

MOTION:

**March 6, 2018
Regular Meeting
Res. No. 18-**

SECOND:

RE: INITIATE 2018 COMPREHENSIVE PLAN AMENDMENT – MID-COUNTY PARK & ESTATE HOMES – COLES MAGISTERIAL DISTRICT

ACTION:

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, an application for an amendment to the Comprehensive Plan was received to include approximately 326 acres, located west of the terminus of Classic Springs Drive and Honeysuckle Road, and to the north and west of the terminus of Counselor Road; GPIN: 7792-99-5798, 7893-10-7686, and 7893-11-6930, from AE, Agricultural or Estate, SRR, Semi-Rural Residential, and ER, Environmental Resource; to SRR, Semi-Rural Residential and P&OS, Parks and Open Space; and

WHEREAS, if the Prince William Board of County Supervisors decides to initiate consideration of such amendment, the Planning Commission must hold a public hearing on that amendment after its referral to the Planning Commission by the Board;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby initiate a Comprehensive Plan Amendment of the properties described above from AE, Agricultural or Estate, SRR, Semi-Rural Residential, and ER, Environmental Resource; to SRR, Semi-Rural Residential and P&OS, Parks and Open Space;

BE IT FURTHER RESOLVED that the applicant considers the following issues in developing the concurrent rezoning application:

- The proposed development should be compatible with existing residential developments that surround the subject property through density, design, and open space with special attention to the preservation of the natural environment and accessibility to the surrounding community;
- Commitments should be made that the proposed parkland will be dedicated to the County for the use and enjoyment of the citizens and that clear and easy access will be provided to the park from multiple external access points and that pedestrian linkages will be provided throughout the park system;
- The layout of the proposed development will provide multiple points of access to provide connectivity to the surrounding community.

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Page Two**

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

ATTEST: _____
Clerk to the Board



Christopher E. Martino
County Executive

COUNTY OF PRINCE WILLIAM
OFFICE OF EXECUTIVE MANAGEMENT
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BOARD OF COUNTY SUPERVISORS
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February 26, 2018

TO: Board of County Supervisors

FROM: Rebecca Horner, AICP, CZA *RH*
Director of Planning

THRU: Christopher E. Martino
County Executive

RE: 2018 Annual Initiation of Comprehensive Plan Amendment – Mid-County Park & Estate Homes, **Coles Magisterial District**

I. Background is as follows:

- A. Comprehensive Plan Amendments – Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan.
- B. Annual Update – The Comprehensive Plan Land Use Chapter outlines the County policy for the annual review of amendments to the Comprehensive Plan text and/or the Long-Range Land Use Plan designation for a given property. The submission deadline for consideration of potential Comprehensive Plan Amendments, (CPAs) in 2018 was Friday, January 5, 2018.
- C. Application Received – One Long-Range Land Use Plan CPA request was received as part of this year's annual application process, Mid-County Park & Estate Homes, located in the Coles Magisterial District. This application was a resubmission of a previously submitted CPA for this property in January 2012. See Attachment A for a map showing the general location of this CPA request.
- D. Request for Long-Range Land Use Map Amendment – The following summarizes the request and area of the affected designations:

Project	District	Existing Long-Range Land Use Designations	Existing Acres	Requested Long Range Land Use Designations	Proposed Acres
1. Mid-County Park & Estate Homes	Coles	Semi-Rural Residential (SRR)	± 21.2	Semi-Rural Residential (SRR)	±144.2
		Environmental Resource (ER)	± 61.5	Parks & Open Space (P&OS)	±181.4
		Agricultural or Estate (AE)	±242.56		0
		Total Acreage	±325.26		±325.26
				Net Area added to Development Area	±146.5

The table above is based on the applicant’s field verified ER, Environmental Resource area which adjusts the existing SRR, Semi-Rural Residential where it borders the ER, Environmental Resource.

- E. Rural Area Boundary – The Rural Area Boundary was established in 1998 for the preservation of agricultural lands and open space. Large-lot residential cluster development contained within or abutting large tracts of permanent open space is an alternative residential pattern permitted in the Rural Area. The request includes a proposed change to the Rural Area boundary Line. The “net area” proposed to be added to the Development Area is approximately 146.5 acres.
- F. 2012 Mid-County Parks & Estate Homes CPA Request – A request was filed in January 2012 (PLN2012-00225), and on March 20, 2012, the Board of County Supervisors (BOCS) made a decision to not initiate this request. The BOCS later directed staff to conduct a broad policy analysis of the Rural Area since its establishment in 1998. The applicant has resubmitted this CPA request following the completion of the Rural Preservation Study. Similar CPA applications were submitted on this property in 2005, 2006, and 2009.
- G. Rural Preservation Study – “The Prince William County Rural Preservation Study Report” was initiated to review and provide an analysis of the impact of the Rural Area Boundary over the previous 14 years. The study was completed

in May 2014. On August 3, 2016, the BOCS asked staff, as part of the update to the Comprehensive Plan, to review and incorporate several of the study's recommendations into the update. This part of the Comprehensive Plan update has not been completed; however, a brief summary of the recommendations as they relate to this project may be found in Attachment B of this report.

- H. CPAs Previously Initiated by the BOCS – Ten CPAs for Long-Range Land Use Plan changes initiated by the BOCS are pending. See Attachment C for status and details of the pending applications.
- I. Strategic Plan – On January 24, 2017, the BOCS adopted the 2017-2020 Strategic Plan. The Plan's adopted strategic goal areas include Robust Economy, Mobility, Wellbeing, Safe & Secure Community, and Quality Education & Workforce Development, and Connectivity.

II. Current Situation is as follows:

- A. Staff Evaluation of Proposed Request for Initiation – Staff has evaluated this request with the purpose of recommending whether to initiate the application as proposed, to initiate with an expanded area or different land use designation, or to not initiate the application.
 - 1. Criteria of Staff Evaluation – Staff evaluated each recommendation for initiation based on consistency with the Comprehensive Plan and the 2017-2020 Strategic Plan.
 - 2. Three Types of Possible Recommendations –
 - a) Initiate – Based on the staff evaluation, an application may be recommended for initiation. Applicants who have committed to filing a concurrent rezoning application are intended to be heard within 12 months of acceptance of the rezoning application.
 - b) Expanded Study Area / Different Land Use Designations – In some cases, staff may determine that either a larger area should be studied to make the proposal more appropriate for the area and / or different land use designations may be recommended.
 - c) Take No Action – Based on the staff evaluation, an application may not be recommended for initiation based on inconsistency with the goals of the Comprehensive Plan.
- B. Board Initiation – The Board of County Supervisors will consider this request at its scheduled meeting on March 6, 2018.
- C. Board Action Requested – The Board of County Supervisors is requested to

initiate a Comprehensive Plan Amendment – Mid-County Park & Estate Homes.

III. Issues in order of importance are as follows:

- A. Policy – Does the proposed amendment warrant initiation due to changed circumstances or policies?
- B. Legal – What legal requirements should guide decisions to initiate or not initiate this proposed Comprehensive Plan Amendment?
- C. Fiscal Impact – Are there budget or financial impacts?
- D. Timing – Is there a time frame for BOCS to take action?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Initiate a Comprehensive Plan Amendment for Mid- County Park & Estates –The following policy issues are relevant to this application:
 - 1. Policies –
 - a. Long-Range Land Use Plan (LRLU) –
 - (i) Current Designation on LRLU Plan – The Long-Range Land Use Plan designates the parcel as AE, Agricultural or Estate; ER Environmental Resources; and SRR, Semi-Rural Residential. The property is located in both the Rural Area and the Development Area of the County. Initiation would allow analysis of compatibility of semi-rural residential and park and open space designations with the Comprehensive Plan policies and studies.
 - (ii) Compatibility Matrix – The land use compatibility matrix indicates that SRR, Semi-Rural Residential development, as requested by the Applicant, is compatible with AE, Agricultural or Estate with mitigation measures. The Applicant is proposing to surround the SRR, Semi-Rural Residential with P&OS, Parks and Open Space, which would serve as mitigation to the adjacent communities. However, the parcel is substantially located in the Rural Area which allows one house per ten acres with the existing A-1 zoning. SRR (1 house per 2.5 acres) is not a permitted designation for the Rural Area, therefore the Applicant proposes to adjust the Rural Area Boundary line. The subject property is an undeveloped parcel surrounded by

development in both the Rural Area and the Development Area. The surrounding area has been developed as single family residential homes on lots ranging from one acre to 10 acres, and zoned SR-1, A-1, and SR-5. The Applicant submitted a concurrent rezoning for SR-1 development, at a density of 2.76 acres per unit, on June 30, 2016, surrounded by \pm 181.4 acres of Parks and Open Space, to remain A-1, Agricultural, zoning.

- (iii) Rural Area Boundary – The request includes a proposed change to the Rural Area Boundary Line which was established in 1998 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. The \pm 325 subject property is heavily forested with mature hardwood forest, contains moderate to steep slopes, and has \pm 61.5 acres of environmental resource area, with only \pm 12 acres of soils designated as prime farmland on the property. This A-1, Agricultural, zoned property is not ideally suited for agricultural or farming. The “net area” proposed to be added to the Development Area is \pm 146.5 acres.
 - (iv) Rural Preservation Study – In June 2013, (following the approval in May 2012 to procure consulting services to study the Rural Area, Res. No. 12-500,) the Rural Preservation Study was initiated. The key recommendations from the study, completed in May 2014, included adopting a Rural Area land preservation acreage goal (17,000 acres), use “rural character areas” as a basis for policies to protect/enhance character in different parts of the Rural Area, and incentivize the rural cluster development provisions and required increased preservation of open space. Initiating this CPA request would allow analysis of this specific project relative to the recommendations of the study.
- b. Existing and Projected Parks –The “Existing and Projected Parks” Map in the Comprehensive Plan indicates the need for a park in this general area. This project proposes a 181.4 acre public park.
 - c. Open Space Chapter – Policy 5 of the Open Space Chapter states that a minimum of 39 percent of the total area in the County,

(excluding acreage of Marine Corp Base Quantico), should be retained as protected open space. This project proposes to preserve 57% of the property as natural undisturbed protected open space as a stream valley public park.

- d. Sanitary Sewer – As part of this request, the ±144 acres requested for SRR, Semi-Rural Residential would be removed from the Rural Area and would be included in the Development Area. The subject property was identified in the Rural Preservation Study as part of an area that would allow for appropriate transition from the Development Area to the Rural Area. The study states, “In these areas limited extensions of public sewer could be allowed. Public sewer would allow maximum flexibility in a lot size and placement and the maximum amount of open space.” Public sewer would enhance the quality of the groundwater supply over individual lot septic fields. Staff believes the CPA should be initiated to study the request to determine whether or not the request is the appropriate transition between the Rural Area and the Development Area and compatible with the goals of the Comprehensive Plan policies. See Attachment B for map of the Rural Preservation Area.

2. Legal – Initiation of a CPA does not mean that the Board must approve the CPA after it is studied; it instead begins the process for consideration. Other legal issues will be addressed by the County Attorney’s Office.
3. Fiscal Impact – There is no direct fiscal impact due to initiation of this CPA, but staff time and resources will be necessary for research analysis and to conduct public hearings for the Planning Commission and the BOCS.
4. Timing – There is no time requirement to take action for Comprehensive Plan Amendment requests.

B. Take No Action:

1. Comprehensive Plan – The proposed amendments to the Comprehensive Plan Long-Range Land Use Map would not be considered.
2. Legal – Initiation of a CPA does not mean that the BOCS must approve the CPA after it is studied; it instead begins the process for consideration. Other legal issues will be addressed by the County Attorney’s Office.
3. Fiscal Impact – There is no fiscal impact due to taking no action.

5. Timing – There is no time requirement to take action for Comprehensive Plan Amendment requests.

III. Recommendation is that the Board of County Supervisors concurs with Alternative A and approves the attached resolution.

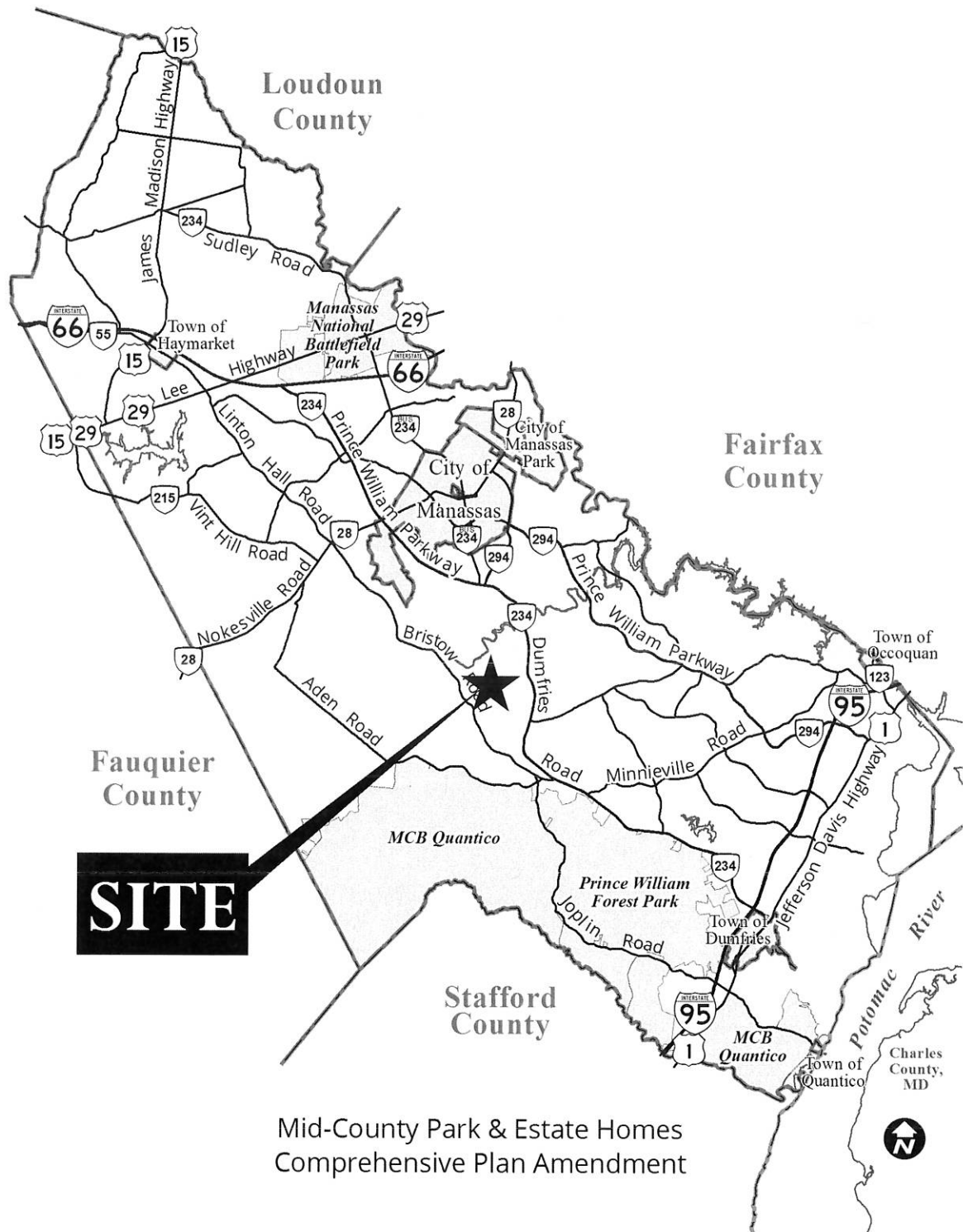
Staff: David J. McGettigan, AICP, x 7189

Attachments

- A. Vicinity Maps Showing the 2018 Comprehensive Plan Amendment Request
- B. Project Summary and Individual Maps of the Proposed CPA
- C. Pending Comprehensive Plan Amendments Summary Chart

Attachment A – 2018 Comprehensive Plan Amendment Request

VICINITY MAP



Mid-County Park & Estate Homes
Comprehensive Plan Amendment

Attachment B – Project Summary and Maps

Mid-County Park & Estate Homes

Request: This is a request to change ±325.6 acres from AE, Agricultural or Estate; ER, Environmental Resource; and SRR, Semi-Rural Residential to SRR, Semi-Rural Residential and P&OS, Parks and Open Space. The property is located in both the Rural Area and the Development Area of the County. The request includes a proposed change to the Rural Area Boundary Line. The “net area” proposed to be added to the Development Area is 146.5 acres.

Long-Range Land Use Summary

Location: The site is located west of the termini of Classic Springs Drive and Honeysuckle Road, and to the north and west of the terminus of Counselor Road, GPIN: 7792-99-5798, 7893-10-7686, and 7893-11-6930. The following table summarizes the proposed request:

The following chart summarizes the acreages provided by the Applicant, these acreages reflect a narrower ER corridor than that shown on the Long-Range Land Use Plan because they are based on completed and approved RPA and Floodplain Studies, PASA Plan No. 03-00204, PFD Plan NO. ASP2017-00001 & 100-Year Floodplain Study No. 06-00328.

LRLU Classification	Existing Acreage (+/-)	Proposed Acreage (+/-)
Semi-Rural Residential (SRR)	±21.2	±144.2
Agricultural or Estate (AE)	±242.9	0
Environmental Resource (ER)	±61.5	0
Parks & Open Space (P&OS)	0	±181.4
Total	±325.6	±325.6

The following table summarizes the uses and densities intended within the AE, Agricultural or Estate, the SRR, Semi-Rural Residential and P&OS, Parks & Open Space designations; also provided are the policy descriptions for the Rural Area and the Development Area:

Agriculture or Estate(AE) <i>Existing</i>	Agricultural or Estate (AE). 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.
Semi-Rural Residential (SRR) <i>Existing/ Requested</i>	Semi-Rural Residential (SRR). 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.

Attachment B – Project Summary and Maps

	<p>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 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.</p>
<p>Environmental Resource (ER) <i>Existing</i></p>	<p>Environmental Resource (ER). This classification is explained 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 Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the <i>DCSM</i>, and Resource Protection Areas (RPAs) as defined by the <i>Chesapeake Bay Preservation Act</i>. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with 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>Parks and Open Space (POS) <i>Requested</i></p>	<p>Parks and Open Space (POS). 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.</p>
<p>Rural Area <i>Existing/ Requested</i> <i>Boundary Line adjustment requested</i></p>	<p>The Rural Area. 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 Park 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</p>

Attachment B – Project Summary and Maps

	avoid the negative economic, social, and environmental characteristics of sprawl development.
<p>The Development Area</p> <p><i>Existing/ Requested</i></p> <p><i>Boundary Line Adjustment requested</i></p>	<p>The Development Area is that portion of Prince William County that has already been developed or is expected to be developed at residential densities greater than those in the Rural Area. The Development Area also contains commercial, office, and industrial uses. This area includes established residential, commercial, and industrial areas, as well as undeveloped or underdeveloped land expected to meet the County’s projected growth. Growth in the Development Area should follow the ten smart growth principles to ensure that development enhances the quality of life in the community. The Development Area contains urban, suburban, and semi-rural sub-areas. The Development Area also contains centers of commerce and centers of community that are to be developed as mixed-use, walkable places. It is intended that all portions of the Development Area are to be served by public water and sewer, although water and sewer are optional in semi-rural sub-areas. The Long-Range Land Use Plan encourages infill of the Development Area and redevelopment and revitalization of older areas of the County, at densities described in this chapter, or as otherwise determined appropriate based on environmental constraints analyses, the character of the existing community and if consistent with fire and rescue service objectives. The Long-Range Land Use Plan encourages cost-efficient provision of public services and the provision of an environmentally sound development pattern particularly on infill sites that may not have been developed because of greater than normal environmental constraints and higher development costs associated with the existing environmental conditions.</p>

Demographics:

The following tables summarize the range of demographic impacts of the Long-Range Land Use Map CPA application using methodology consistent with the Build-Out Analysis.

The table below is based on the Applicant’s field verified ER, Environmental Resource area which adjusts the existing SRR, Semi-Rural Residential where it borders the ER, Environmental Resource. Note: Density credit is shown for the P&OS portion of the project.

Mid-County Park & Estate Homes CPA				
	Existing		Proposed	
Total Acres	325.6		325.6	
AE and ER Acres	304.4		0.00	
SRR and ER Acres	21.2		144.2	
P&OS	0.00		181.4	
	Low	High	Low	High
Total SF Dwellings	38	38	130	130
Residents	112	112	431	431

Attachment B – Project Summary and Maps

Concurrent Rezoning

If the CPA is initiated, a concurrent rezoning is proposed with this application from A-1, Agricultural to SR-1, a semi-rural residential district on 144.2 acres. The proposal includes the development of 118 single-family detached residential units on one acre minimum lots. Additionally, the Applicant proposes to establish a 181.4 acres natural protected open space/public park area on the remaining A-1 portion of the property adjacent to and surrounding the residential development. The concurrent rezoning was filed prior to July 1, 2016, and is not subject to the new proffer legislation.

Comprehensive Plan Analysis

The Long-Range Land Use Plan currently identifies these parcels as AE, Agricultural or Estate, SRR, Semi-Rural Residential, and ER, Environmental Resource. The CPA request to amend the long-range designations of these parcels to SRR, Semi-Rural Residential, and P&OS, Parks and Open Space would provide additional housing opportunities in the area and a public park of ±181.4 acres.

The request also includes a proposed change to the Rural Area Boundary Line. The “net area” proposed to be added to the Development Area is 146.5 acres. This rural boundary change would allow for the extension of sewer to this area.

The Existing and Projected Parks Map in the Comprehensive Plan indicates the need for a park in this general area. Land for potential parks, in the Development Area, is limited.

The following policy issues are relevant to this application:

Surrounding Land Uses

Changing the Long Range Land Use map designation from AE, Agriculture or Estate, SRR, Semi-Rural Residential and ER, Environmental Resources to SRR, Semi-Rural Residential and P&OS, Parks and Open Space would result in the development of potentially 118 cluster style estate homes on one-acre lots at an overall density of 2.76 acres per unit. Currently, the surrounding area has been developed as single family residential homes on lots, ranging from one acre to 10 acres, zoned A-1, SR-1, and SR-5. The subject property is an undeveloped parcel surrounded by residential development in both the Rural Area and the Development Area.

Schools

Schools serving this site are operating under capacity for the 2018–2019 school year. The majority of this site (±320 acres) is served by The Nokesville School (ES), 93.6%, The Nokesville School (MS), 81.6%, and Brentsville HS, 92.0%. The proposed concurrent rezoning would result in an additional 58 students over the existing zoning.

Attachment B – Project Summary and Maps

Transportation Analysis

The approved TIA for this proposed development indicated that all roads and intersections will continue to operate at high level of service, LOS A or B. No off-site transportation improvements are required for the proposed development. The increase in traffic volume over the traffic volume estimated for the current zoning is 919 VPD and 86 VPH (during PM Peak). The proposed plan provides two access points for the community--one main public access point and one limited private access point. To provide increased access and connectivity, Staff recommends that multiple access points should be considered. In addition to the single public access point from Classic Springs Drive, access from Honeysuckle Road and Counselor Road should be explored in an effort to further disperse traffic from this development.

Transportation – Vehicle Trips Comparison.

Vehicle Trips for the Existing Zoning & Land Use								
GPIN #	Zoning	Land Use	Trips Generation Factors			Total Trips		
			24 Hour	AM Peak	PM Peak	24 Hour	AM Peak	PM Peak
7792-99-5798	A-1	30 Lots	10.1 VPD	0.75 VPH	1 VPH	303 VPD	22.5 VPH	30 VPH
7893-11-6930 & 7893-10-7686	SR-1	2 Lots	10.1 VPD	0.75 VPH	1 VPH	20 VPD	1.5 VPH	2 VPH
Total =		32 Lots				323 VPD	24 VPH	32 VPH

Vehicle Trips for the Proposed Land Use								
Land Use Designation	Zoning	Land Use	Trips Generation Factors			Total Trips		
			24 Hour	AM Peak	PM Peak	24 Hour	AM Peak	PM Peak
SRR	SR-1	118 Lots	10.1 VPD	0.75 VPH	1 VPH	1,192 VPD	89 VPH	118 VPH
P&OS	A-1 & SR-1	P&OS	50 VPD			50 VPD		
Total =						1,242 VPD	89 VPH	118 VPH

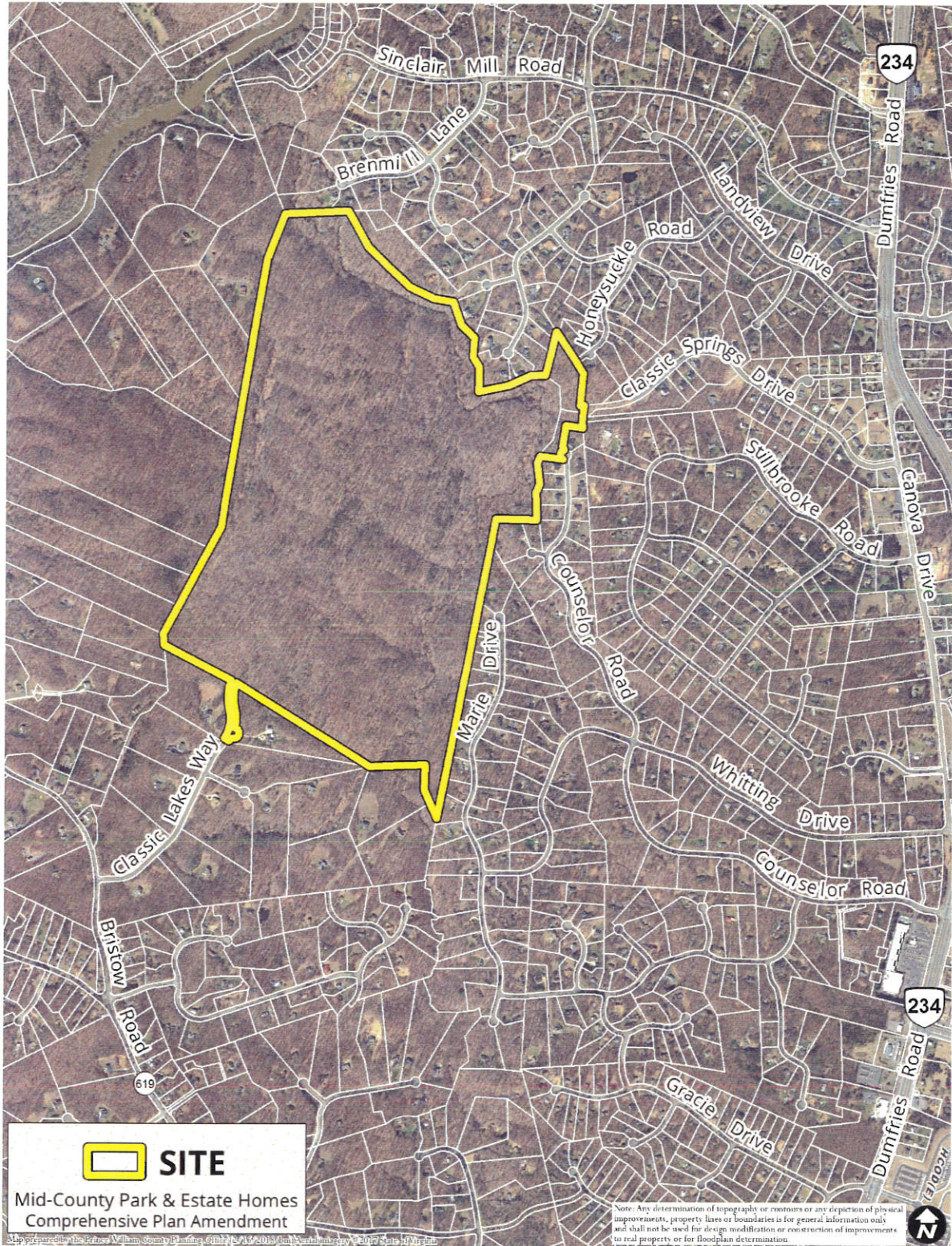
Prince William County Rural Preservation Study Report (Rural Preservation Study)

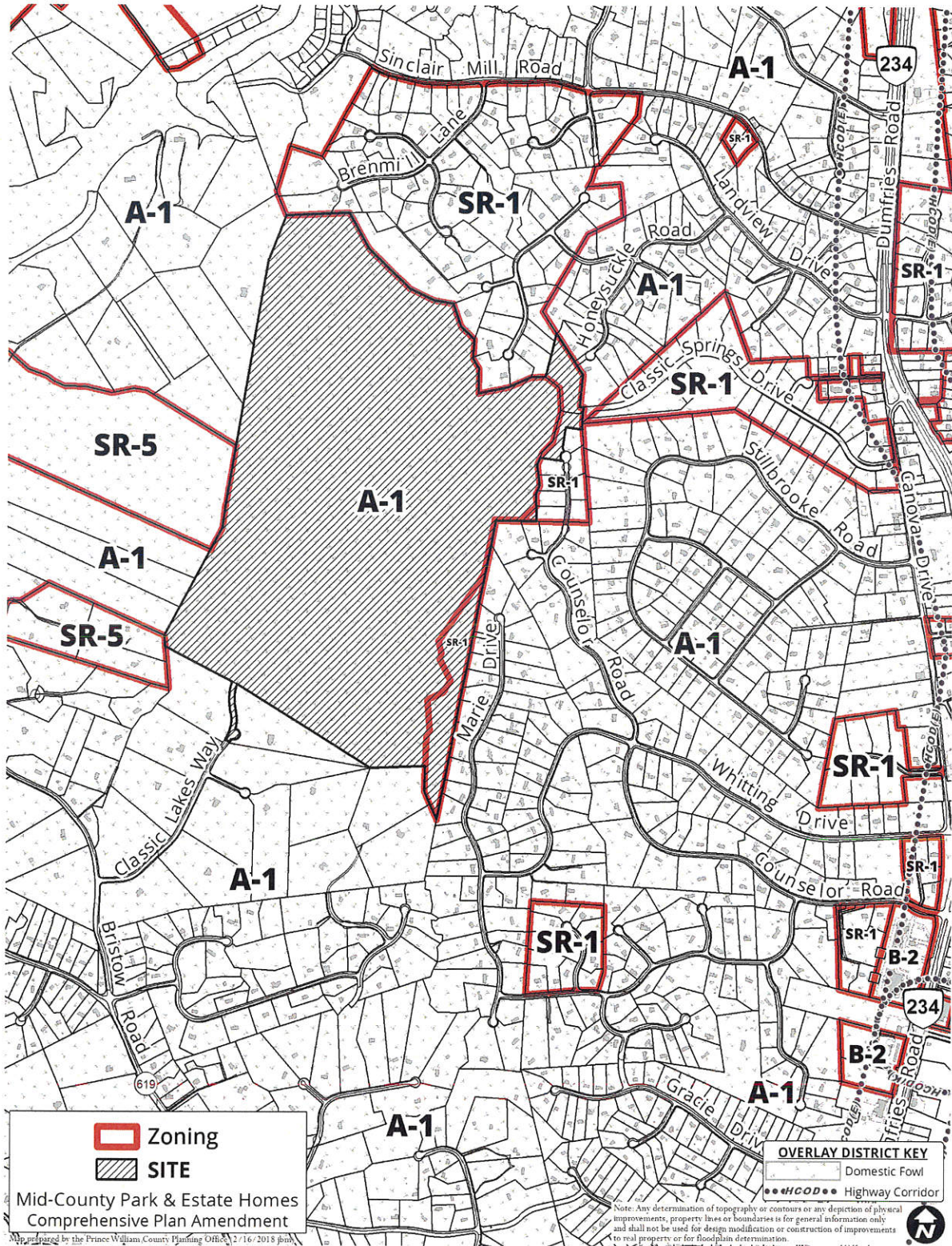
The Rural Preservation Study was completed in May 2014. On August 3, 2016, Res. No. 16-647, the Prince William Board of County Supervisors authorized various planning studies to be considered as part of the Comprehensive Plan update, to provide recommendations regarding planning and land use issues. The Rural Preservation Study was one of the studies listed to be included in the scope of work for the update to the Comprehensive Plan. The review and incorporation of this study has not been completed at this time. The Applicant has, however, utilized several of the study’s recommendations as part of their justification to support their request for this CPA.

Attachment B – Project Summary and Maps

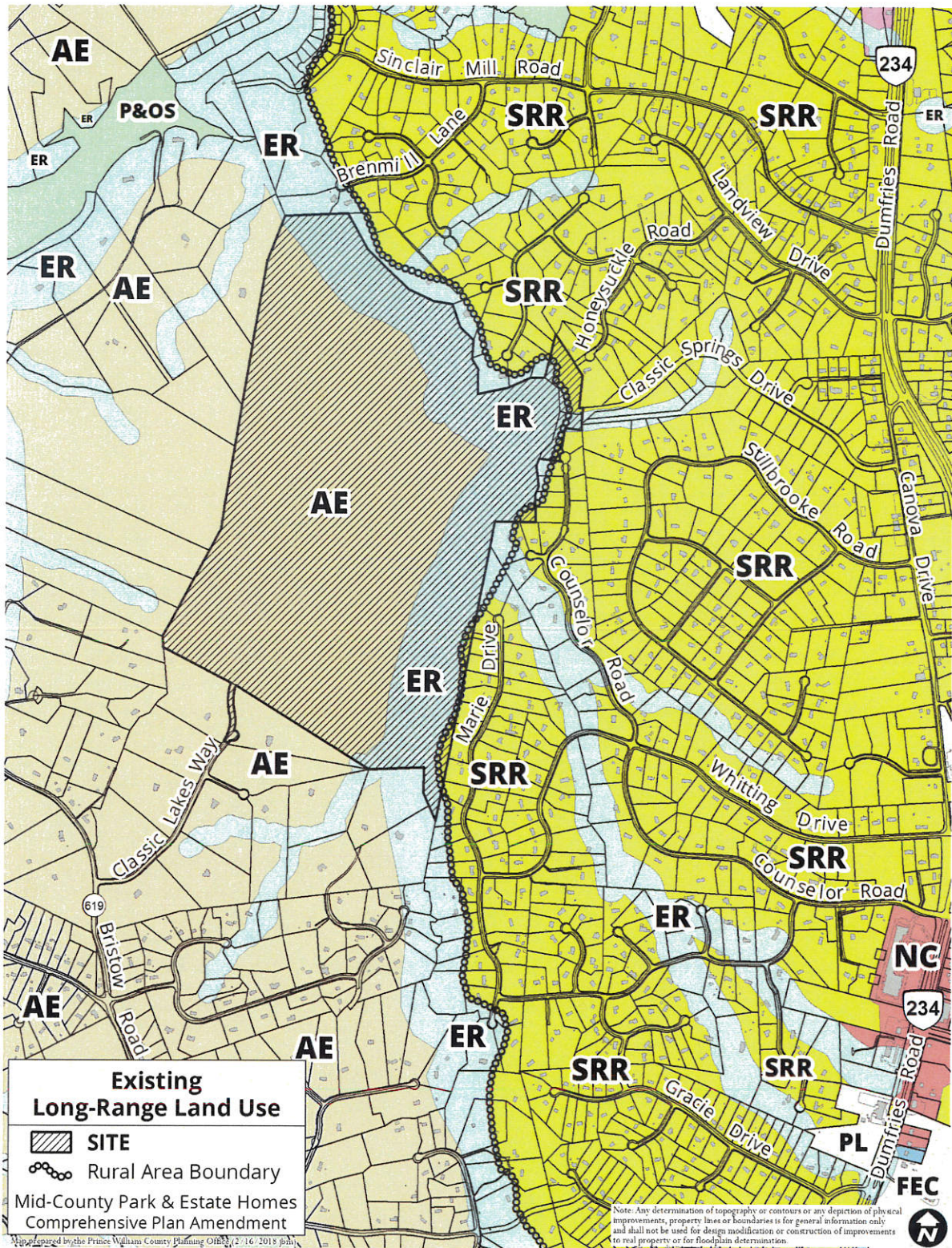
Relevant points from the study, which have been highlighted for consideration, are largely focused on the area identified as the “Transitional Ribbon” and include:

- Density recommendations for cluster development within the “Transitional Ribbon” and older, smaller-lot residential enclaves recommends a “a maximum gross density of one unit per two to three acres and a minimum of 50 percent open space requirement.”
- The study goes on to say, “Cluster development could work well in these areas [the Transitional Ribbon]. It could be more compatible with existing development, and more protective of environmental resources and rural character compared to 10-acre lots.”
- This section continues to state, “That, for example, in the Transitional Ribbon, part of the cluster could be placed across from existing developed areas and the open space be placed adjacent to the Rural Area thereby creating an effective transition from the Development Area to the Rural Area.”
- “In these areas limited extensions of public sewer could be allowed. Public sewer would allow maximum flexibility in a lot size and placement and the maximum amount of open space.”
- The study states, “That rather than opening up the Rural Area to development, such limited extensions would create a firmer, better defined, long term edge to the Rural Area as compared to the current patch work. This would help the County reach both its rural preservation goals and its urban development goals.”

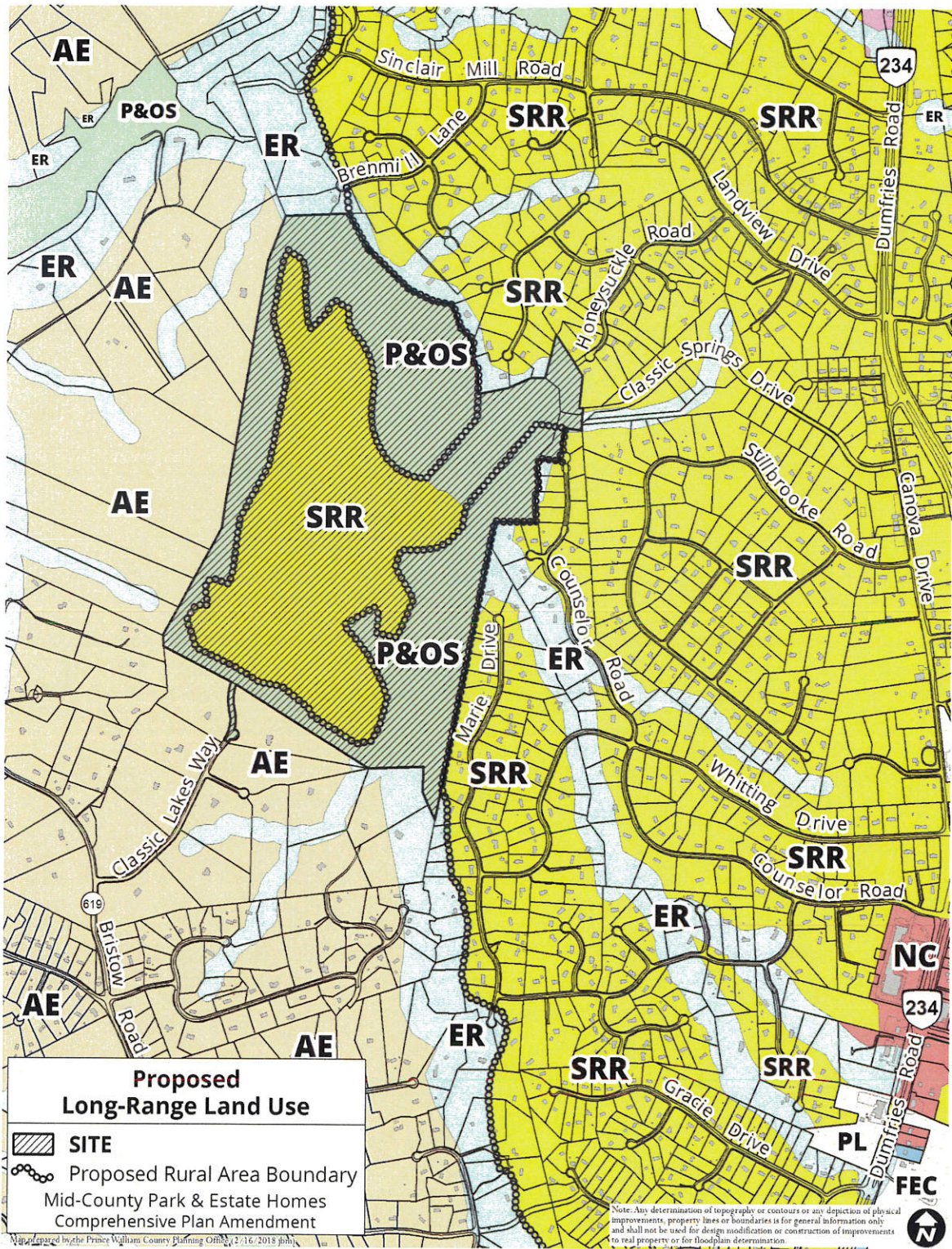




EXISTING LONG RANGE LAND USE MAP



PROPOSED LONG RANGE LAND USE MAP



Attachment B – Project Summary and Maps

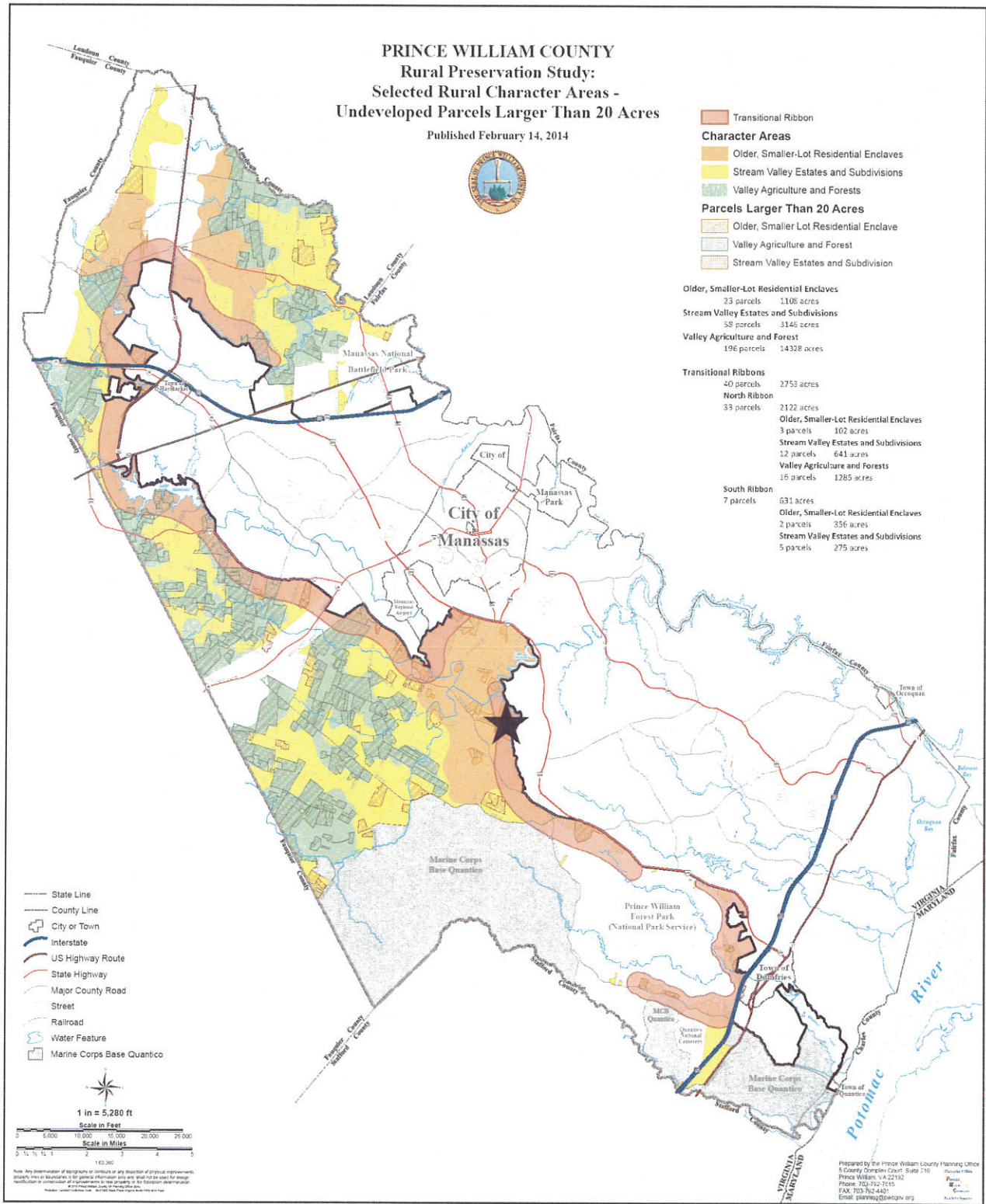


Exhibit taken from Figure 21 of the Prince William County Rural Preservation Study Report

Attachment C – Pending Comprehensive Plan Amendments

Pending CPA Cases			
Case Name	Status	Location + District	Proposal
John Marshall Commons <i>CPA2016-00002</i>	Pending (PC Res. 17-042 – Recommend Denial) Concurrent Rezoning <i>#PLN2013-00115; John Marshall Commons</i>	West side of the intersection of Prince William Parkway (Route 294) and Liberia Avenue. <i>Gainesville District</i>	Change the Long-Range Land Use designation of ±27.7 acres from Community Employment Center (CEC) to Village Mixed Use (VMU).
Lake Manassas Overlook – Sam Jones Property <i>PLN2006-00485</i>	Suspended (On Hold) (Part of the Route 29 Small Area Plan) Concurrent Rezoning <i>#PLN2006-00956; Vistas At Lake Manassas</i> is also Suspended (On Hold)	South side of Route 29, approximately 1.5 miles south of the intersection of I-66 and Route 29. <i>Brentsville District</i>	Text and Map amendment to change ±65 acres from CEC and ER to CEC, ER, and SRL to allow for the construction of 195 residential units, offices, and a hotel.
Manuel-Mathis Property <i>PLN2010-00404</i>	Pending Concurrent Rezoning <i>#PLN2013-00384; Pioneer Assemblage</i> Awaiting submission	North side of Vint Hill Road, approximately .5 miles west of the intersection of Sudley Manor Road. <i>Brentsville District</i>	Change the Long-Range Land Use designation of ±112 acres from SRR to SRL.
Virginia Gateway Addition West <i>CPA2015-20000</i>	Suspended (On Hold) Awaiting filing of concurrent rezoning	14240 Charis Avenue, 7500 & 7504 Alexander Sophia Court and 14301 Lee Highway <i>Brentsville District</i>	Change the Long-Range Land Use designation of ±10 acres from CEC and SRL to RCC.
Kline Property <i>CPA2016-00007</i>	Suspended (On Hold) PC Res. 17-106 – Recommend Denial Concurrent Rezoning <i>#REZ2016-00021; Kline Property</i>	South and southeast of the intersection of Prince William Parkway and Liberia Avenue and north of Buckhall Road <i>Coles District</i>	To amend the Comprehensive Plan land use designation for ±100.45 acres from CEC, Community Employment Center, and SRR, Semi-Rural Residential, to CEC, Community Employment Center, with a Center of Community Overlay and with an expanded study area.

Attachment C – Pending Comprehensive Plan Amendments

Pending CPA Cases			
Case Name	Status	Location + District	Proposal
Innovation EM District <i>CPA2016-00009</i>	Pending Concurrent Rezoning <i>#REZ2017-00005; Innovation South</i> Awaiting resubmission	Northeast intersection of Prince William County Parkway and Nokesville Road <i>Brentsville District</i>	To amendment to redefine ±151.5 acres of the Employment Center R&D/Manufacturing (EM) subdistrict to allow a mix of uses consistent with the goals of the Innovation Sector Plan.
Innovation Town Center <i>CPA2016-00005</i>	Pending Concurrent Rezoning <i>#REZ2016-00030; Innovation Town Center</i> Awaiting resubmission	East side of the Prince William Parkway (ROUTE 234) approximately 1,100 feet North of its intersection with UNIVERSITY BOULEVARD and extending North to Wellington Road <i>Brentsville District</i>	To amend ±78.65 acres from Commerce Office/R&D High Profile (CH) and Commerce Office/R&D (CO) to Town Center Mixed Use (TM).
Prince William Station (Brentsville) <i>PLN2005-00215</i>	Suspended (On Hold) – awaiting resubmission of REZ Concurrent Rezoning <i>#PLN2008-00608; Prince William Station</i>	Approx. 1500 feet SW of Intersection of Balls Ford Rd and RTE 234 Bypass Brentsville District	Change Long-Range Land Use for approx. 415 acres from ER, EI, to ER, REC & SRH to allow for max 2,000 residential units (mix of TH & MFD) plus max approx. 4.75 MIL SF of nonresidential uses.

Attachment C – Pending Comprehensive Plan Amendments

Pending CPA Cases			
Case Name	Status	Location + District	Proposal
Zetlin Property (Brentsville) <i>CPA2017-00002</i>	Pending (Part of the Route 29 Small Area Plan) Awaiting development of the Route 29 Small Area Plan	The site is located at 7721 Old Carolina Road, immediately northeast of the intersection of Route 29 and Old Carolina Road.	Zetlin Property - To amend the Comprehensive Plan land use designation for ±17.22 acres from SRL, Suburban Residential Low to CEC, Commercial Employment Center, to provide mixed-use project. Applicant will submit concurrent rezoning application.
Bradley 234 (Coles) <i>CPA2016-00006</i>	Suspended (On Hold) Initiation deferred pending development of the Fairgrounds / New Dominion Small Area Plan	The site is located 200 feet north of Bradley Cemetery Way and east of Dumfries Road (Route 234). Coles Magisterial District.	Bradley - 234 – A Comprehensive Plan Amendment to change the land use designation of +/- 20 acres from Community Employment Center (CEC) to Suburban Residential Medium (SRM). The site is located 200 feet north of Bradley Cemetery Way and east of Dumfries Road (Route 234). Coles Magisterial District.



Prince William County Government
Board of County Supervisors

2018 Initiation of Comprehensive Plan Amendment

Brentsville Magisterial District

*Rebecca Horner, Director of Planning
Planning Office*

Background

- Comprehensive Plan Amendments (CPAs) are accepted annually
- BOCS has discretion whether to:
 - ◆ Initiate
 - ◆ Initiate with a different study area and/or different land use designation
 - ◆ Do not initiate/No action

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2018 CPA Initiation Requests

- One request was received, Mid-County Park & Estate Homes, for 2018 annual review of amendments to the Long Range Land Use Plan designation.

- Mid-County Park & Estate Homes is a resubmission of a previously submitted 2012 CPA, which was not initiated by the BOCS


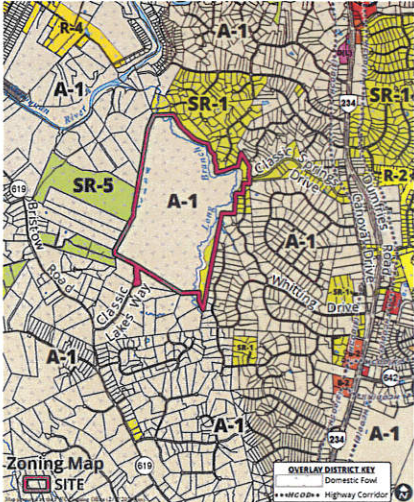
| 3 |

Location Map

Mid-County Park & Estate Homes
CPA PLN2012-00225

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Mid-County Park & Estate Homes

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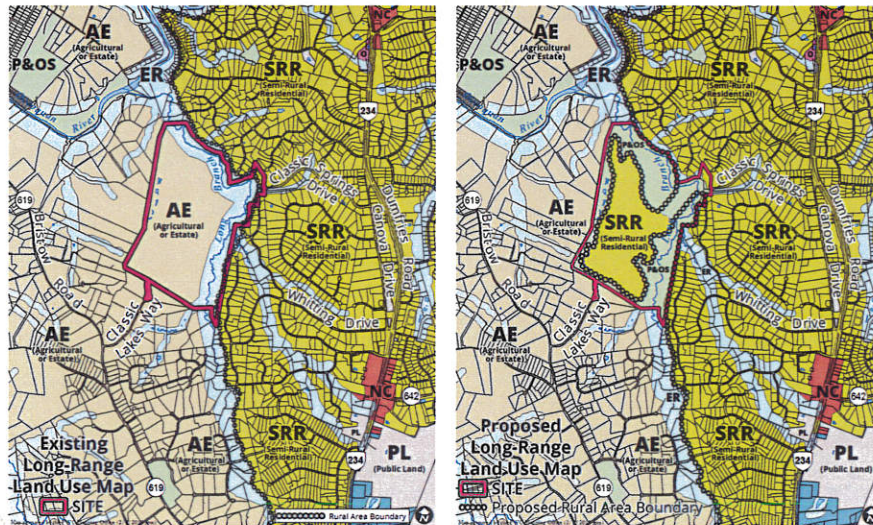
Request

Long-Range Land Use Designations	Existing Acres	Proposed Acres
Semi-Rural Residential (SRR)	± 21.2	±144.2
Environmental Resource (ER)	± 61.5	0
Agricultural or Estate (AE)	±242.56	0
Parks & Open Space (P&OS)	0	±181.4
Total Acreage	±325.26	±325.26

Area proposed to be moved from Rural Area to Development Area =
±146.5 net acres

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Mid-County Park and Estate Homes



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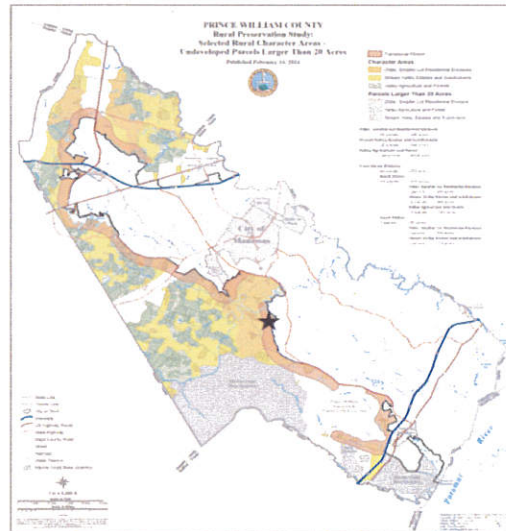
Policy Considerations

- Trade off between increased density (2.76 acres /unit) and 188.4 acres of dedicated park land
- Compatibility with surrounding existing developments in contrast to the Rural Area development standards of one house per ten acres
- Rural Area Boundary –a request to move 146.5 net acres into Development Area, which would allow for public sewer connections
- Rural Preservation Study – Initiated in 2012 and completed in 2014 but has not been incorporated into Comprehensive Plan update. Recommendations regarding development in the “Transitional Ribbon” area relate to this property.

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Map from Rural Preservation Study



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Strengths of Proposal

- Dedication of 181.4 acres for public park
- Cluster Development on 144 acres
 - ◆ Reduction of site grading
 - ◆ Increased tree preservation
- Compatible infill development with surrounding mid-county residential developments
- Environmental Impacts
 - ◆ Public sewer vs septic
 - ◆ 57% of site to be preserved as natural protected open space
- Project incorporated recommendations from Rural Preservation Study

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Weaknesses

- Increased traffic (919 VPD additional trips over existing LRLU designation)
- Traffic circulation – one main public access point proposed from Classic Springs Drive from the east and one private gated limited entrance proposed from the west
- Limited convenient access to park from all of the surrounding neighborhoods

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Mid-County Park & Estate Homes

Mid-County Park & Estate Homes CPA				
	Existing		Proposed	
Total Acres	325.6		325.6	
AE and ER Acres	304.4		0.00	
SRR and ER Acres	21.2		144.2	
P&OS	0.00		181.4	
	Low	High	Low	High
Total SF Dwellings	38	38	130	130
Residents	112	112	431	431

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Recommendation

- **Mid-County Park and Estate Homes –
Initiate with the following additional
guidance:**
 - ◆ **Compatible with existing residential
developments**
 - ◆ **Proposed Park should have adequate
access**
 - ◆ **Provide Connectivity**