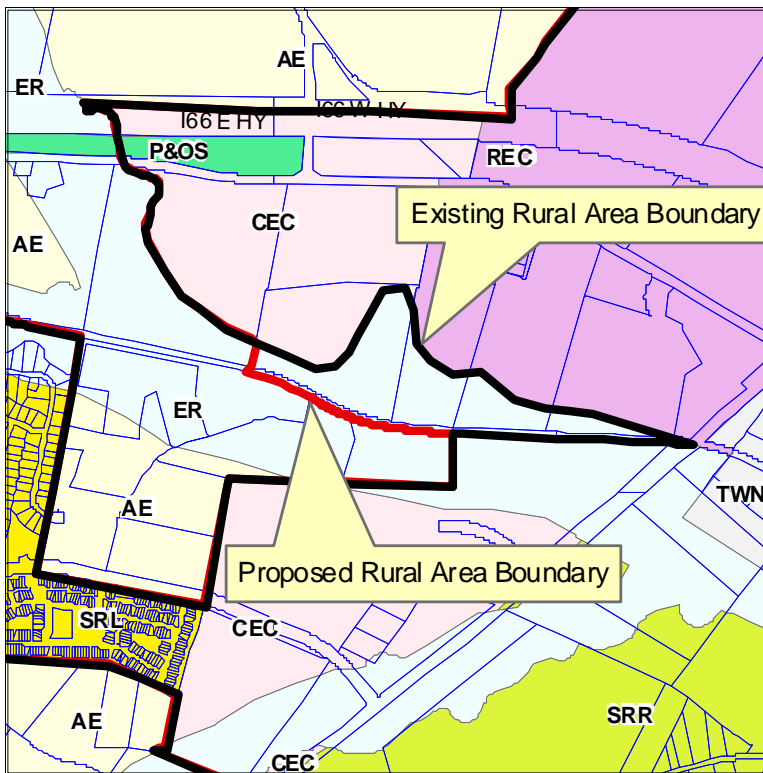
Existing Planning Designation: n/a

Proposed Planning Designation: n/a

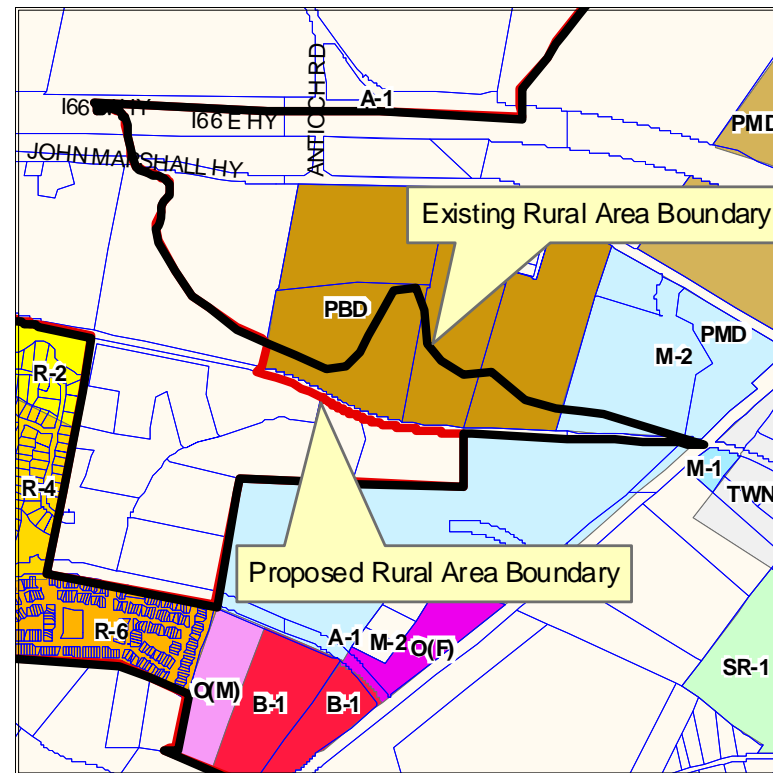
Vicinity Map:



Existing Planning Map:

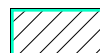


Existing Zoning Map:



Location:

South of I-66 and John Marshall Hwy and west of Rt. 15



2008 Land Use Plan Update: Proposed Map Changes

PMC2008-010 Bristow/Broad Run

Magisterial District: Brentsville
 Status: Pending
 Proposed by: Mike Vanderpool/Chuck Rector

LUAC Recommendation: Yes
 Acreage: 70

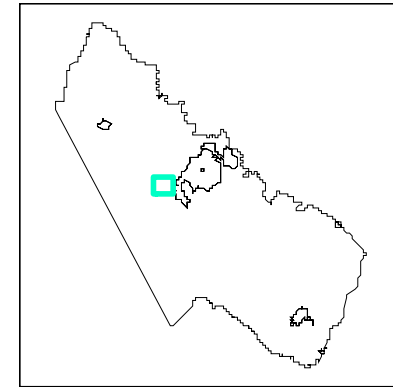
Reason for Change:

In proximity to Bristow/Broad Run Center of Community. Should be planned CEC, as it is more consistent with Centers concept. Area serves as gateway to Development Area. FEC is not appropriate land use for gateway.

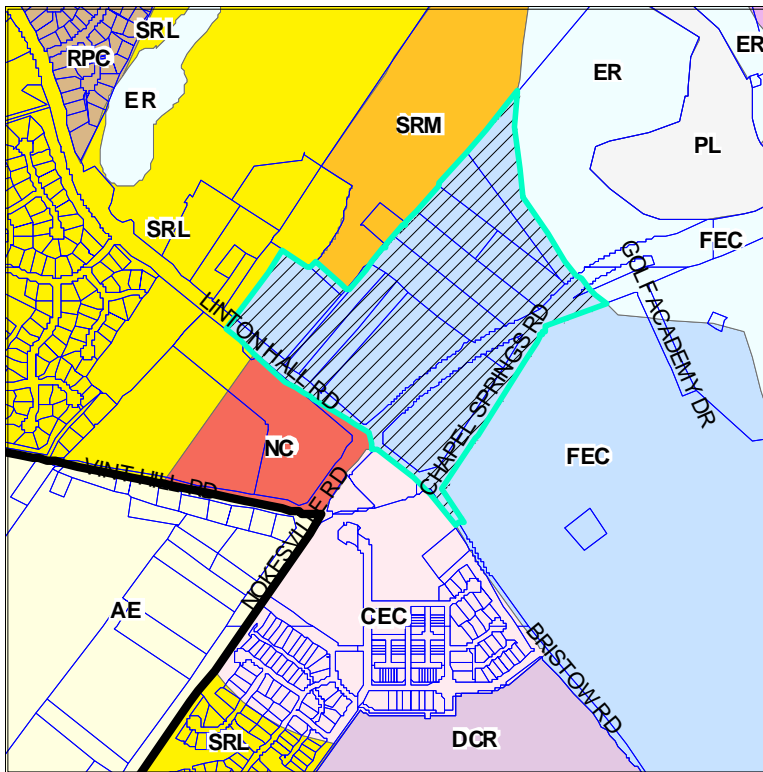
Existing Planning Designation: FEC

Proposed Planning Designation: CEC

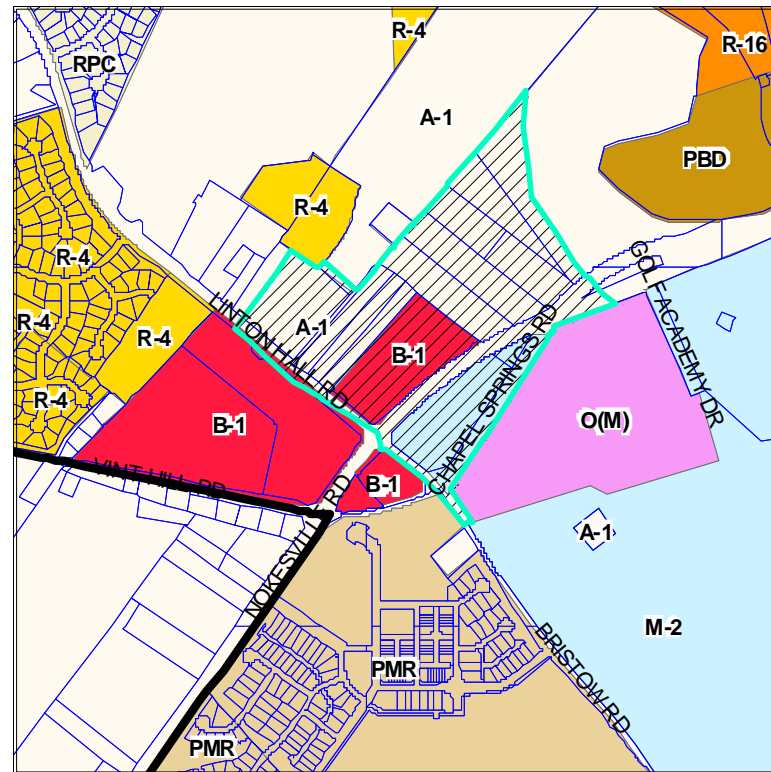
Vicinity Map:



Existing Planning Map:

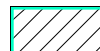


Existing Zoning Map:



Location:

North of the intersection of Linton Hall Rd. and Nokesville Rd.



2008 Land Use Plan Update: Proposed Map Changes

PMC2008-011 **Manassas Assembly of God**

Magisterial District: *Status:* *Proposed by:*
 Brentsville Pending Amber Scharn

LUAC Recommendation: Yes *Acreage:* 146

Reason for Change:

In proximity to Bristow/Broad Run Center of Community. Should be planned CEC, as it is more consistent with Centers concept. Area serves as gateway to Development Area. FEC is not appropriate land use for gateway.

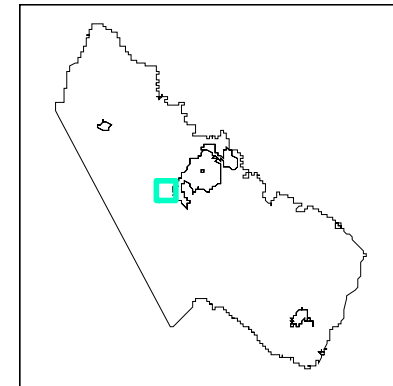
Existing Planning Designation:

FEC

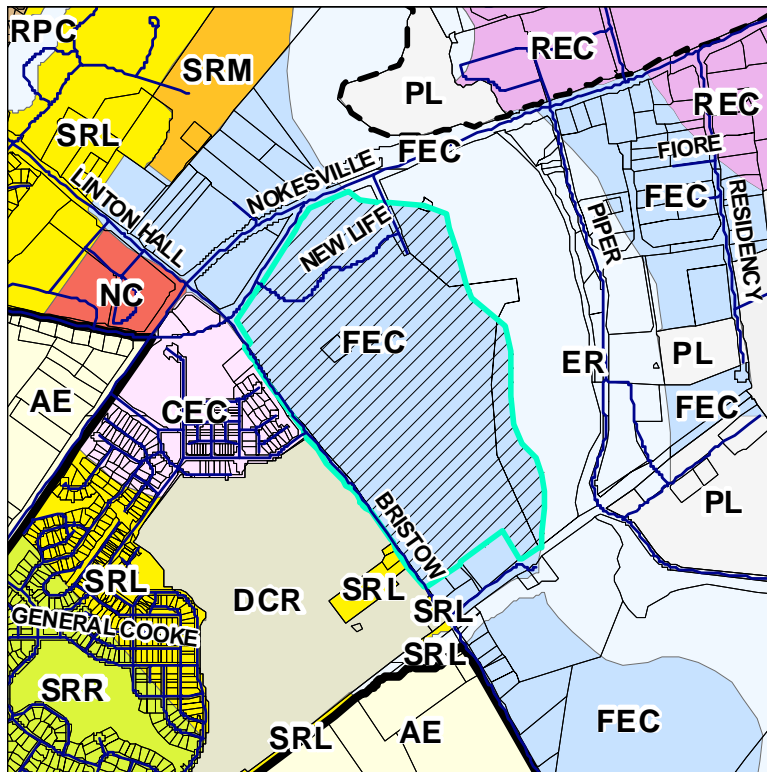
Proposed Planning Designation:

CEC

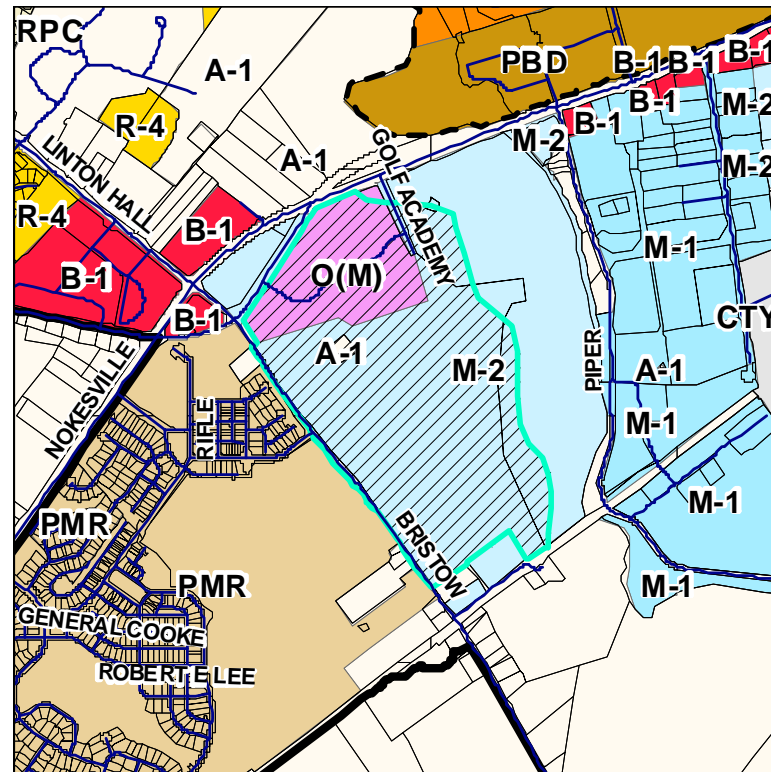
Vicinity Map:



Existing Planning Map:



Existing Zoning Map:



Location:

West and south of the intersection of Linton Hall Rd. and Nokesville Rd.



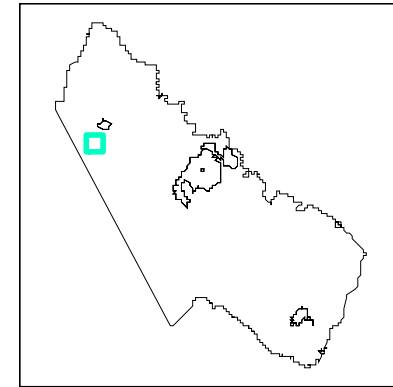
2008 Land Use Plan Update: Proposed Map Changes

PMC2008-012 Lake Manassas/ CEC

Magisterial District: Gainesville
 Status: Pending
 Proposed by: Larry Ellis
 LUAC Recommendation: Yes
 Acreage: 59

Existing Planning Designation: SRR
 Proposed Planning Designation: CEC

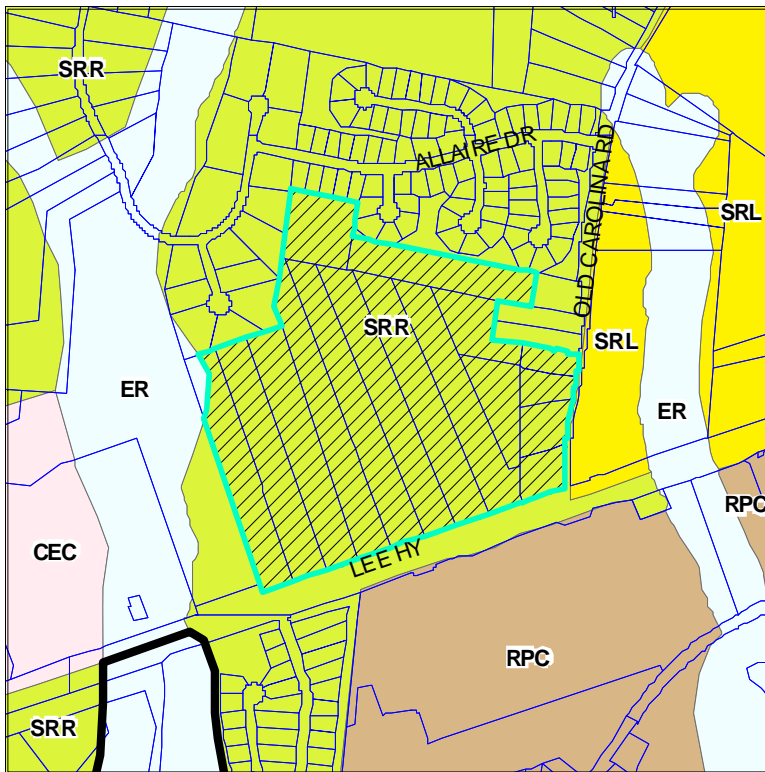
Vicinity Map:



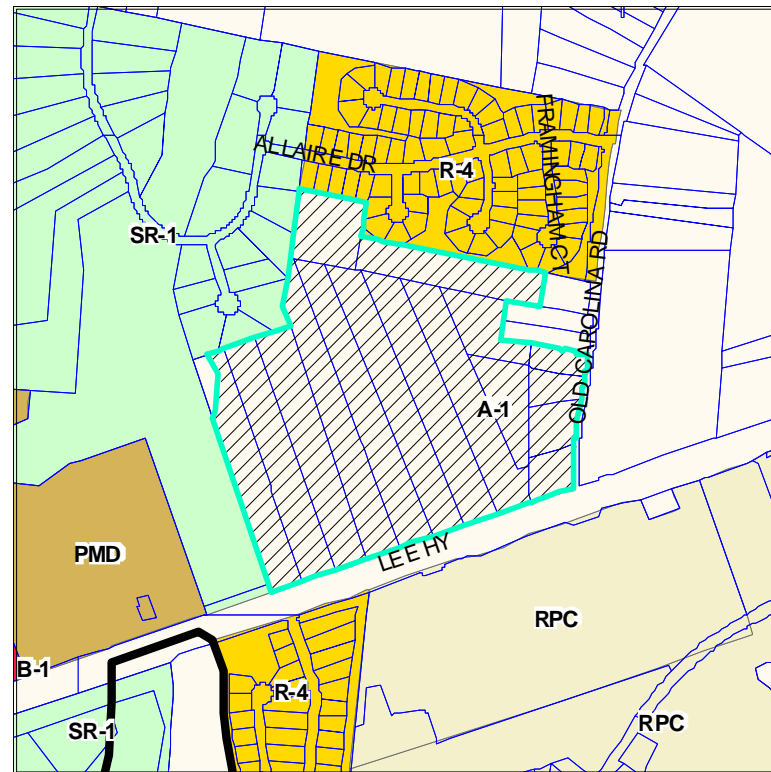
Reason for Change:

Unzoned and underdeveloped lots could be consolidated for larger project; In proximity to proposed Lake Manassas Center of Community.

Existing Planning Map:



Existing Zoning Map:



Location:

Rt. 29 and Old Carolina Rd., across from the Shops @ Stonewall and Lake Manassas.



2008 Land Use Plan Update: Proposed Map Changes

PMC2008-013 Lueking Property

Magisterial District:

Brentsville

Status:

Pending

Proposed by:

Mr. Lueking

Existing Planning Designation:

AE

LUAC Recommendation: Yes

Acreage: 51

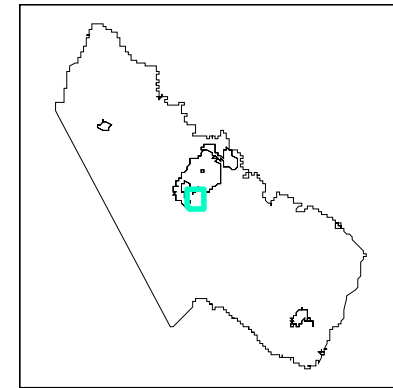
Proposed Planning Designation:

SRR

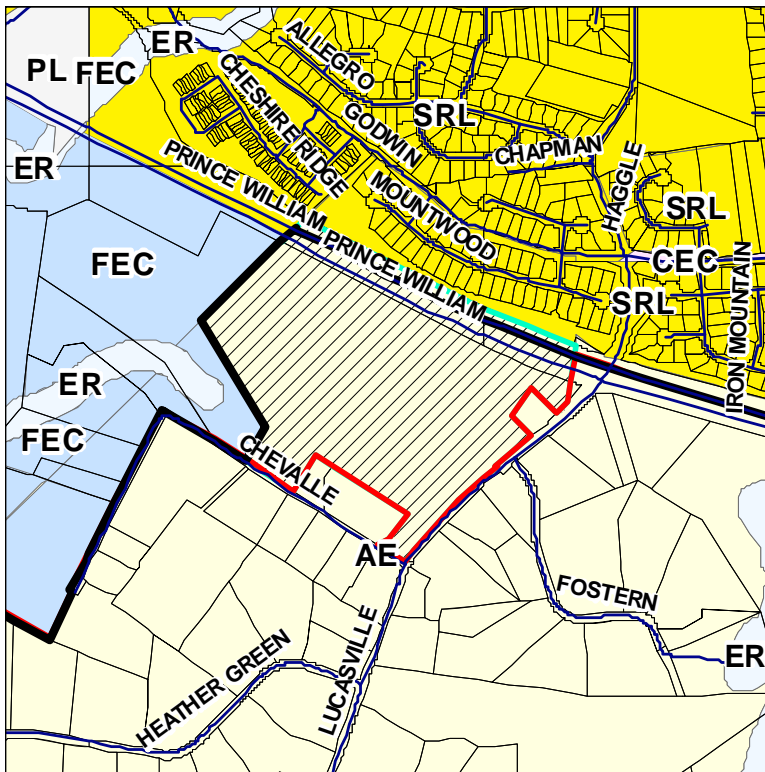
Reason for Change:

Land owners wishes to be able to develop at a higher density than AE designation would allow for.

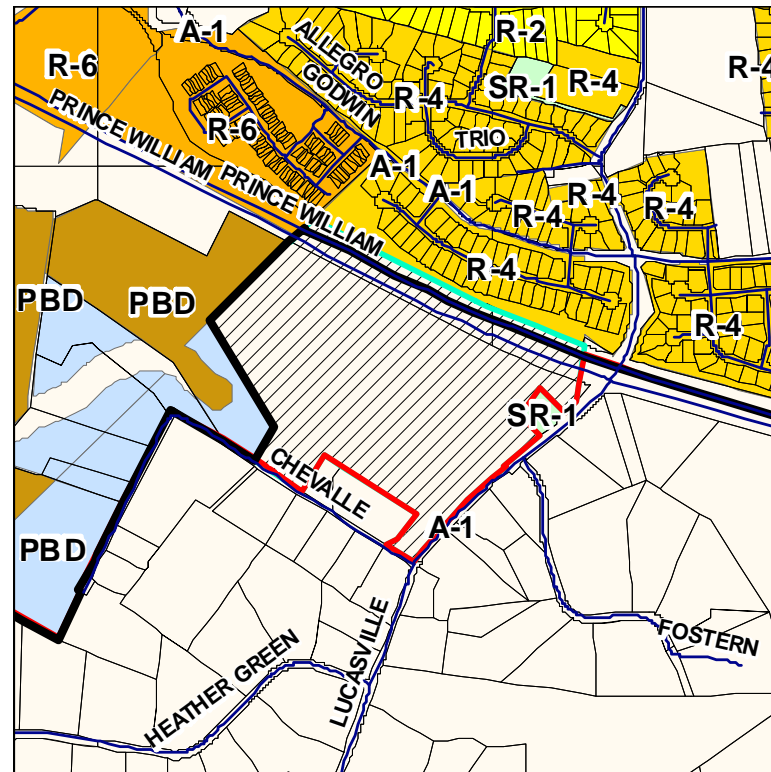
Vicinity Map:



Existing Planning Map:



Existing Zoning Map:



Location:

Approximately 1 mile east of Manassas Airport, adjacent to the Development Area.

