

Mid-County Park and Estate Homes, PLN2012-00225

Request: Reclassify +/- 334 acres from AE, Agriculture and Estate, SRR, Semi Rural Residential and ER, Environmental Resource to SRR, Semi Rural Residential and POS, Parks and Open Space. A concurrent rezoning would be filed requesting a SR-1, Semi Rural Residential zoning district for 104 estate homes.

LONG-RANGE LAND USE SUMMARY

This site is located within the Rural Area of the County and the request proposes to change the rural area boundary. The following table summarizes the request:

LRLU Classification	Existing Acreage	Proposed Acreage
Agriculture & Estate (AE)	241	0
Environmental Resource (ER)	77	0
Semi Rural Residential (SRR)	16	139
Parks and Open Space (POS)	0	195
Total	334	334

The following table summarizes the uses and densities intended within the AE, ER, Rural Area, SRR and POS designations:

Long-Range Land Use Plan Classification	Land Uses Intended
Agricultural or Estate (AE) <i>Existing</i>	The purpose of the Agricultural or Estate classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling per 10 gross acres.
Environmental Resource (ER) <i>Existing</i>	This classification is explained and defined in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Act (FEMA) Flood Hazard Use Maps or natural 100-year floodplains as defined in the Design and Construction Standards Manual and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with

Attachment B
Project Summary and Maps

	<p>wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource designation.</p>
<p>The Rural Area</p>	<p>This is the area of Prince William County in which are contained agricultural, open space, forestry and large-lot residential land uses, as well as occasional small-scale convenience retail centers and community facilities. Large-lot residential cluster development contained within or abutted by large tracts of permanent open space is an alternative residential pattern permitted in the Rural Area. Unlike the 10-acre lots permitted by right, however, these clusters require subdivision approval by the County. The purpose of the Rural Area designation is to help preserve the County’s agricultural economy and resources, the County’s agricultural landscapes and cultural resources, the quality of the groundwater supply, and the open space and rural character presently found there. The Rural Area also protects Prince William Forest Park and Manassas National Battlefield County Registered Historic Sites, which serve as key anchor points within the Rural Area classification. While it is intended that the Rural Area be served by public water facilities, the Rural Area is not intended to be served by public sewer facilities, except under emergency conditions as identified in the Sewer Plan. Protecting the Rural Area from higher density is the key to furthering the intent of this plan and achieving the ten smart growth principles throughout the County including the Development Area. Designation of the Rural Area and application of the development Goals, Policies, and Action Strategies relative to the Rural Area are intended to help avoid the negative economic, social and environmental characteristics of sprawl development.</p>
<p>Semi-Rural Residential (SRR) <i>Requested</i></p>	<p>The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as stated in the Environment</p>

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	Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.
Parks & Open Space (POS) <i>Requested</i>	The purpose of this classification is to designate existing and projected parks and recreational areas of the County. The Parks, Open Space, and Trails Plan contains a complete inventory of existing federal, state, and local parks, and of planned parks within the County.

The demographic impacts of SRR and POS compared to the existing AE, SRR and ER would be between a decrease of 6 dwelling units and an increase of 96 dwelling units. The applicant proposes to submit a concurrent rezoning that would propose uses consistent with the SRR designation for 104 single-family detached dwellings. In addition, the applicant has proposed to dedicate +/- 195 acres as POS.

The following tables summarize the demographic impacts of this proposal (transportation impacts reflect the mid-point of the density range):

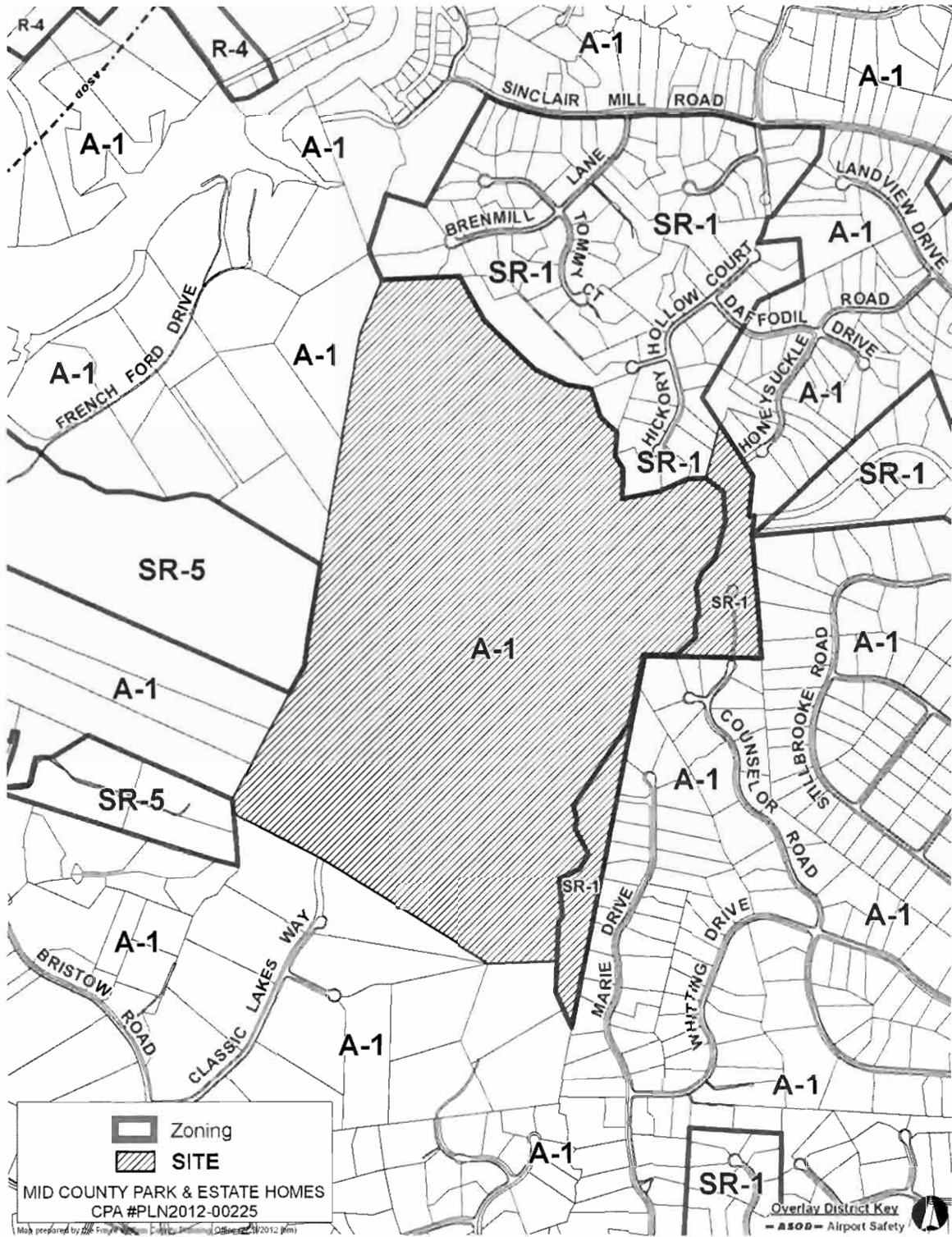
Comprehensive Plan

	Existing LRLU	Proposed LRLU	Difference
Total Employees	0	0	0
Single-Family Detached Units	33 – 43	27 – 139	-6 – +96
Total Units	33 – 43	27 – 139	-6 – +96
Trips per Day	364	444	+80

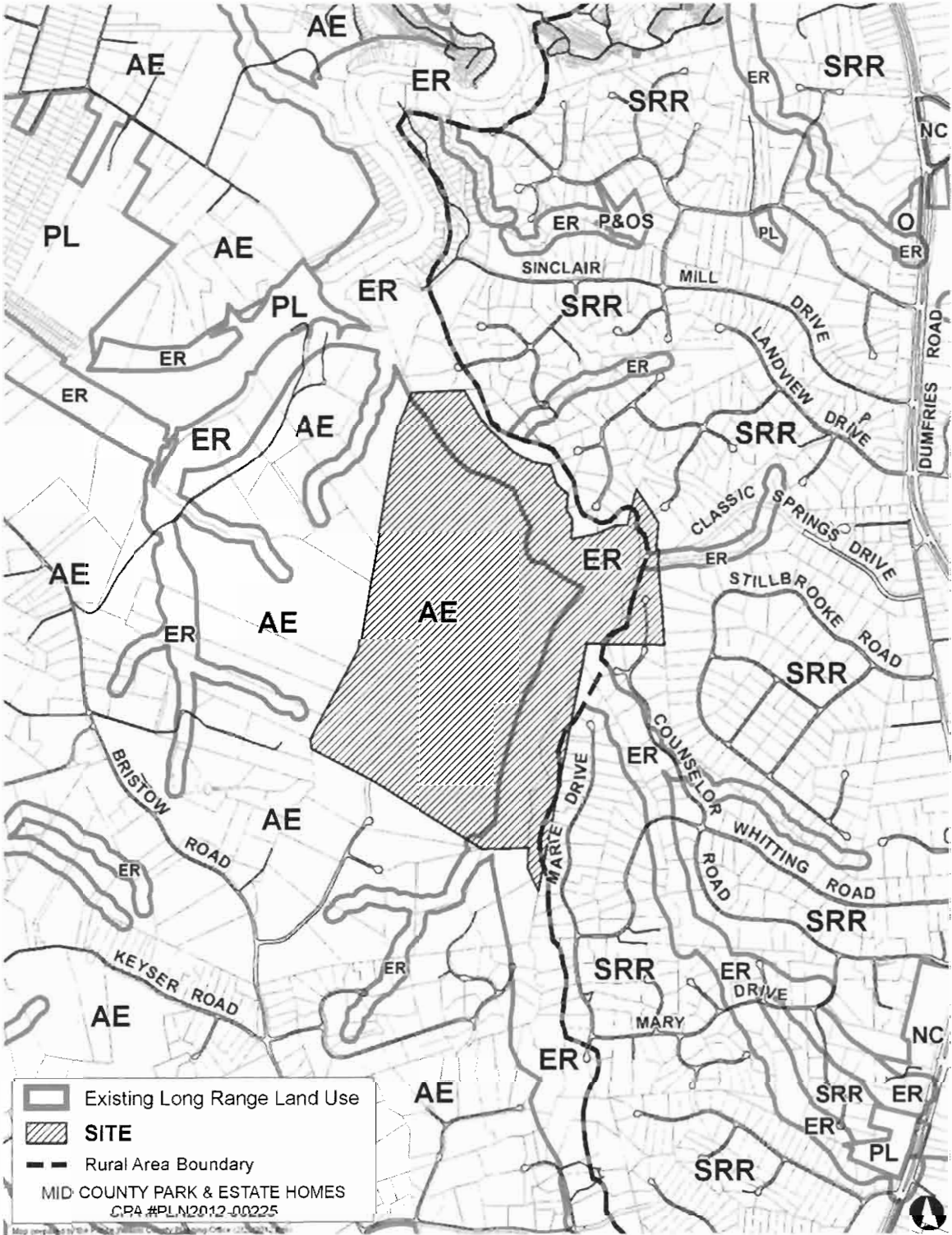
**Attachment B
Aerial Map**



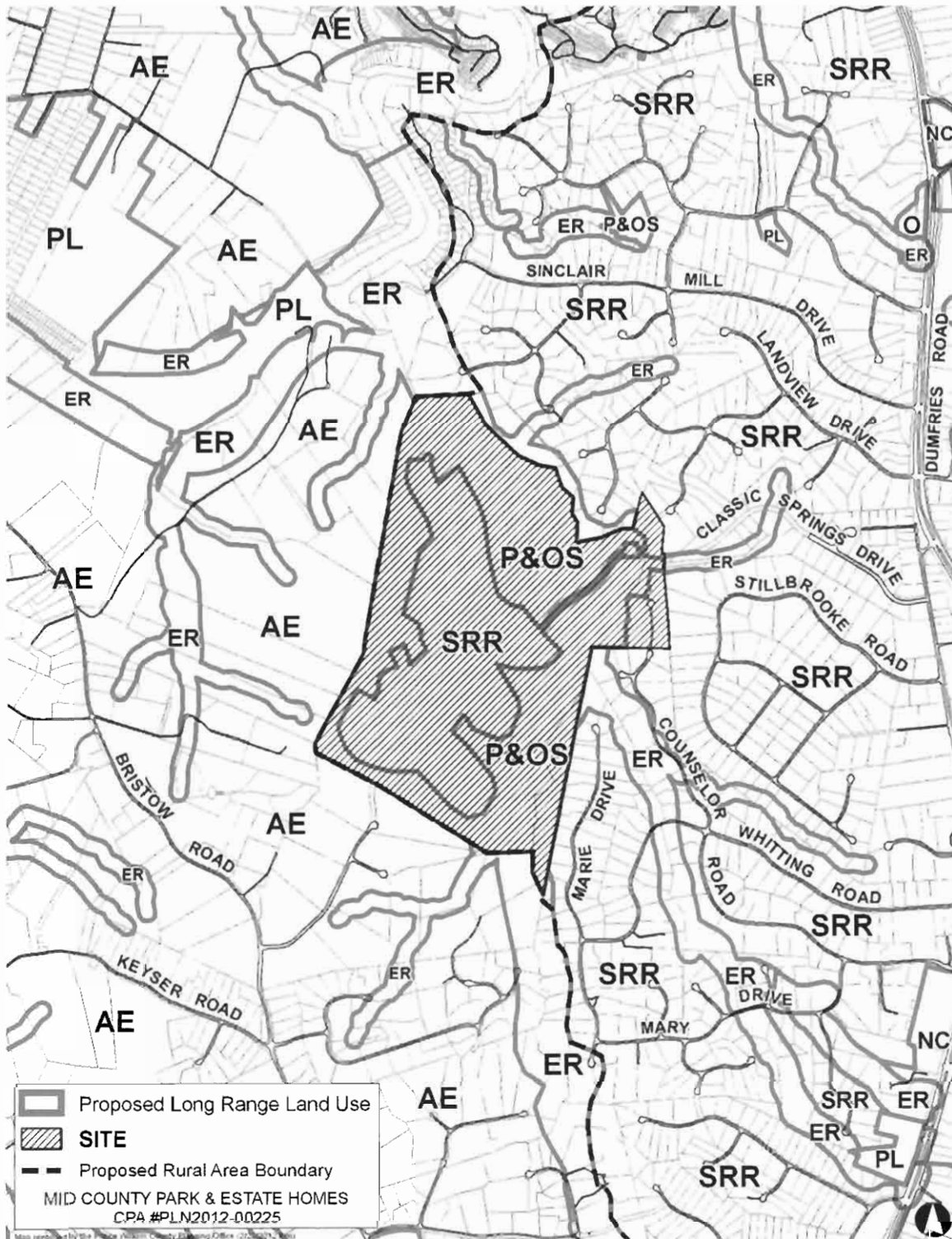
Attachment B Zoning Map



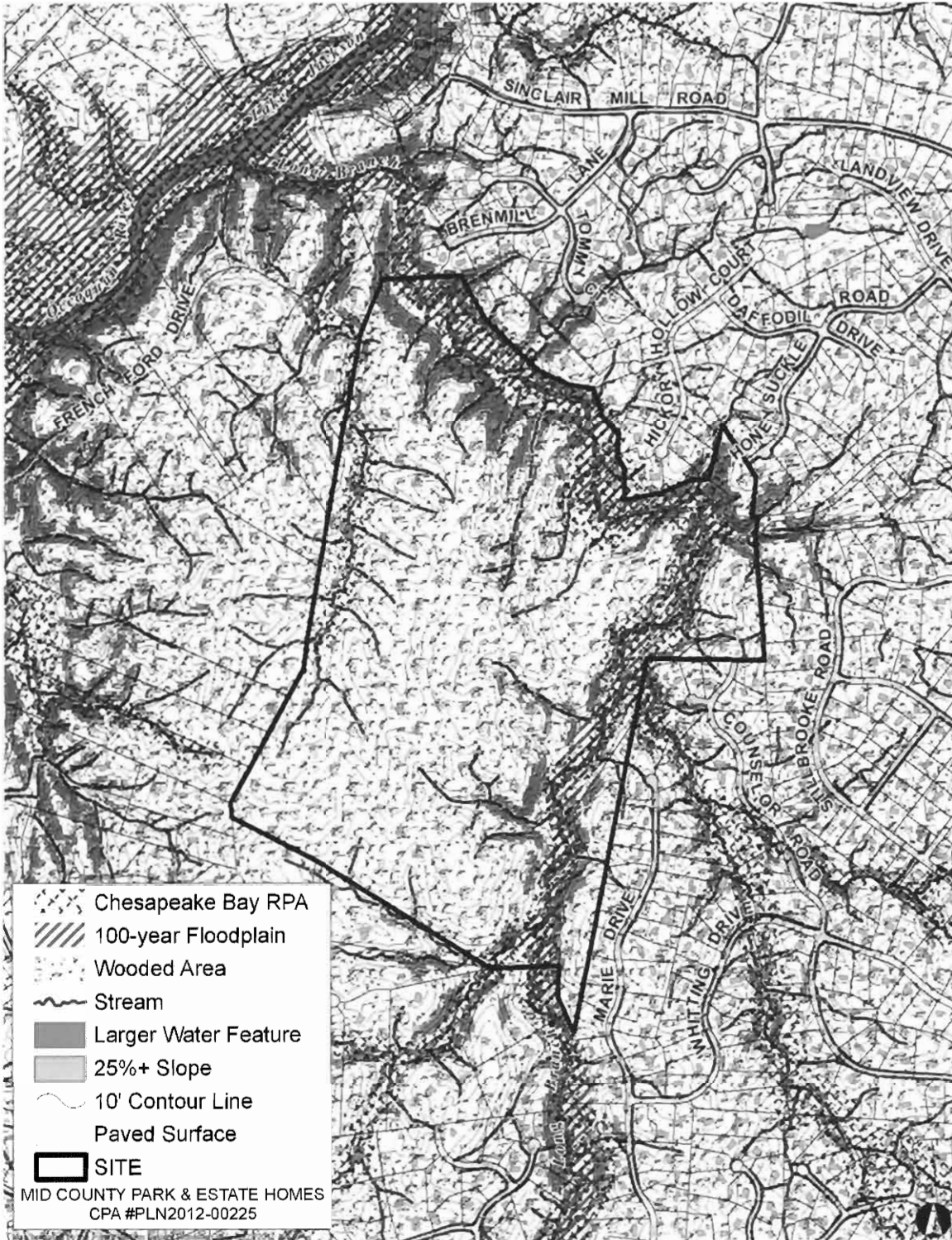
Attachment B
Existing Long-Range Land Use Map



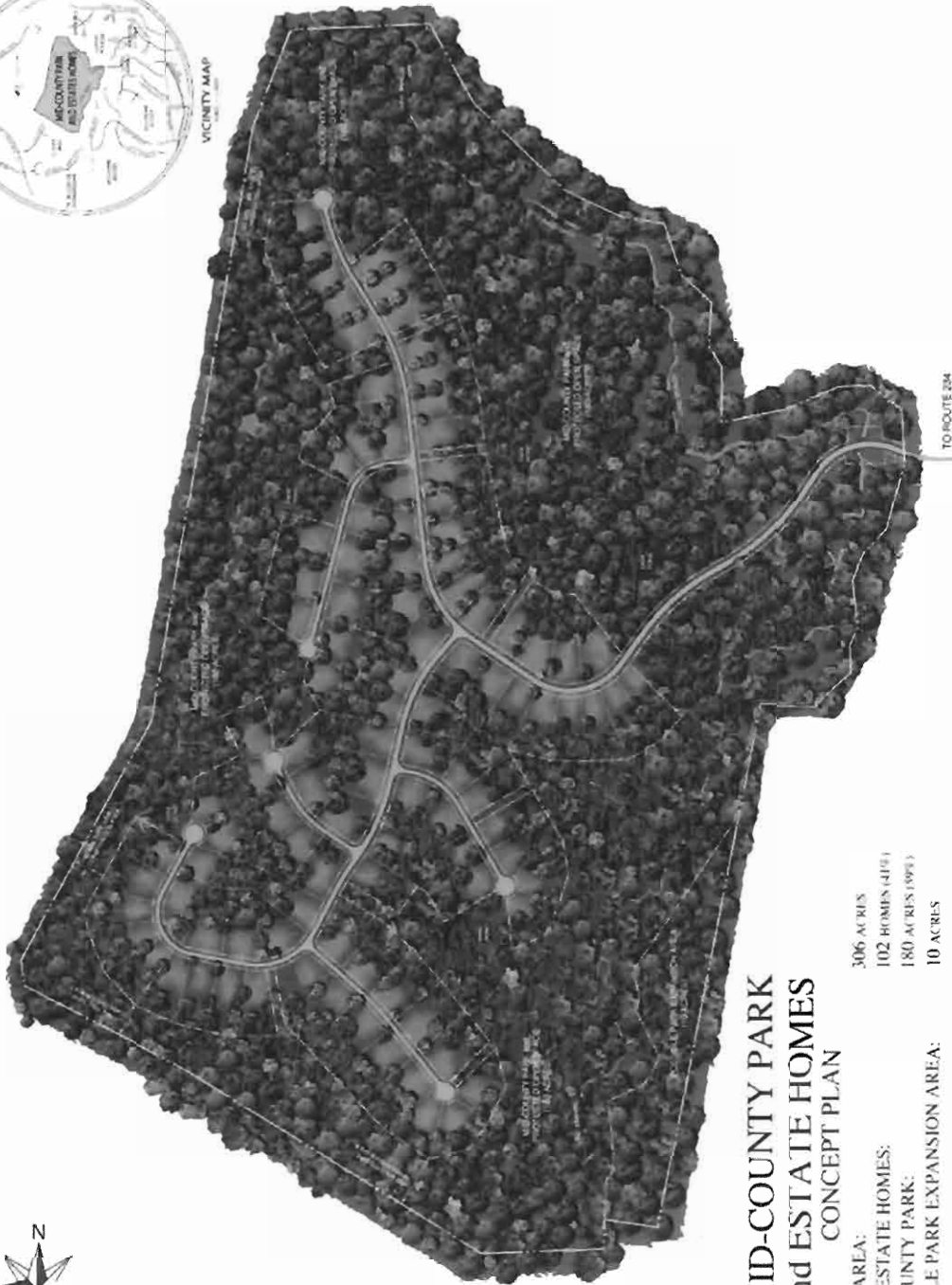
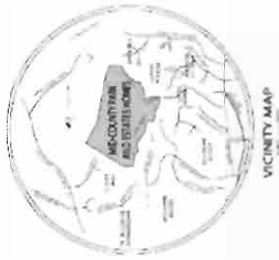
Attachment B Proposed Long-Range Land Use Map



Attachment B Environmental Resources Map



Attachment B Conceptual Development Plan



MID-COUNTY PARK and ESTATE HOMES CONCEPT PLAN

TOTAL AREA:	306 ACRES
TOTAL ESTATE HOMES:	102 HOMES (41%)
MID-COUNTY PARK:	180 ACRES (59%)
POSSIBLE PARK EXPANSION AREA:	10 ACRES

Note: This plan is an artist's rendering of how the Property will likely look following development and is subject to public review availability, the final road alignment and lot layout may vary in accordance with final engineering considerations.