

2006 COMPREHENSIVE PLAN AMENDMENT
INITIATION REQUEST FORM
(Please type all information.)

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name Former Mid-County SRR Properties Seeking Return to SRR ("Former Mid-Co. SRR")

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the Comprehensive Plan land use designation of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

G.P.I.N. # **From:** **To:** **Acres:** 1,465.8 (Total)

See attached list for GPINs and owner information

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two [2] public roads or streets): Generally bounded by Aden Road to the south, Cedar Run and Broad Run to the west, Manassas Airport and Route 234 Bypass to the north, and Bristow Road, Long Branch and Lake Jackson to the east.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are:

☐ **Owner of Property**

Name: See attached list for GPINs and owner information
mailing _____
address: _____
phone: _____
email: _____

☒ **Authorized Agent(s)**

Name: Jay du Von
Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.
mailing: 4310 Prince William Parkway, Suite 300
address: Woodbridge, VA 22192
phone: (703) 680-4664
email: jduvon@pw.thelandlawyers.com

☐ **Contract Purchaser/Lessee**

name: _____
mailing _____
address: _____
phone: _____
email: _____

☐ **Engineer**

name: Branca Development LLC
mailing: 11672 Sandal Wood Lane
address: Manassas, VA 20112
phone: (703) 794-9582
email: mbranca@starpower.net

Please check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this _____ day of _____, _____.

See attached

Signature of Owner

(If anyone other than owner is signing, power of attorney must be attached.)

RECEIVED

JAN 1 9

Planning Office
Prince William County, Va.

**ATTACHMENT TO 2006 COMPREHENSIVE PLAN AMENDMENT
INITIATION REQUEST FORM**

PROPERTY LIST

| GPIN | FROM | TO | ACREAGE |
|--------------|------|-----|---------|
| 7891-09-3316 | AE | SRR | 374.2 |
| 7891-05-4068 | AE | SRR | |
| 7792-99-7593 | AE | SRR | 305.9 |
| 7891-25-6168 | AE | SRR | 32.1 |
| 7791-87-5533 | AE | SRR | 83.6 |
| 7792-41-0037 | AE | SRR | 114.5 |
| 7691-99-1745 | AE | SRR | 52.7 |
| 7692-81-2822 | AE | SRR | 130.0 |
| 7691-59-7572 | AE | SRR | 106.6 |
| 7792-69-0055 | AE | SRR | 26.9 |
| 7793-66-1467 | AE | SRR | 24.1 |
| 7793-67-1758 | AE | SRR | 20.1 |
| 7794-22-4518 | AE | SRR | 24.2 |
| 7794-13-7671 | AE | SRR | 6.4 |
| 7794-23-9987 | AE | SRR | 32.9 |
| 7794-23-4432 | AE | SRR | 11.8 |
| 7794-23-0955 | AE | SRR | 5.0 |
| 7794-44-7264 | AE | SRR | 62.3 |
| 7794-16-9813 | AE | SRR | 52.5 |

Please type all information and provide 25 copies* of all submissions, together with an 8 1/2 x 11 reduction of all plans, maps, or graphics. If submitting color graphics, please submit 25 copies of each. The application will not be deemed complete unless all items listed below have been submitted.

*Only 1 copy is required of all affidavits and the adjacent property owner listing.

Please provide the following information.

1. For a map amendment:

- a. Plat of area proposed for CPA amendment, including metes and bounds description (*exempt per Ray Utz*). The plat should be prepared pursuant to Section 32-700.20 of the Zoning Ordinance.
- b. Existing Comprehensive Plan land use classification(s):
AE and ER
- c. Proposed Comprehensive Plan land use classification(s):
SRR and ER
- d. Existing zoning and land use of the subject parcel:
A-1 and vacant.
- e. What use/zoning will be requested if amendment is approved?
SRR density single family lots
- f. Illustrate (using text, photos, and maps as necessary) the existing zoning, Comprehensive Plan designations, and/or approved uses and densities along with other characteristics of area within:
 - 1/4 mile from the parcel(s) perimeter if the parcel is less than 20 acres in size;
 - 1/2 mile if 21-100 acres in size; or
 - 1 mile if more than 100 acres in size.*See Existing "Comprehensive Plan Map" and "Existing Zoning Map"*

- g. The name, mailing address, and parcel number of all property owners within 200 ft. of the subject parcel(s) (with Adjacent Property Owners Affidavit [see page 7]).

Per approval by Ray Utz, the Adjacent Property Owner Affidavit will be submitted under separate cover.

- h. Cultural Resource Assessment and Record Check. (See page 10.)
- i. Traffic impact analysis (or deferral by Public Works, Transportation) (see page 9 of application packet); and
- j. Description of Environmental Resources (ER) on the property.

The Former Mid-Co. SRR property includes approximately 1,465 non-contiguous acres. All of the parcels are located within the mid-County area which is generally described as an area of rolling topography with limited areas of environmental resources. The site contains approximately 300 acres of open fields and +/- 1,165 acres of woodlands. The site is generally bound to the west by Cedar Run and Broad Run.

The environmental resources within the Former Mid-Co. SRR area consist of environmentally sensitive corridors along the perennial streams known as Long Branch, Broad Run, Cedar Run and Lake Jackson and other major tributaries that flow into these perennial streams. The subject area also contains some steep slopes in excess of 25% and some areas that contain soils that are identified by the Prince William County Soils Survey as highly erodible, highly permeable, Category II and III soils.

A review of the "Natural Heritage Resources Map," prepared by the Virginia Department of Conservation and Recreation does not indicate the likely presence of any Federal and State endangered or threatened plant or animal species or species of concern on the properties included in this application.

- k. Will you be submitting a rezoning Application for concurrent processing if this CPA is initiated?

Yet to be determined

2. For a text amendment: N/A

- a. Purpose and intent of amendment
- b. Cite Plan chapter, goal, policy and/or action strategy text that is proposed to be amended.
- c. Proposed new or revised text.

(Note: Please attach and specify text changes with additions underlined and deletions crossed through.)

- d. Demonstrate how the proposal furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the amendment request and why proposed revisions to said goals, policies, and action strategies are appropriate.

- e. Demonstrate how the proposal is internally consistent with other Comprehensive Plan components that are not the subject of the amendment.

- f. What level of service impacts, if any, are associated with the request?

- g. Will you be submitting a rezoning application for concurrent processing if this CPA is initiated?

3. For all amendments:

- a. Justification of proposed Comprehensive Plan amendment (provide attachments if necessary). Describe why the change to the Comprehensive Plan is being proposed.
 - 1. *Background. Shortly before the adoption of the 1998 Comprehensive Plan ("1998 Comp Plan"), a sweeping change to the Land Use Map was proposed with the creation of the "Rural Crescent". Not surprisingly, this attracted a lot of public attention from and evoked discussion by advocates and opponents of the Rural Crescent. However, what may have gone relatively unnoticed at the time, was a significant shift in the boundary of the Agricultural/Estate (AE) designation in the Independent Hill area of 1½ to 3 miles, from west to east. The prior AE boundary, generally followed Cedar Run northward to Broad Run and then followed Broad Run northward to the Manassas Airport area. The eastward shift involved moving over 8,000 acres, that was previously designated Semi-Rural*

Residential (SRR) and largely developed in a SRR pattern, from SRR to AE as part of the Rural Crescent.

If one looks at a current, large scale Comprehensive Plan map with the individual parcel lines on the map, it is relatively clear that the pre-1998 SRR area to the east of Cedar Run and Broad Run has development patterns which are more similar to the mid-County SRR to the east, than the Nokesville, AE/Rural Crescent area to the west, which still contains a number of large undeveloped tracts and farm parcels. Most, if not all of the parcels in this application, adjoin other parcels developed at the SRR density; therefore, they are far more consistent in character with the mid-County SRR properties to the east. As a result, we are requesting that these parcels be remapped as SRR.

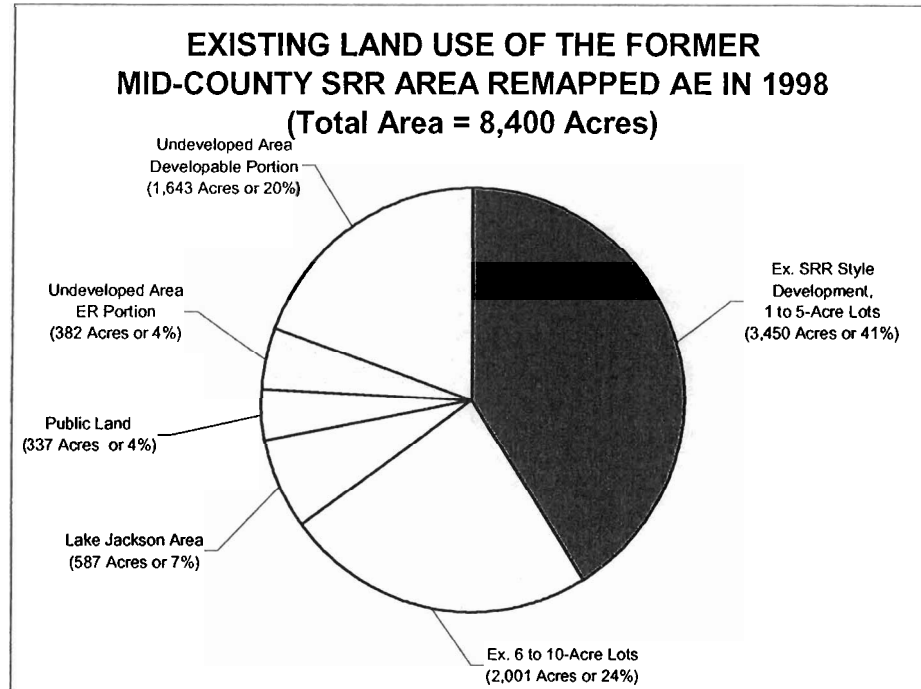
Alternatively, we request that the entire former mid-County SRR area be considered for redesignation to SRR as it was designated prior to the 1998 Comp Plan update. It would seem only logical to look at this entire area for redesignation to SRR, since this area was set aside in 1998 until it would be needed to accommodate further growth.

The boundary of the Rural Crescent was "off-limits" in the 2003 update of the Comp Plan. Only "anomalies" were allowed to be addressed in the 2003 Comprehensive Plan ("2003 Comp Plan"). Anomalies were defined as parcels already zoned differently than shown on the County's Comprehensive Plan Map. Although the review was limited to anomalies, several Planning Commissioners, as well as Board members, expressed an interest in looking at the "hastily defined Rural Boundary from 1998". This did not occur and waiting until the 2008 Comprehensive Plan will be too late for many of these properties.

2. *Character of the Land. The character of the land comprising Former Mid-Co. SRR is clearly not agricultural land (approximately 300 acres of this land is actually in open fields, the majority is wooded parcels), but is more similar to the existing mid-County SRR area in that the topography is uneven and therefore, not conducive to farming. The soil types on the Former Mid-Co. SRR are more similar to the mid-County SRR properties with respect to percolation. The mid-County soils allow drainfields, whereas the western County areas, on the west side of Cedar Run, contain soils which are far less conducive to drainfields. The areas west of Cedar Run are also characterized, in many cases, by open farm land and/or comparatively flat topography.*

It is also relatively easy to look at the development patterns within and surrounding the Former Mid-Co. SRR to see that a large portion of the area is already developed with SRR-style development. In short, the Former Mid-Co. SRR is far more comparable to the existing mid-County SRR than

it is to the truly rural parcels west of Cedar Run. In fact, most of the Former Mid-Co. SRR has already been developed or zoned (pre-1998) for SRR development or larger lots. In fact, of the 8,400 acres, only 1,643 acres are comprised of undeveloped parcels greater than 10 acres, suitable for SRR development. Over 70% of those undeveloped parcels are included in this application. See chart below.



3. Rapidly Diminishing SRR Property.

- i. *One of the justifications in the 1998 Comp Plan for creating the Rural Crescent was: "Sufficient vacant and underdeveloped land exists in the development area, that the Rural Crescent is not needed to accommodate further growth-particularly additional residential development-for the next twenty years." The theory at the time was that the Rural Crescent was intended to be a tool for limiting sprawl and that development was to be directed to the "Development Area" of the County first, because the Rural Crescent would be needed to accommodate future development. However, if one reviews a large scale Comprehensive Plan Map (with parcels shown) of the mid-County SRR area, it is readily apparent that there is almost no undeveloped SRR land remaining in the mid-County SRR area. It is fairly obvious that because of the rapid economic expansion and population growth in Prince William County in the 8 years since the adoption of the 1998 Comp Plan that the "development area" will*

probably not provide SRR inventory until 2008, much less for the "20 years" (2018), as was predicted by the 1998 Comp Plan. In fairness, it would have been difficult for anyone in 1998 to have predicted the demand for housing over the last several years.

We know now that the projected growth rates utilized by the County in formulating the 1998 and 2003 Comp Plans were severely underestimated. In both Comp Plans, and in recent monetary policy guide calculations, only 1700 new units per year were utilized when determining the housing mix and available ground needed to accommodate such growth. In fact, the actual growth in new residential units built in the last 5 years has been 3 to 4 times greater than projected growth. This has dramatically shortened the originally projected 20 year period expected before Rural Crescent area would be needed to accommodate future growth. The rapidly diminishing vacant SRR is graphically apparent if one compares the "1996 Existing Land Use Map" and the "Existing Long-Range Land Use Map" graphics of the mid-County area included with this application, which show the rapid development of the existing SRR since 1998.

In response to the accelerated growth rate, the County took a bold step in the 2003 Comp Plan by designating a new land use category, Mass Transportation Nodes or MTNs, recognizing a need for more high density development near our transportation nodes. In creating this land use category, the County's Comprehensive Plan envisions providing a balance for all housing needs, (i.e., high density and low density housing stock). Given the rapidly diminishing inventory of SRR developable ground, the County once again has the responsibility to look hard at least restoring what is left of the pre 1998 SRR inventory to insure that all types of housing are available in the County.

- ii. As a consequence to the lack of available SRR land, the County is seeing the rapid consumption of the AE property in 10 acre lots. Many of the owners have already converted substantial acreage to by-right 10 acre lot development. Several other property owners are even taking advantage of the family subdivision provision to create even smaller lots. As a result, the AE land will be divided up into 10 acre lots very rapidly over the next several years, unless additional SRR land is added to the SRR inventory.*

- 4. Proposal. The Former Mid-Co. SRR area offers the opportunity to add SRR inventory in an area which is well suited for it (and originally planned for it). This area is consistent with the balance of the existing SRR mid-County area from a topography standpoint, soils suitability for drainfields, and it adjoins areas which are currently developed at an SRR density. If the*

Former Mid-Co. SRR area develops as by-right 10 acre lots, the County will still get homes, but with no proffers to offset the impact. Under this proposal, the number of additional units would be in the range of 575 to 650 units and would produce proffers of approximately \$13.2 to \$14.9 million to offset the impact on County services. Redesignating this area back to SRR would have miniscule negative impacts and significant positive impacts for the County. In addition, redesignating this area to SRR would only be equivalent to adding approximately 10% to the total new units built in the County in each of the last 4 or 5 years, (although the new density would come "on-line" over a period of years)..

As a practical matter, homes on 10 acre lots do not sell for significantly more than those on 1 to 5 acre lots. It is generally accepted that homes that sell in the range of \$900,000 to \$1,350,000 are highly revenue positive for the County. In this context "revenue positive" means these homes are generating more real estate tax revenue than the home is costing in County services. Therefore, on a purely economic level, not only would the County be losing proffer money if the property is developed in 10 acre lots, the County is also losing the additional positive tax revenue from the additional homes that could be constructed at the SRR density. In addition, the SRR-style homes offer the type of upscale housing in settings that are attractive to executives who are making decisions about where to locate their companies. That is, locating corporate facilities in close proximity to desired housing types.

In short, the SRR developments are revenue positive and promote economic development as well as help to offset some of the lower cost, and therefore, lower revenue producing, housing in the County. The mid-County SRR is very close to being completely developed. The Former Mid-Co. SRR area adjoins the existing SRR designation, shares many common SRR features and offers the opportunity to add large tracts to the County's SRR inventory. In that manner, the County can continue to take advantage of a very attractive, revenue positive, segment of the housing market for which demand remains strong.

With respect to other benefits, SRR subdivisions have never been associated with creating traffic problems or other "negatives" usually associated with increased density. In fact, by their very nature they are low impact, low density, environmentally sensitive and usually leave significant existing tree canopy after development. Classic Oaks, Valley View, Woodbine Woods, Landview Estates, Woods of Shenandoah, just to name a few, were all projects developed with significant on lot tree savings.

Given all of the advantages of SRR development, both from an economic standpoint and the opportunity to obtain environmentally sensitive proffers associated with projected rezonings, it would be very beneficial

and prudent for the County to increase the inventory of SRR property (especially in an area previously planned for SRR), since, as noted above, the existing inventory is virtually exhausted.

The 1998 and 2003 Comp Plans clearly anticipated the day when additional development area would be needed. It only seems logical to look first to areas that were “down-planned” with the 1998 Comp Plan when looking to expand a land use type in danger of extinction.

In light of the rapid absorption of AE land by 10 acre lot development, the opportunity to create more SRR land will be lost quickly over the next several years if the County does not act very soon.

5. *Response to Comments on Prior CPA Requests to Restore SRR in this Area.*

- i. *Comment:* *Ten acre lot subdivisions should be looked at as a successful implementation of the Comprehensive Plan.*

Response: *In addition to encouraging estate lots, the Rural Crescent was intended to accommodate agricultural uses and to preserve open space and the rural character of the County. Many would argue that dividing up the existing farms into 10 acre lots does not “accommodate agricultural uses or preserve open space and the rural character of the County.”*

The Rural Crescent was intended to concentrate development in the Development Area first, before the Rural Crescent was needed for additional development area. As a result of the infill of the Development Area first, a goal which has been accomplished, development on a larger and larger scale in the Rural Crescent has accelerated far past earlier expectations. In fact, the Rural Crescent became the last area for many builders to go to in the last few years. Many custom home builders, who are based in this County, have only the Rural Crescent to look at for building lots.

A new, unexpected phenomenon has taken place with the shortage of developable lots. Large production builders have moved into the Rural Crescent. These large production builders have now begun acquiring land in this area, which will only serve to accelerate absorption of the parcels now designated for 10 acre lots. Many farmers have decided to sell with the belief that this may be the best they will ever get.

Ten acre lot subdivisions may be a successful implementation of the Rural Crescent, but only in those areas where environmental and service limitations still exist. In the Former Mid-Co. SRR area, these limitations DO NOT EXIST. Therefore, the loss of potential additional SRR lots is a failure of the original stated

intentions of the Rural Crescent. To ignore this need will simply be a continued failure to address the need for more "large lot, low impact, low density, revenue positive, housing" where it had been planned for years, prior to the 1998 Comp Plan.

The Applicants have been told by many that this would be a good issue for the 2008 Comprehensive Plan. The Applicants feel that redesignating this area now will only serve to slow absorption of the balance of the Rural Crescent. The Applicants further believe that a comprehensive review of the entire Rural Crescent is needed in 2008 before it is too late to plan those areas properly.

The stated purpose of the Comprehensive Plan Amendment procedure is to look, once a year, at the projects seeking Comprehensive Plan designation changes to see if they fulfill the needs in the County that the projects current Comprehensive Plan designations do not accommodate. The Applicants herein (owners of over 70% of the vacant parcels) all strongly believe that they deserve an opportunity to be heard. Most of these Applicants are citizens, and not developers, who simply want to regain what they lost with the 1998 Comp Plan, and have been waiting patiently until development patterns demonstrate a need for such a redesignation to SRR.

- ii. *Comment: Despite rapid growth in Prince William County since 1998, there is still ample land in the Development Area for future residential growth.*

Response: The Applicants never argued that the County was running out of residential land, only that the County was running out of available SRR land. One of the Applicants is a SRR developer/custom home builder and believes that SRR development is an important sector of the housing market which must not be allowed to become extinct.

The County's Comp Plan requires the County to continually monitor all segments of housing, not just high or moderate density. For instance, the County recognized a need for higher densities near transportation nodes with the 2003 Comp Plan and developed the Mass Transportation Nodes or MTN designation. The County also designated Route 1 as a revitalization area. However, the need for SRR area to accommodate large lot, low density, quality projects has gone without the needed attention of the County.

There are several reasons why the SRR market segment is important:

- *It provides executive housing which can be an important factor in executives choosing a location for their company.*
- *It also provides citizens the opportunity to “move-up” and fulfill a lifelong dream of having a large lot with privacy, trees, and room to enjoy their property.*
- *It is a relatively low density housing type which typically places low demand on services.*
- *It is environmentally sensitive development with significant saving of existing trees.*
- *It does not contribute to traffic problems to nearly the extent of high density projects.*
- *It provides a very revenue positive real estate tax income stream which is very beneficial fiscally to the County.*
- *Lastly, the Applicants believe that it is important for the County to provide a full range of housing types from more affordable higher density projects, including single and multi-family units located near transportation nodes to high end “executive” housing on large lots of 1 to 5 acres.*

iii. *Comment:* *Replanning a portion of AE to SRR would not solve the density issue Countywide.*

Response: *The Applicants’ proposal was never to “solve the density issue”, but rather to preserve desirable housing type-large lot residential units, before this opportunity is lost forever, in an area that is already developed with this type of product and was planned for this type of development for years prior to the establishment of the Rural Crescent boundary. Again, the Applicants are not saying there is a scarcity of housing overall, just that there is a scarcity of developable property available to maintain a sufficient inventory of SRR housing.*

iv. *Comment:* *There are 2,000 units from the SRR residential inventory zoned not yet built.*

Response: *The Applicants do not consider the 2,000 available residential units in Heritage Hunt, Piedmont, Dominion Valley and*

Harbor Station as being remotely comparable to SRR development because those lots are much smaller and the density is much higher.

- b. How would the resultant changes impact or benefit Prince William County relative to:

1. Community Design:

In the event the Board of County Supervisors initiates the requested CPA, rezonings must be filed to allow development of the property area at an SRR density. The rezoning applications will provide details and commitments to address the various applicable goals and objectives of the Community Design element of the Comprehensive Plan.

2. Cultural Resources:

In preparation for filing this Comprehensive Plan Amendment, the County Archaeologist has reviewed the cultural resources records regarding the properties included in this application. Based upon that initial review, a Phase I archaeological survey is not required for any of the properties. However, it was noted that with respect to 12 of the properties "historical sites, prehistoric sites and/or gravesites are located on or adjacent to the project area". If the Comprehensive Plan Amendment is approved and rezoning applications are submitted, Phase I archaeological surveys will be submitted where requested.

3. Economic Development:

The proposed land use amendment will allow for the development of approximately 575 To 650 single family homes in upscale residential communities located within the subject area. The existing A-1 zoning would allow 202 homes by-right (unproffered) on 10 acre lots. It is anticipated that based on current values the SRR homes would sell in the range of \$900,000 to \$1,350,000 on average. Development in accordance with the proposed plan amendment will result in revenue positive homes with the associated tax revenue for the County.

There is very little difference in value between upscale homes on 1 to 5 acre lots and similar homes on 10 acre lots. It is generally accepted that new homes on either 1 to 5 acre lots or 10 acre lots are revenue positive for the County. Therefore, the development of approximately three times the number of revenue positive homes will bring roughly three times the tax revenue and revenue positive effects to the County as compared to a by-right, 10 acre development of the property.

In addition, the development of SRR homes would generate approximately \$14,940,900 (\$22,986 X 650) in proffers as opposed to zero impact in proffers from 193 homes on 10 acre lots as by-right development.

4. Environment:

More detailed information pertaining to the environmental resources on the Property is provided in the response to 1.j. above.

However, the property is generally bounded to the west by Cedar Run and Broad Run, and contains several perennial tributaries of each. A rezoning of this property to allow for 1 to 5 acre lots versus by-right, 10-acre lots allows the opportunity for the environmental protections normally contained in proffers, which would include items such as conservation easements along the RPA, limited lot clearing and the guaranty of the preservation of other environmental features on the site which would not exist in a by-right, 10-acre lot development. In addition, in by-right 10-acre lot development, there is often nothing to prevent timbering or mass clearing of the 10 acre lots by the owners.

It is anticipated that there would be a minimal increase in run-off associated with the additional homes. This development, mitigated by normal stormwater detention methods, would be reviewed by County staff through the subdivision process. Such mitigation would not otherwise take place in a by-right, 10 acre development of the property. With the SRR densities, the length of subdivision streets will not usually increase and could even decrease if sewer is available.

SRR development is by its very nature low impact and environmentally sensitive. This Former Mid-Co. SRR area is mostly wooded. SRR lots do not require mass grading and clearing, thus leaving a substantial number of the existing trees, often as much as 50% of the site. These characteristics are unique to the SRR category.

In summary, we believe that a development at the SRR density would have minimal additional impact on the environment and very real benefits with respect to environmental protections which would not be available through a by-right development of the property.

5. Fire and Rescue:

The entire Former Mid-Co. SRR area is currently served by the Coles District and Lake Jackson Volunteer Fire Departments. The majority of the properties included in this application are located within a 4½ minute response time for fire and rescue services. Some of the properties are located outside of the 4½ minute response time; however, it should be noted that the Fire and Rescue Chapter of the Comprehensive Plan identifies two additional stations planned for the subject area. Therefore, future response times may be reduced.

The specific impacts on demand for fire and rescue services will be addressed at the time of rezoning with a Level of Service monetary contribution. Further, the public streets and interparcel access required

with SRR developments will likely provide easier and quicker fire and rescue access.

6. Housing:

An inventory analysis conducted by the Applicant indicates that approximately 8,400 acres of SRR were lost to the Rural Crescent area with the 1998 Comp Plan in this mid-County area alone. It does not include other SRR land lost in other areas of the County with the 1998 Comp Plan. The mid-County SRR area has been intended, over many years, to be a buffer between the Eastern and Western areas of the County with higher densities. The mid-County area, including the area in which this property is located, has historically been designated for lots in the size range of 1 to 5 acres. One major reason for this is that this area of the County is more suited, due to topography and environmental constraints, to this type of residential product. Specifically, this area contains soils suitable for drainfields and sewer is available in some areas. Even before the County's Comprehensive Plan designated this area as SRR, densities in older subdivisions in the mid-County area developed on lots of 1 to 5 acres because of suitability of soils for drainfields and existing topography.

The Former Mid-Co. SRR parcels comprise the largest area left to be developed in the mid-County area to supplement the SRR inventory shortage and provide high quality, large wooded lot subdivisions with upscale homes. With the use of proffers limiting clearing and mass grading as well as "on lot" grading, these sites could become the premier subdivisions in the mid-County area, with no adverse environmental impacts, if properly planned. (Note: The Fairfax Rod and Gun Club property is also planned SRR, but it seems unlikely that this site will develop in the foreseeable future given the difficulty of locating another suitable site within a reasonable distance of the existing facility).

The proposed Long Range Plan Map amendment would provide the opportunity to achieve additional executive housing for existing and future residents of the County in a location well suited for such use in light of the upgrading of Route 234 and the upgrading of the intersection of Route 234 and Bristow Road. It is noted that the use of the term "executive housing" is often misleading since many of these purchasers have moved up from high density communities to fulfill a lifelong ambition to have an acre or more for the privacy and pleasure of their children. This is a lifestyle lot and home that these people are purchasing, and it is not limited to executives.

7. Land Use:

See Section 3.a. above for a detailed discussion of the land use issues and impacts. For all of the reasons identified above, this property should be designated SRR again.

At the time a rezoning application is filed, commitments associated with the rezoning would include site layout, road layouts, buffers/conservation areas, and design details addressing the compatibility of this project with the surrounding uses.

8. Libraries:

This Property is served by the Chinn Center Regional Library and Independent Hill Neighborhood Library, located at George Helwig Park.. The proposed Comprehensive Plan amendment will not adversely effect the Library Chapter of the Comprehensive Plan. Any impacts to the provision of library services will be addressed at the time of the rezoning of the Property in the form of a monetary contribution in accordance with the applicable Level of Service standard.

9. Parks and Open Space:

The Property is located within easy travel of several private and public parks and recreational facilities, the closest of which is George Helwig Park which has soccer fields, baseball fields and tennis courts. As noted previously, the environmental features of this area are such that a significant amount of open space will be retained within conservation easements within this area.

Many of the owners of this type of product are "move-ups" from higher density, smaller lot sizes without privacy and trees. These owners are typically simply trying to acquire a larger lot for privacy and recreational enjoyment on their own property and may not be as reliant on public spaces.

In addition, the impact of additional residents on the demand for County-wide services and facilities will be further mitigated at the time of rezoning with a monetary contribution in accordance with the applicable Level of Service standards.

10. Potable Water

The proposed development on the Property will be served by public water, if available, or by private wells. Details of infrastructure and proposed improvements will be determined at the time a rezoning application is filed.

11. Schools:

The proposed increased residential density will have a minimal impact on the affected schools. The impact associated with these additional students on existing school facilities will be addressed at the time a rezoning application is filed.

12. Sewer:

The proposed development on the Property will be served by drainfields on each lot, unless sewer is available to the area. The details of the infrastructure in the area and proposed improvements will be determined in connection with rezoning applications.

13. Telecommunications:

The proposed land use change has no effect on the provision of telecommunication facilities within the County.

14. Transportation:

The area is served by a number of public roads, including Aden Road, Bristow Road, Brentsville Road, Lucasville Road and several smaller roads. It is anticipated that the incremental increase from 193 by-right lots to 575 to 650 SRR lots will have a minimal impact on the Level of Service on those roads. A review of both the Aden and Bristow Roads by the Applicants' traffic consultant indicates that both roads would remain at LOS C if all the Former Mid-Co. SRR vacant parcels were developed at SRR densities. However, the transportation proffers would produce approximately \$8,770 per lot for road improvements which would not be available in a by-right development ($\$8,770 \times 650 \text{ units} = \$5,700,00$ otherwise not available to the County). In addition, the intersection of Bristow Road and Route 234 has now been significantly improved with the construction of newly realigned Route 234 in this area. It is not anticipated that these additional units would have any significant impact on the Level of Service on new Route 234. There is also a possibility that the area of this Comprehensive Plan amendment could gain interparcel connectivity through rezonings which could improve the transportation system in this area.

In addition, any needed transportation improvements will be addressed in future rezoning applications.

15. Sector Plan (if applicable) *Not applicable.*

Other information as may be required by the Director of Planning, the Planning Commission, or Board of County Supervisors during the review of the initiation request. The applicant will be notified, in writing, if additional information is required.

All application must also contain the following items:

1. Special Power of Attorney Affidavit
2. Interest Disclosure Affidavit
3. Adjacent Property Owners Affidavit
4. Subject Property Owner's Affidavit

Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to individual Comprehensive Plan amendment requests.

Attachments