



Melissa S. Peacor
County Executive

COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT

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January 24, 2012

TO: Board of County Supervisors

FROM: *FDR* Christopher M. Price *R*
Director of Planning

THRU: Melissa S. Peacor *MS*
County Executive

RE: List of Comprehensive Plan Amendment (CPA) Applications Received for
Consideration in 2012

Attached please find a summary list of the six Comprehensive Plan Amendments received.

We anticipate scheduling consideration of these CPAs for the Board's afternoon meeting on March 20, 2012. Staff is currently processing these applications and more detailed information and analyses, including staff recommendations, will be provided prior to the meeting.

Please feel free to contact Ray Utz at x6846 if you have any other questions concerning these proposed 2012 Comprehensive Plan Amendments.

Attachments:

Attachment A – 2012 CPA Summary Chart with Definitions
Attachment B – Vicinity Map & CPA Maps

cc: Planning Commission

Attachment A

2012 CPA Summary Chart and Definitions

<i>CPA</i>	<i>Magisterial District</i>	<i>Applicant / Agent</i>	<i>Proposal (Land use category definitions attached following this table)</i>	<i>Comment</i>
1. Stone Haven PLN2012-00224 GPINs 7496-17-4609 7496-37-4872 7496-35-1841 7496-64-4581	Brentsville	Peter Dolan Walsh Colucci et al	+/- 337 acres from FEC, to SRM, SRL, and GC. Location: northeast side of Linton Hall Rd +/- 2,150 ft northwest of its intersection with Rollins Ford Rd and extending northeast +/- 3,000 ft and southeast +/- 4,500 ft; at the southwest quadrant at the intersection of Wellington Rd and Devlin Rd	If initiated, a rezoning will be submitted from A-1, to PMR, PBD, and /or B-1, O(F) and M-2, for a mixed use community.
2. Mid County Parks and Estate Homes PLN2012-00225 GPIN 7792-99-7593 7892-19-1085	Coles	Classic Lakes LLC	± 316 acres from AE & ER to SRR & POS Location: 1/2 mile along Classic Springs Drive past the Canova Springs Place intersection.	If initiated, a rezoning will be submitted from A-1 zoning to SR-1
3. New Dominion Square PLN2012-00226 GPINs 7794-78-2062 7794-79-8410 7794-88-7936 7794-89-2123 7794-89-3125 7794-78-7434 7794-79-9814 7794-89-0718 7794-98-1625	Coles	Jay Du Von Walsh Colucci et al	± 40.6 acres from CEC & SRL to SRM Location: on the east side of Dumfries Rd, approx 1.7 miles north of the Dumfries Rd/ Prince William Parkway Intersection	If initiated, a rezoning will be submitted from A-1 zoning to PMR
4. Wheeler Estate Property PLN2012-00227 GPINs 7597-82-4068 7597-82-7607 7597-92-1061	Gainesville	Jay Du Von Walsh Colucci et al	± 99 acres from REC & SRH to SRM & SRH Location: on the south side of Balls Ford Road, beginning approx 2,500 ft west of the Balls Ford Rd/Sudley Rd intersection.	If initiated, a rezoning will be submitted from A-1 zoning to PMR

Attachment A
2012 CPA Summary Chart and Definitions

<i>CPA</i>	<i>Magisterial District</i>	<i>Applicant / Agent</i>	<i>Proposal (Land use category definitions attached following this table)</i>	<i>Comment</i>
5. Bradley Square PLN2012-00228 GPINs 7794-77-5445 7794-77-8664 7794-79-5703 7794-79-6404 7794-88-3202	Coles	Jay Du Von Walsh Colucci et al	± 22.1 acres from CEC to SRM Location: portion located on east side of Dumfries Rd approx 1,200 ft south of Dumfries Rd/Old Dominion Rd intersection & another portion located on south side of Old Dominion Dr approx 800 ft from its intersection with Dumfries Rd	If initiated, a rezoning will be submitted from A-1 zoning to PMR or R-6
6. Bell Property PLN2012-00229 GPINs 7398-76-8206 7398-96-4050	Gainesville	Peter Dolan Walsh Colucci et al	+/- 127 acres from SRR & ER to SRL & ER Location: north and west side of Catharpin Road, approx 900 ft north of its intersection with Fieldstone Way	If initiated, a rezoning will be submitted from A-1, to PMR, for Age-restricted single family dwellings

Attachment A

2012 CPA Summary Chart and Definitions

Land Use Designations – Definitions

AE, Agricultural or Estate: This Long-Range Land Use classification allows one dwelling per 10 acres.

CEC, Community Employment Center: This Long-Range Land Use classification is for sites at or near intersections of principal roads or commuter rail stations. It allows 75% employment use and 25% retail and/or residential, 6-12 dwellings per acre.

ER, Environmental Resource: All 100-year floodplains, Resource Protection Areas, areas with 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, wetlands, and critically erodible shorelines and stream banks.

FEC, Flexible-Use Employment Center: This Long-Range Land Use classification provides for light manufacturing, “start-up” business, and offices.

GC, General Commercial: This Long-Range Land Use classification provides for infill of existing commercial “strips.”

PL, Public Land: This Long-Range Land Use classification identifies public land within the County in order to provide an indication of existing and planned public facilities, institutions, or other government installations.

POS, Parks and Open Space: This Long-Range Land Use classification illustrates a number of existing parks and recreational areas of the County.

REC, Regional Employment Center: This Long-Range Land Use classification is for sites close to or with good access from major interstate highways. It allows 75% employment use and 25% residential with 16-30 dwellings per acre.

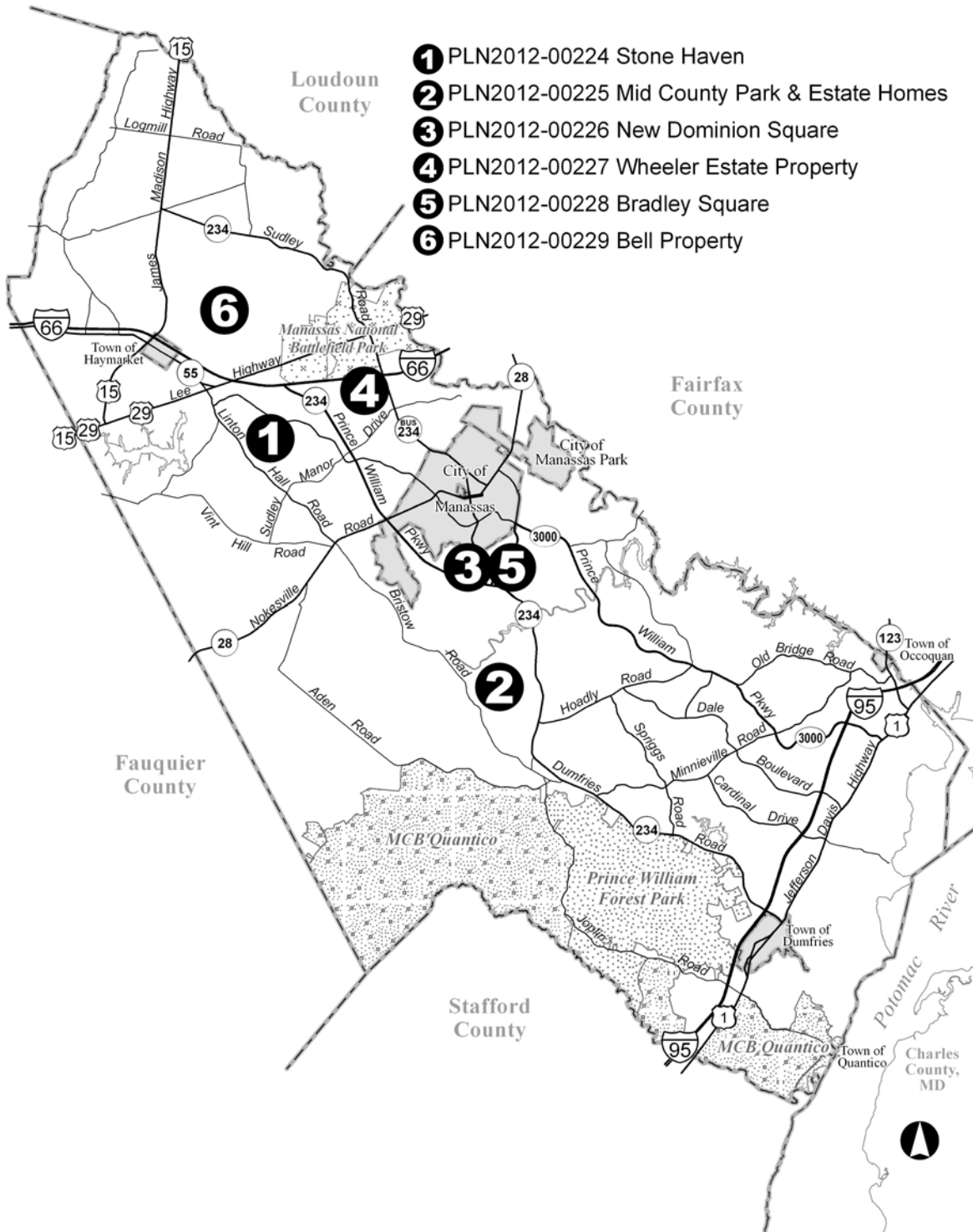
SRH, Suburban Residential High: This Long-Range Land Use classification provides for multi-family housing, allowing 10-16 dwellings per acre.

SRL, Suburban Residential Low: This Long-Range Land Use classification allows 1-4 single-family detached dwellings per acre.

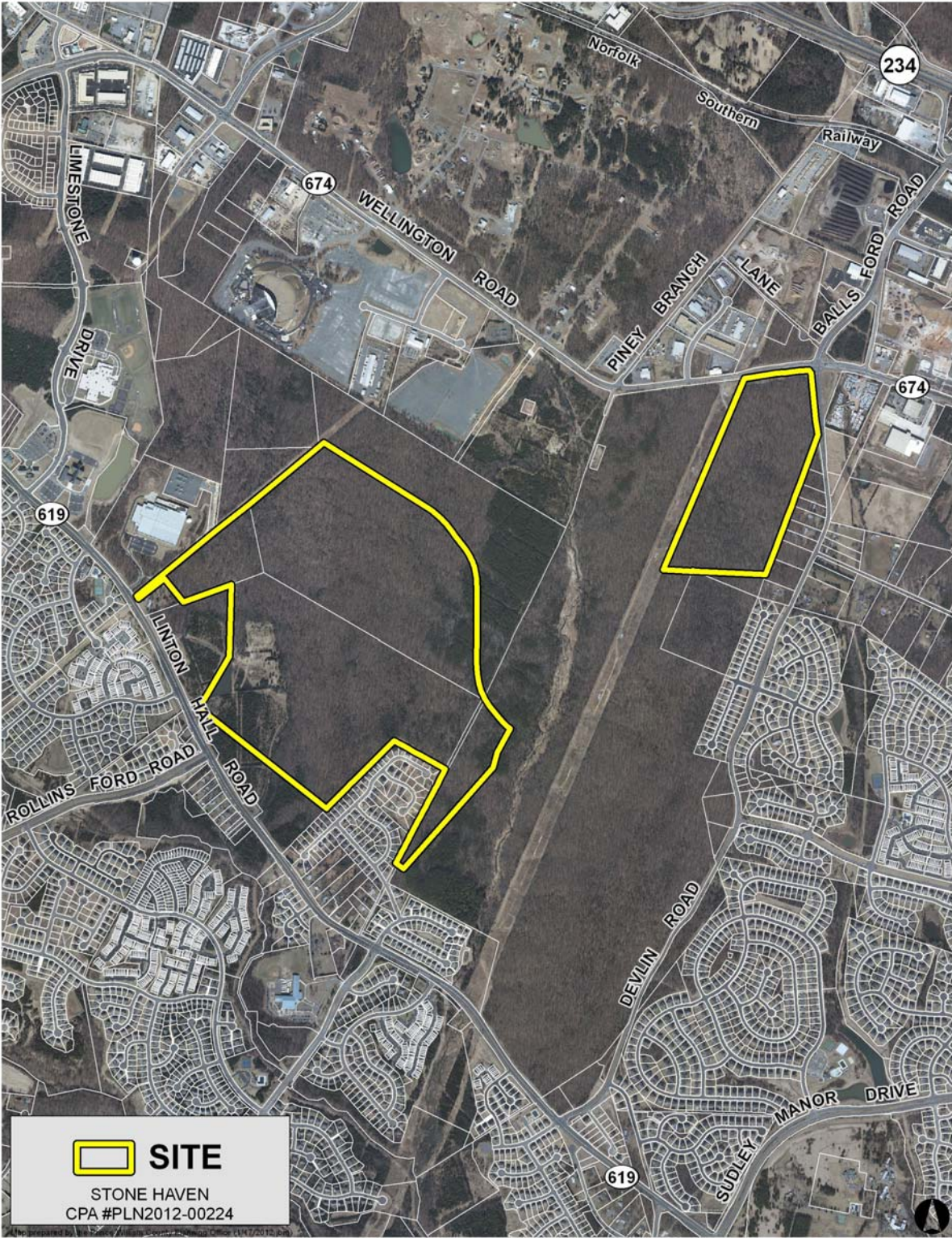
SRM, Suburban Residential Medium: This Long-Range Land Use classification allows 4-6 dwellings per acre. Single-family detached is preferred with single-family attached limited to 25% of total land area.

SRR, Semi-Rural Residential: This Long-Range Land Use classification allows 1 dwelling per 2.5 acres.

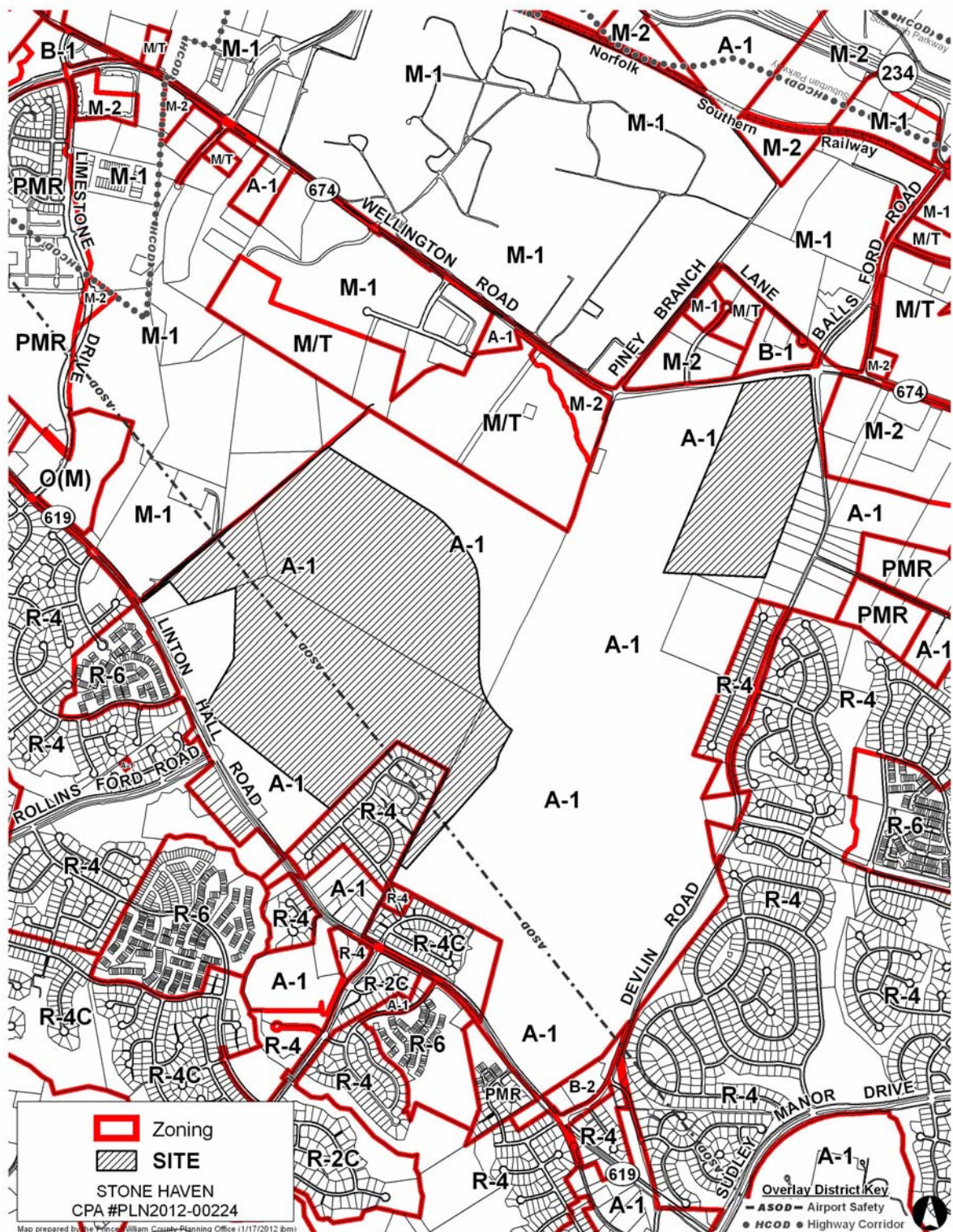
Attachment B – Maps LOCATION MAP



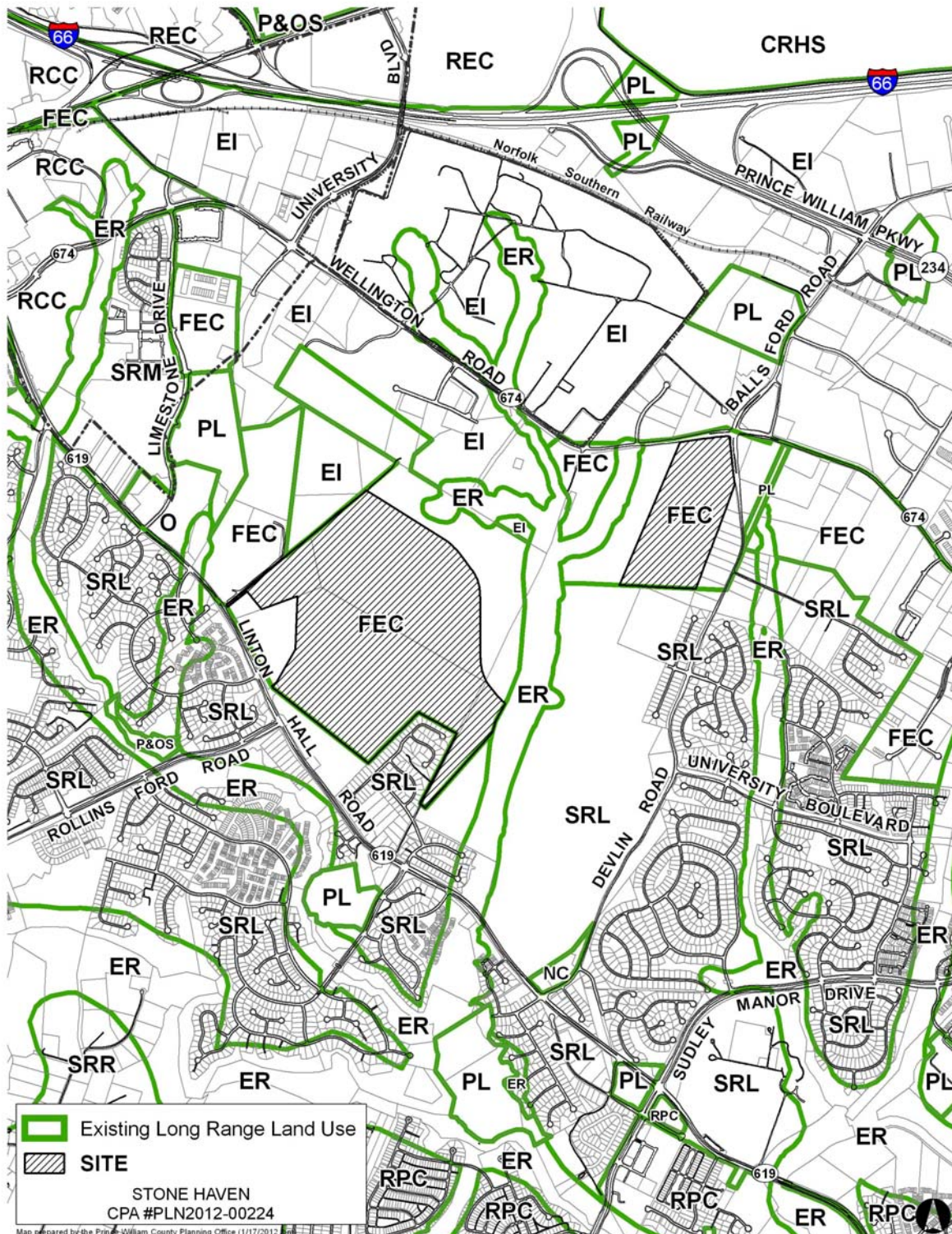
Attachment B – Maps
AERIAL MAP



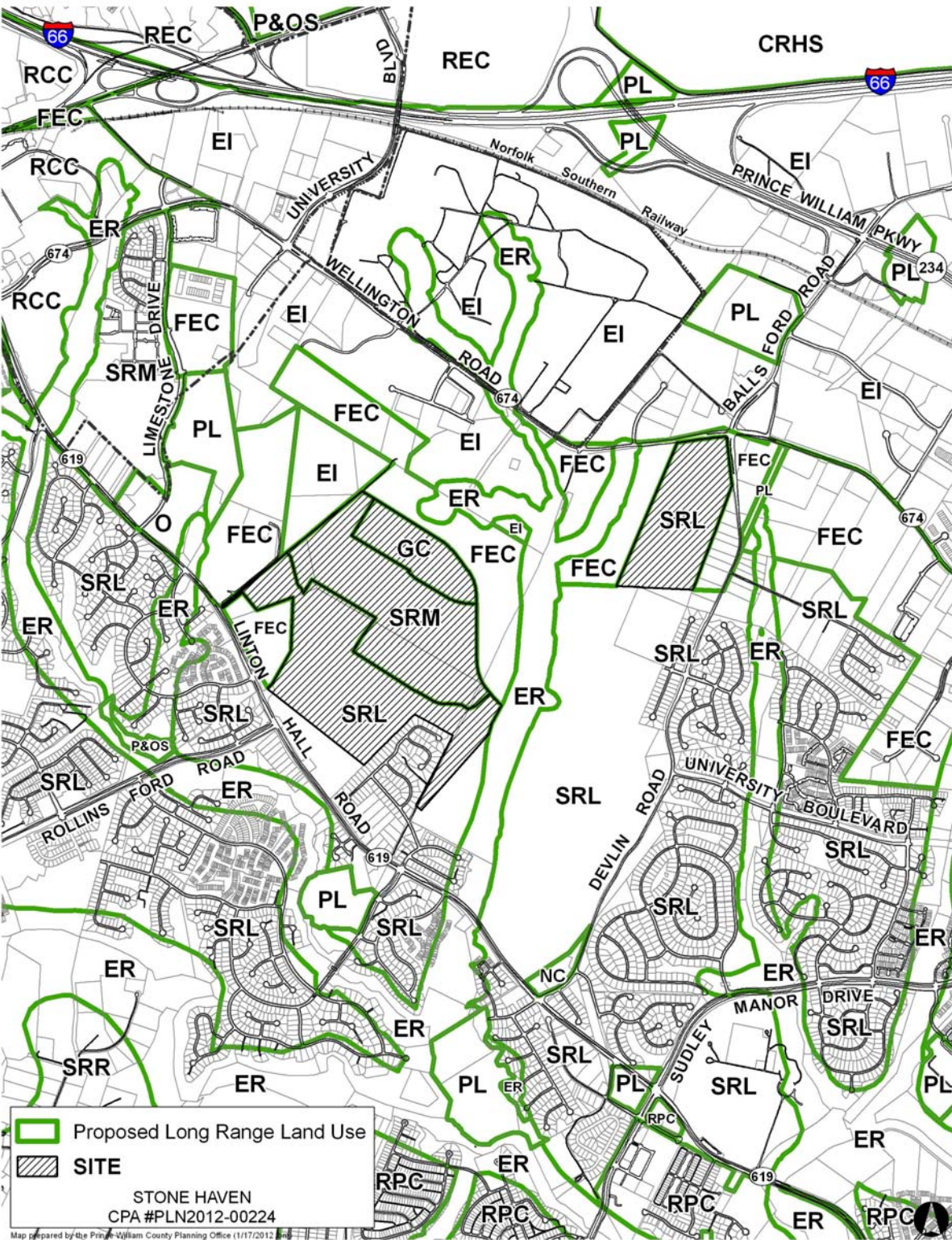
Attachment B – Maps ZONING MAP



Attachment B – Maps
EXISTING LONG RANGE LAND USE MAP



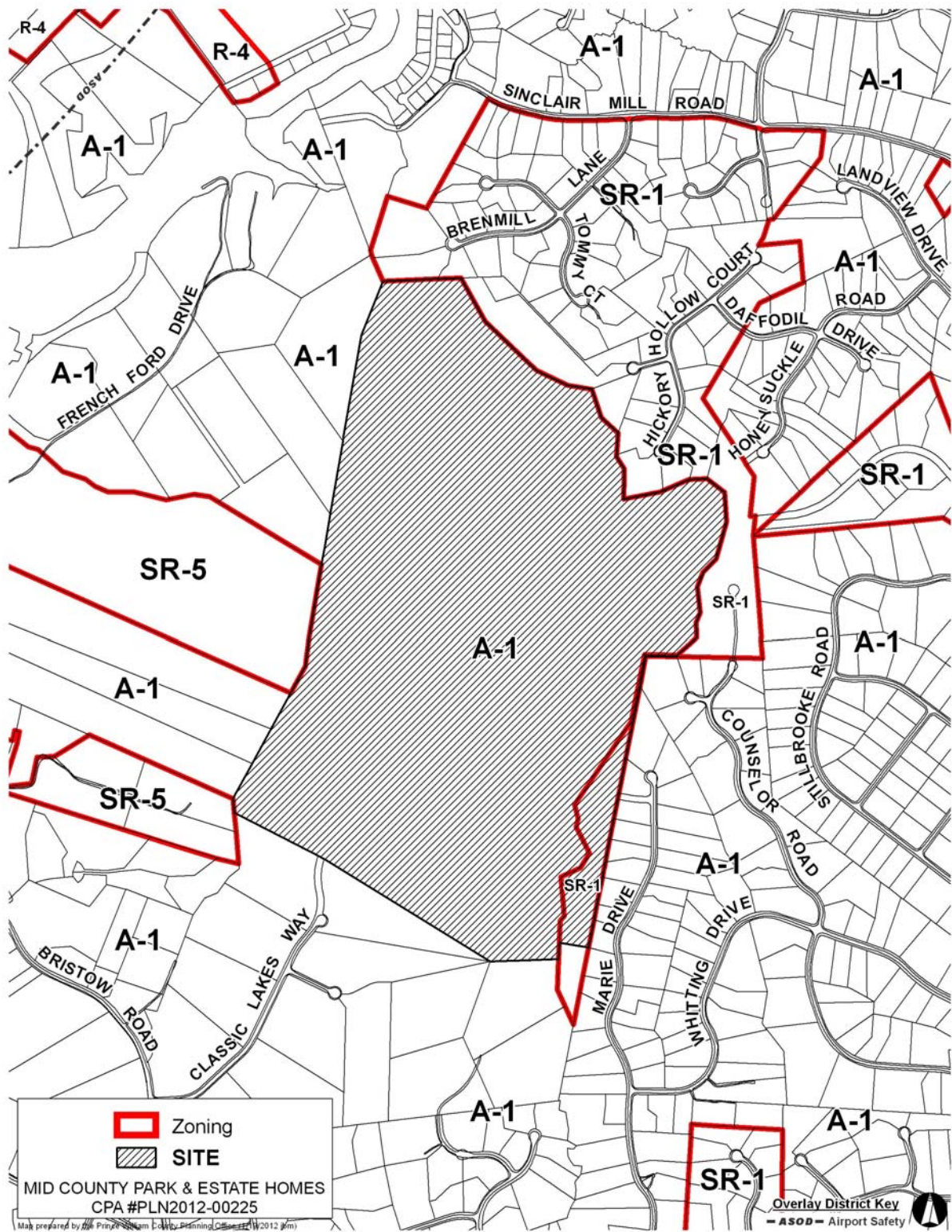
PROPOSED LONG RANGE LAND USE MAP



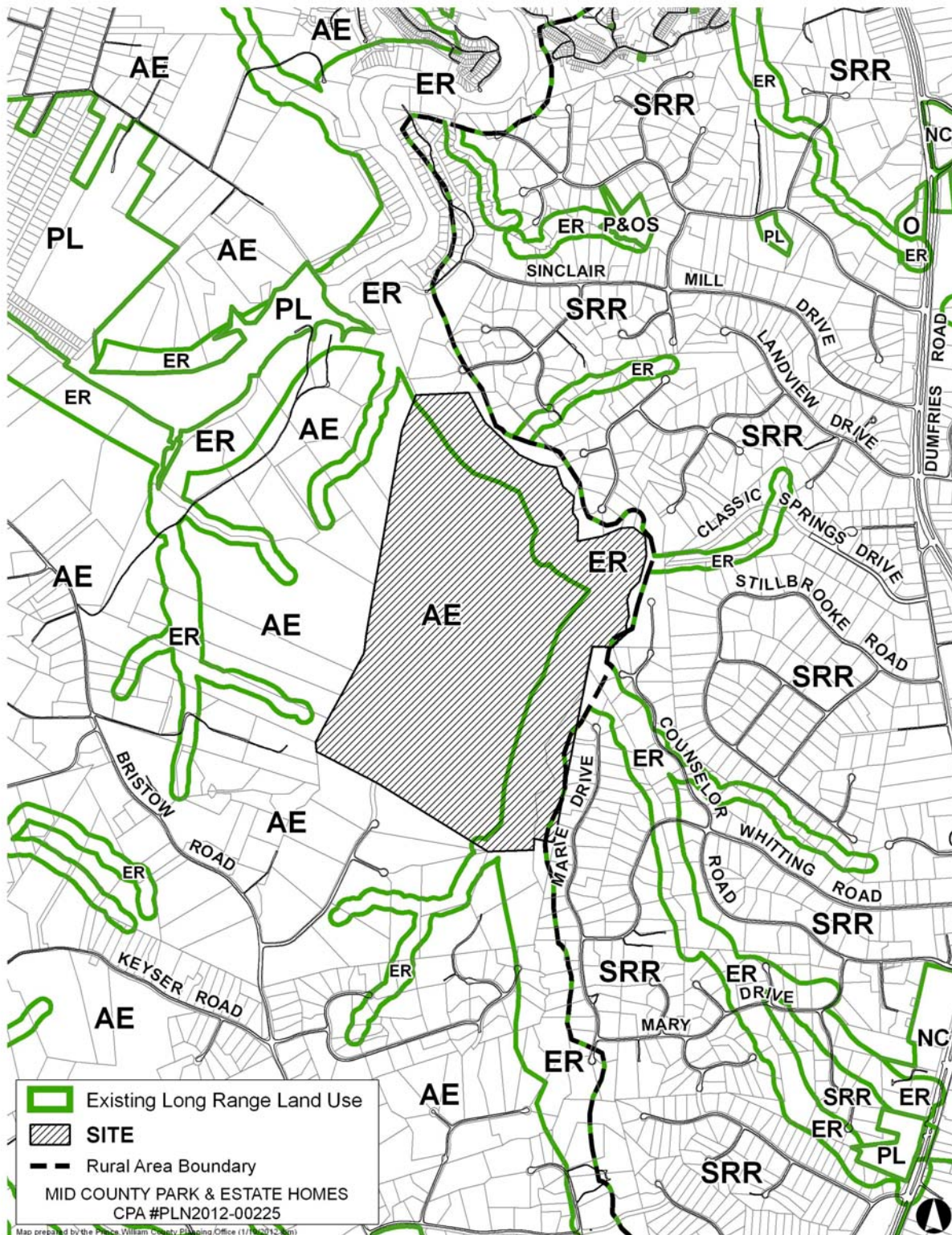
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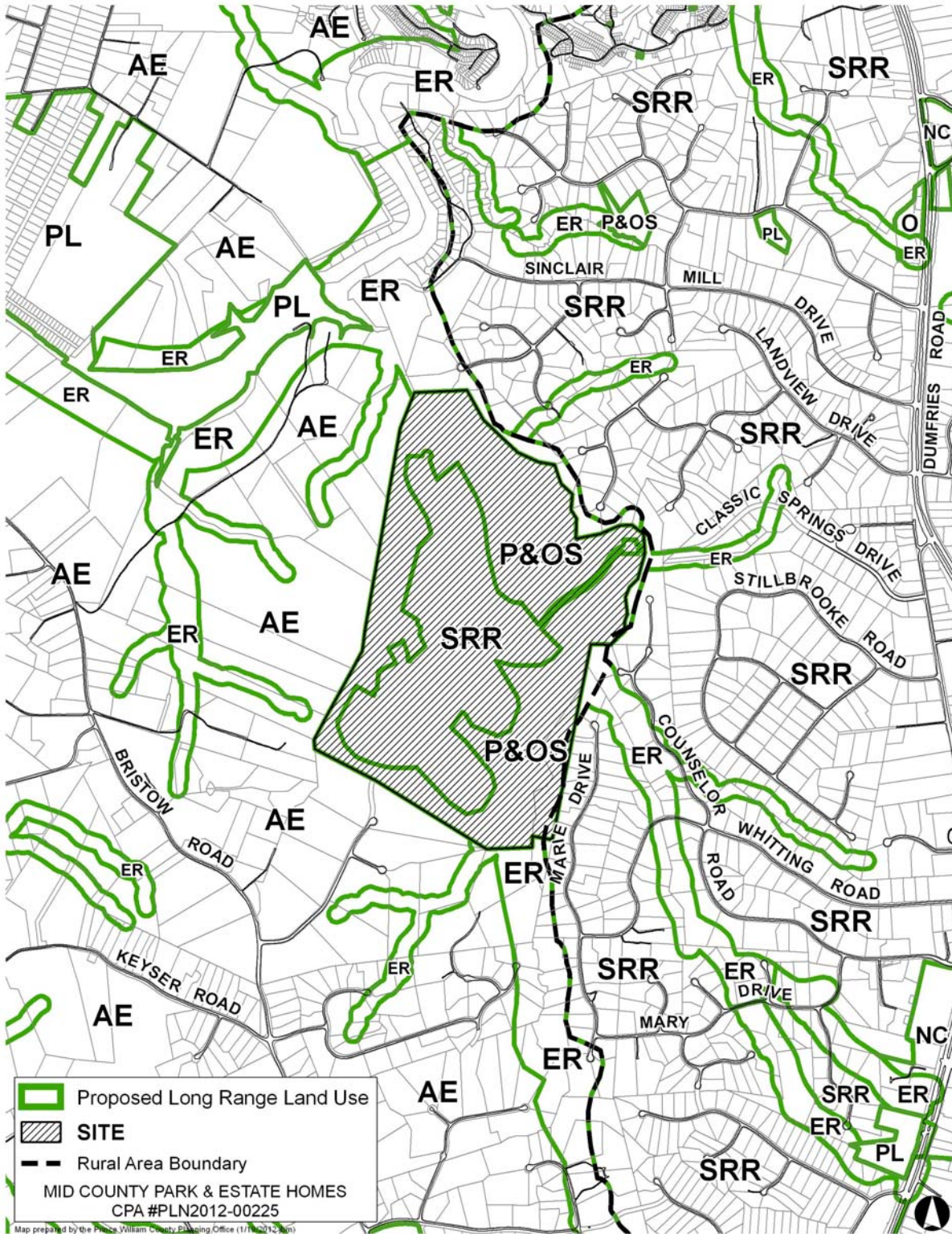
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ZONING MAP



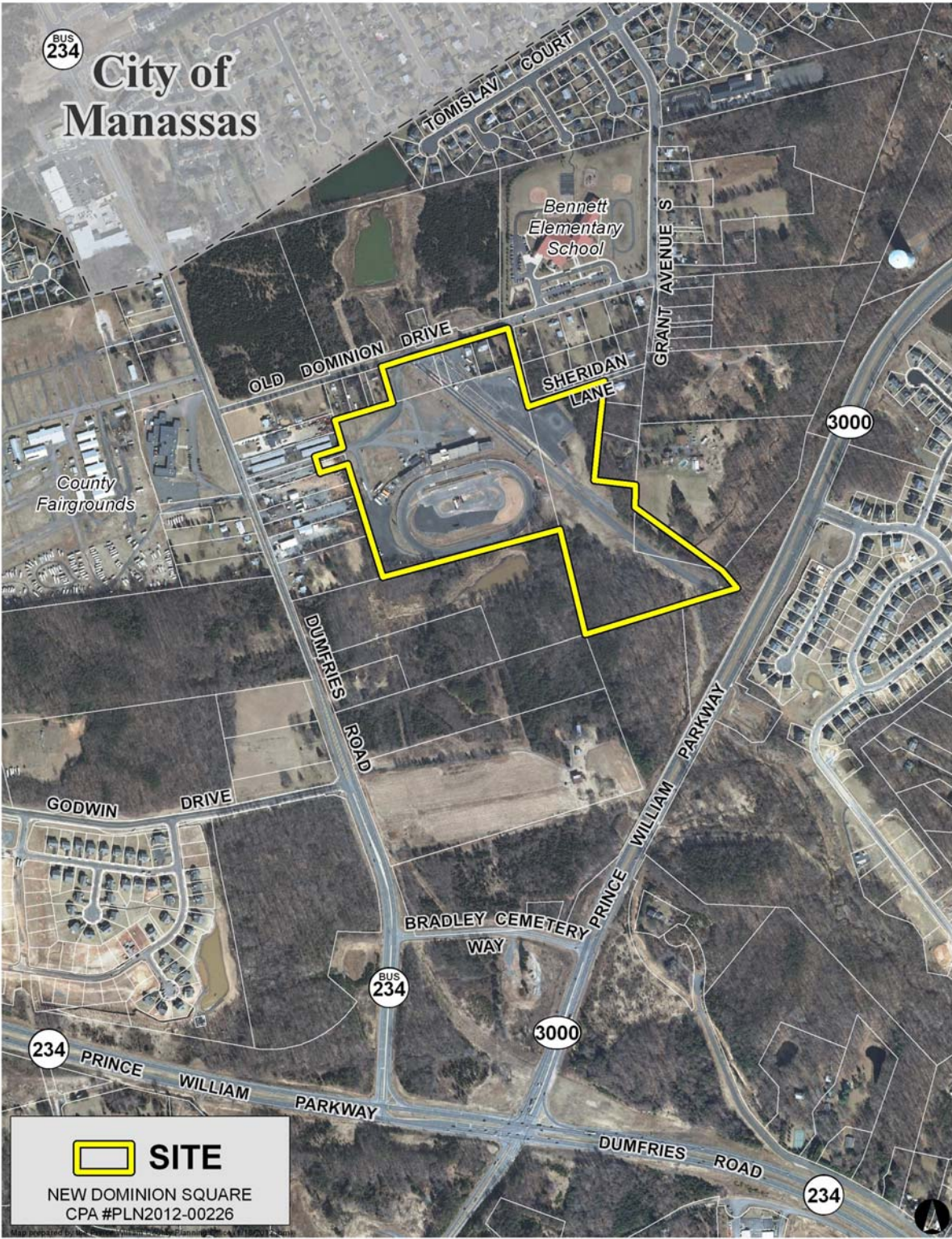
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EXISTING LONG RANGE LAND USE MAP

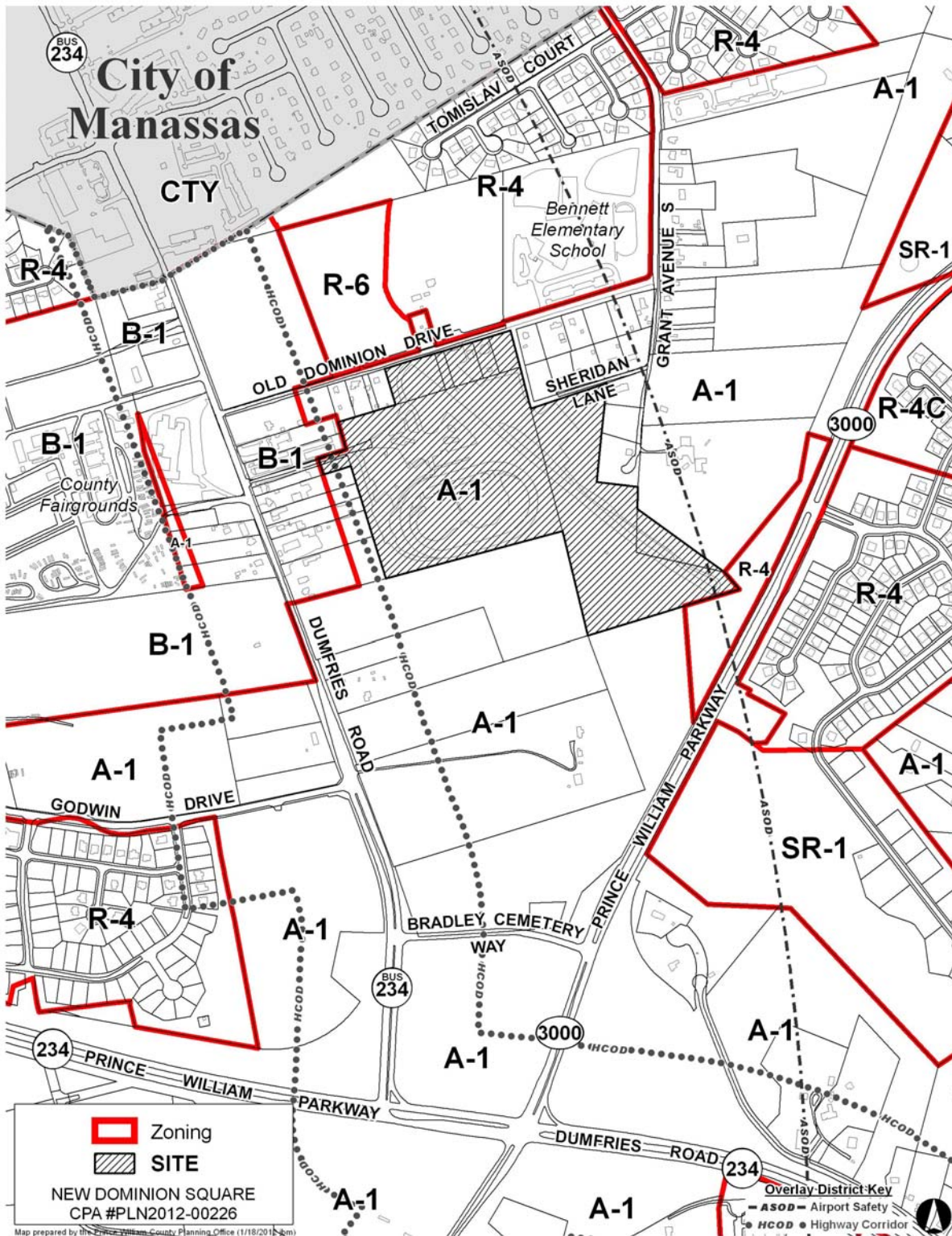


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PROPOSED LONG RANGE LAND USE MAP

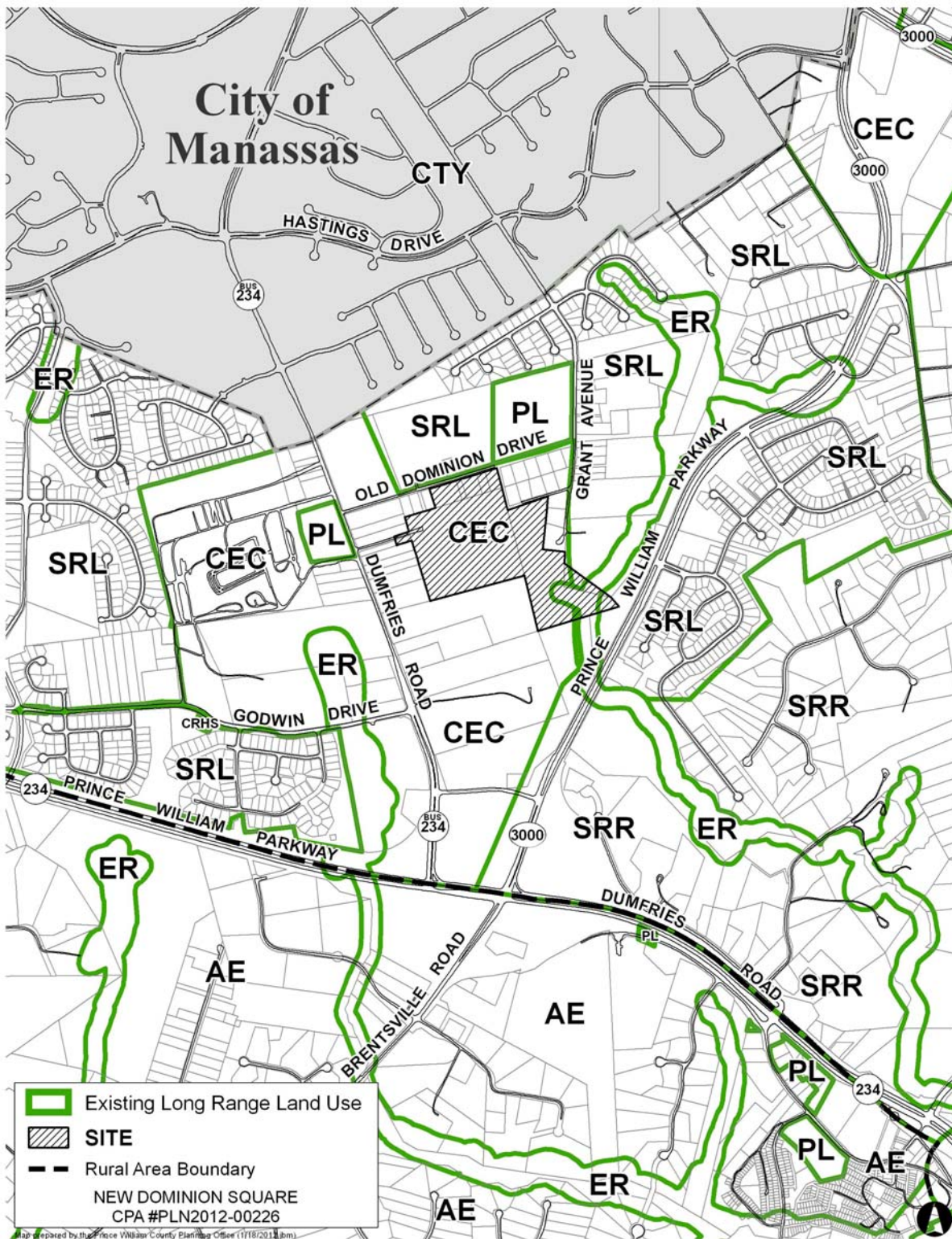


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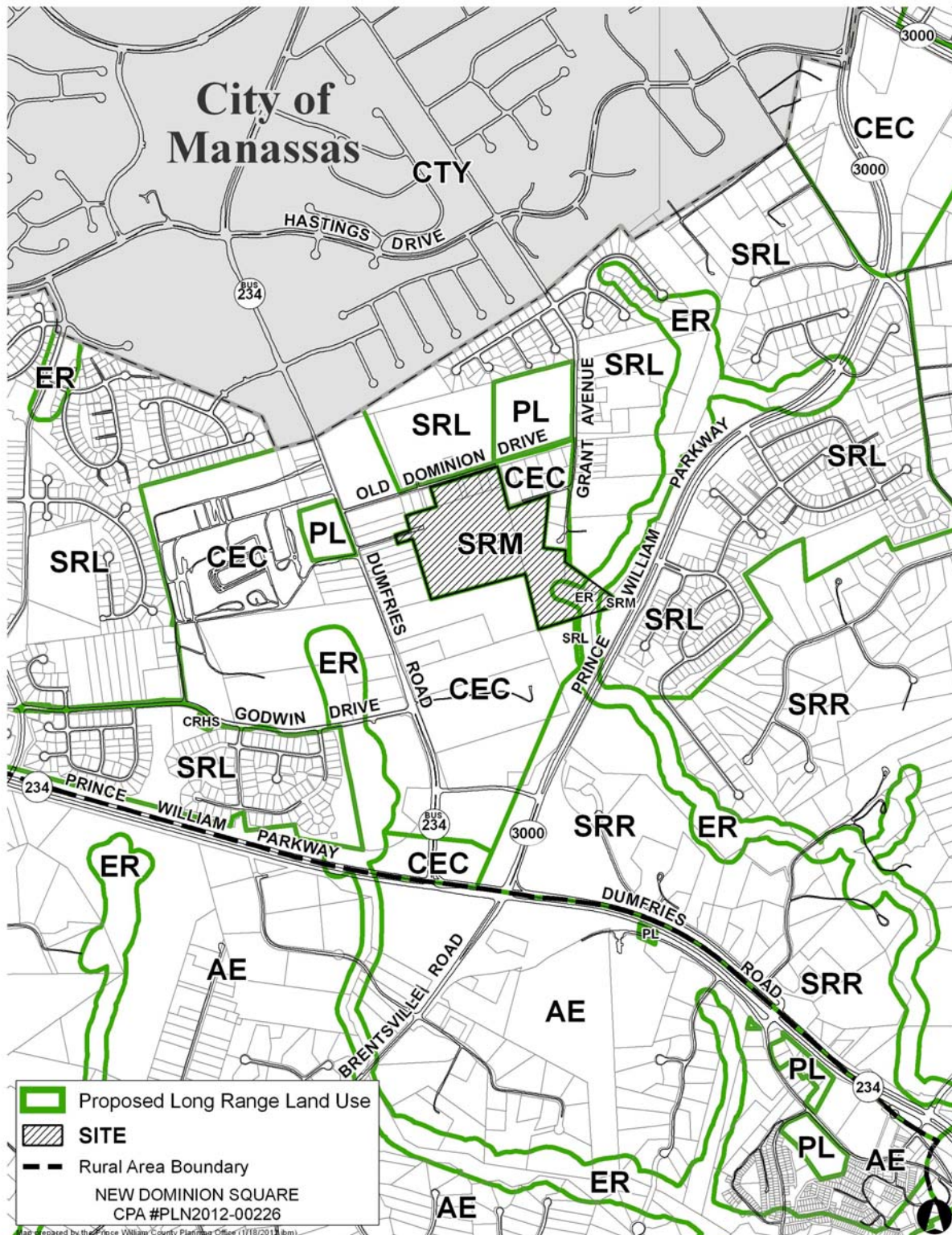




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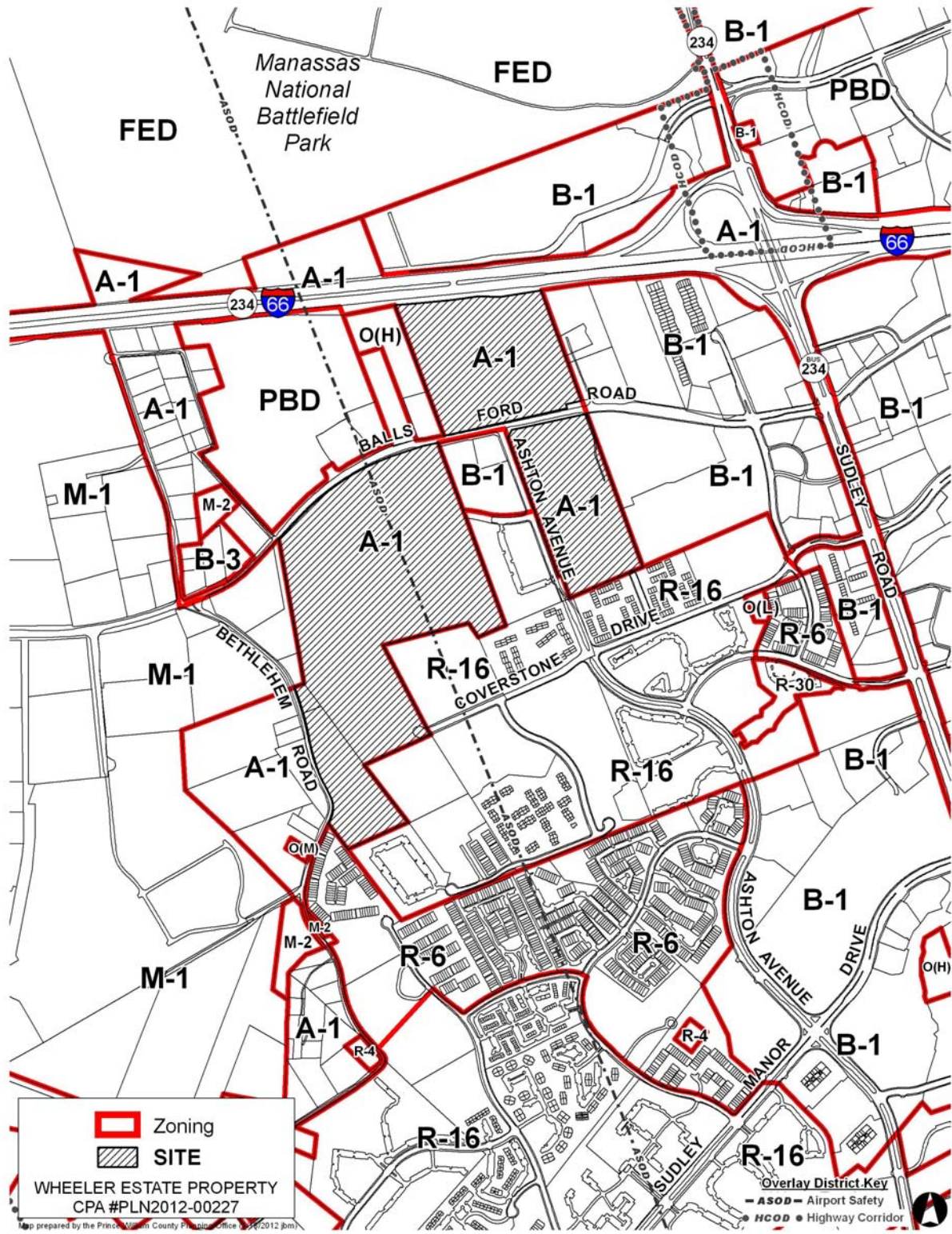
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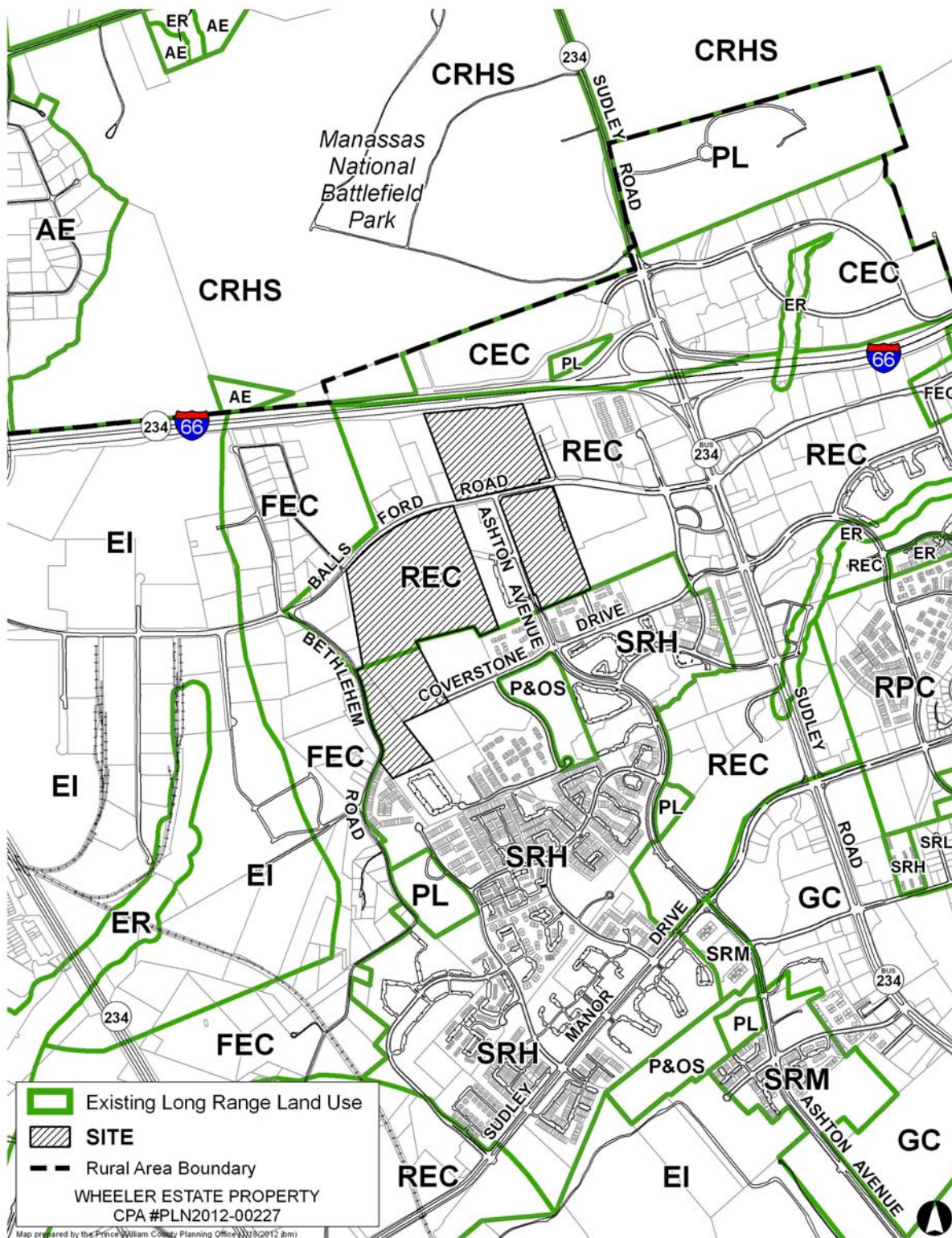
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ZONING MAP

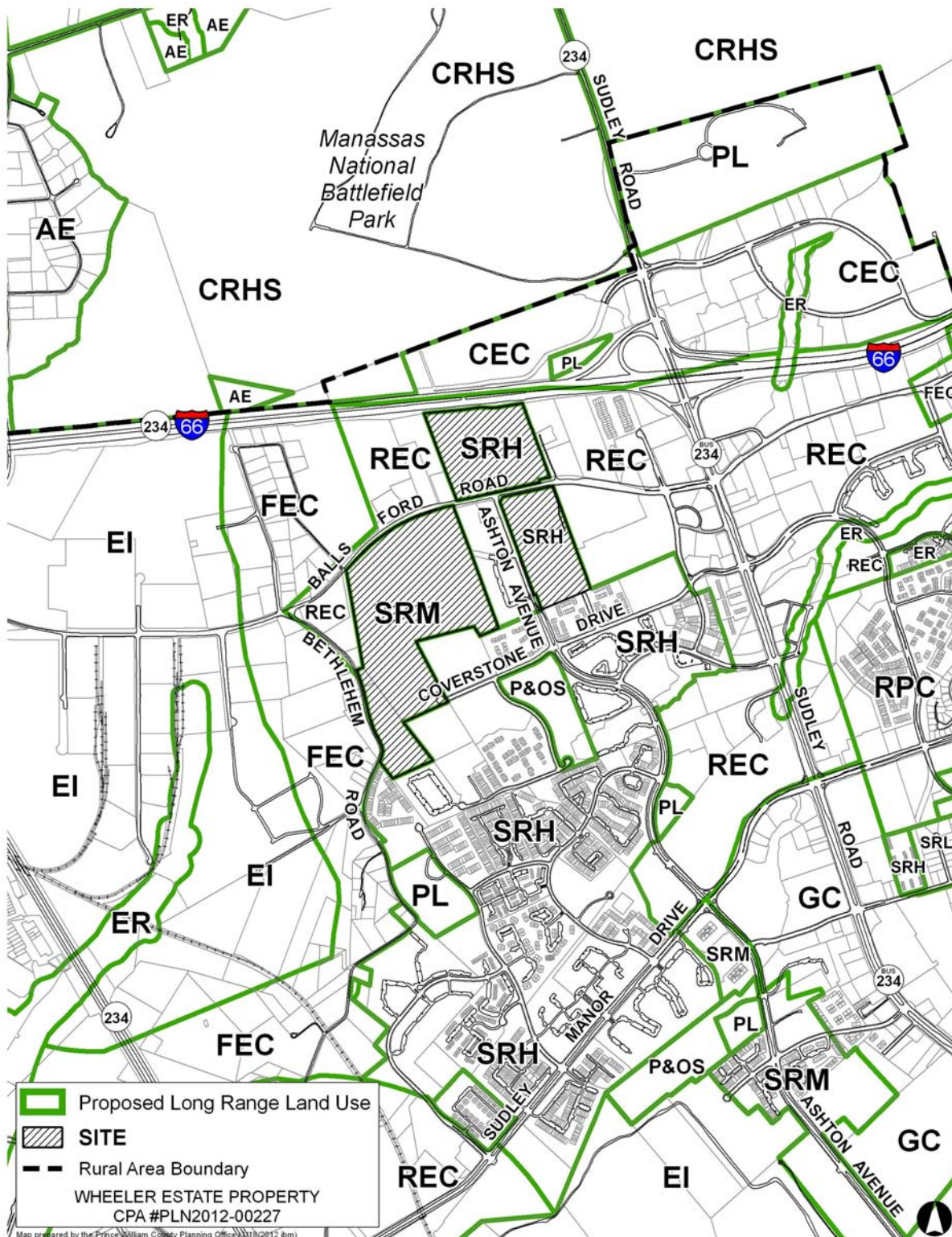


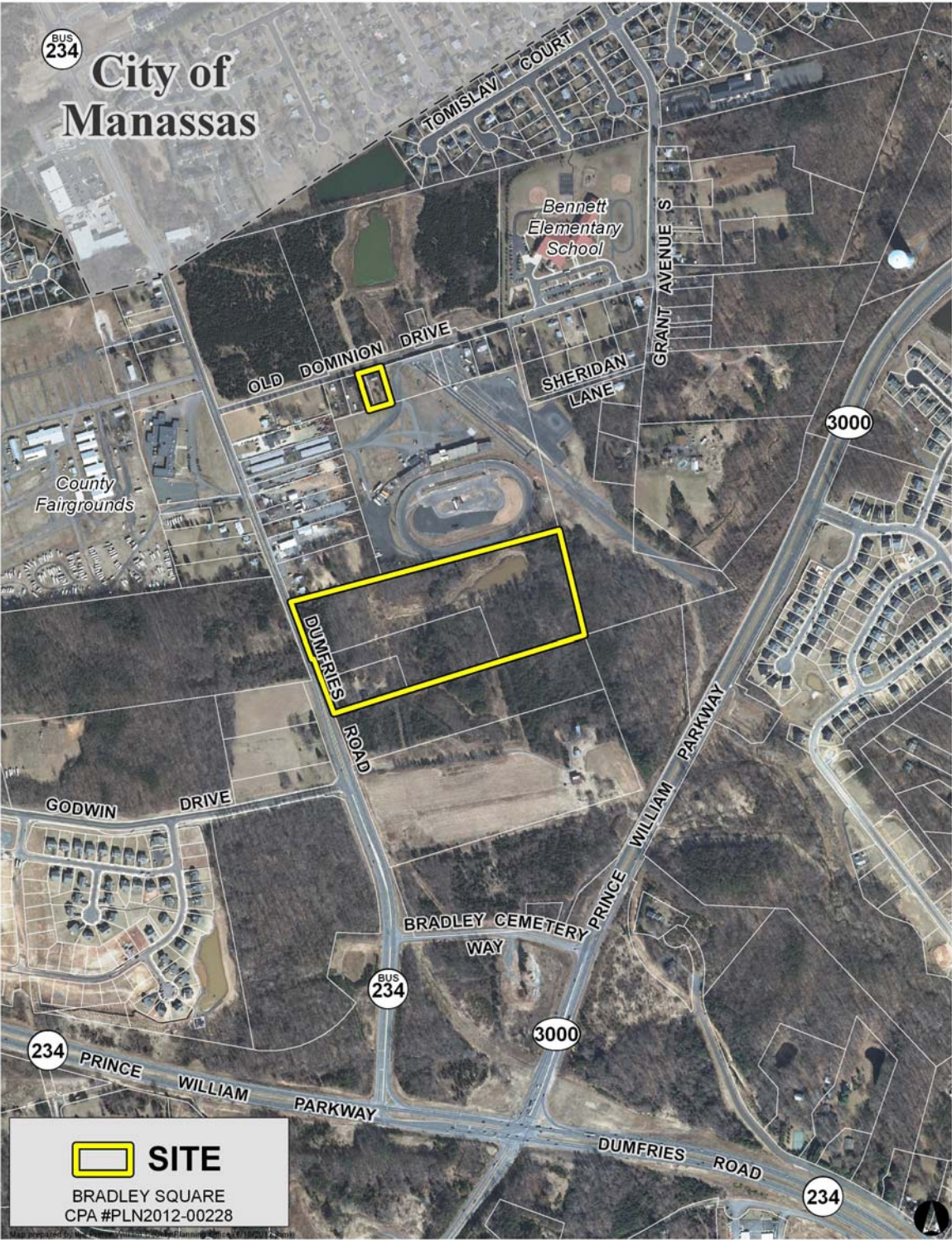
Attachment B – Maps EXISTING LONG RANGE LAND USE



Attachment B – Maps

PROPOSED LONG RANGE LAND USE

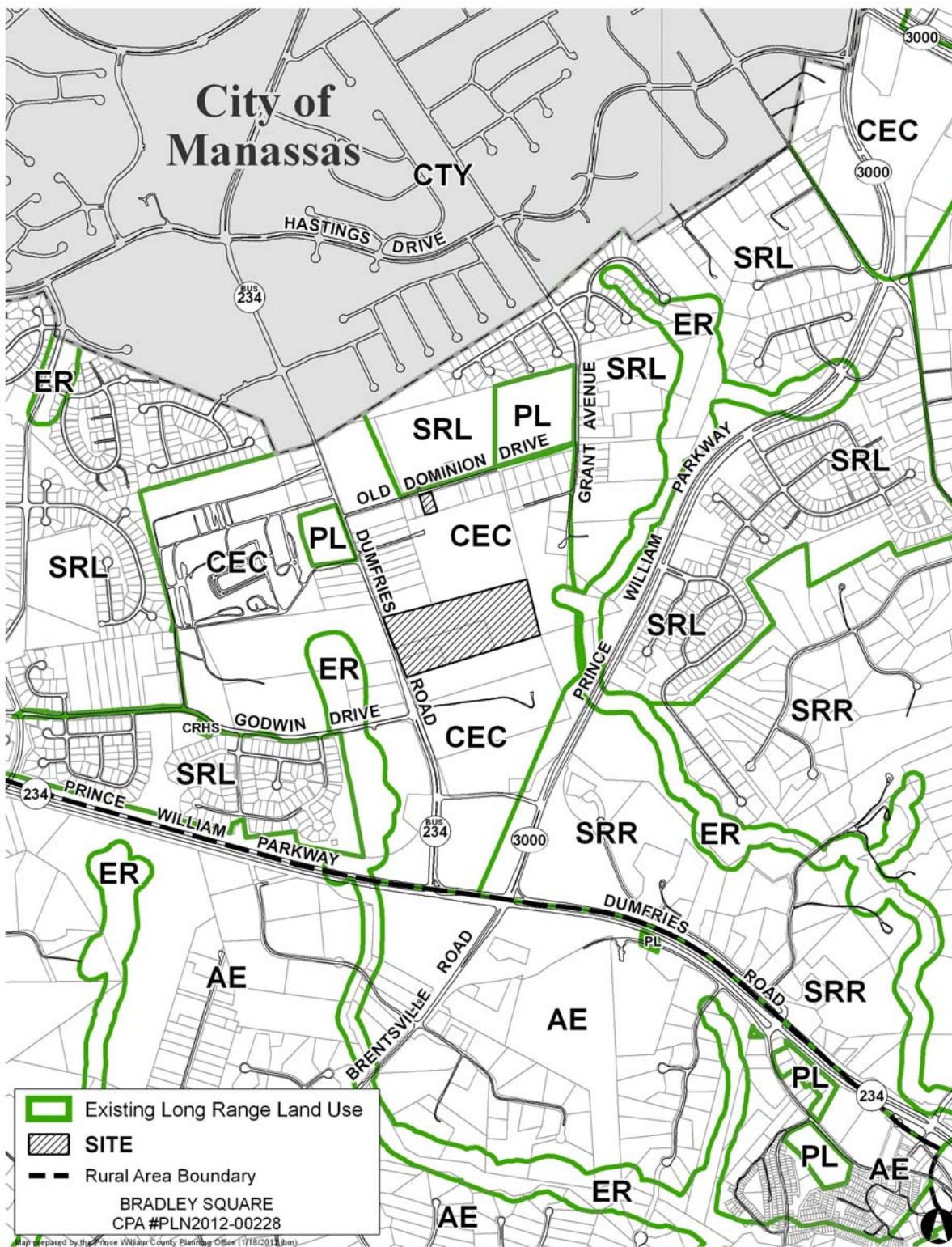




ZONING MAP

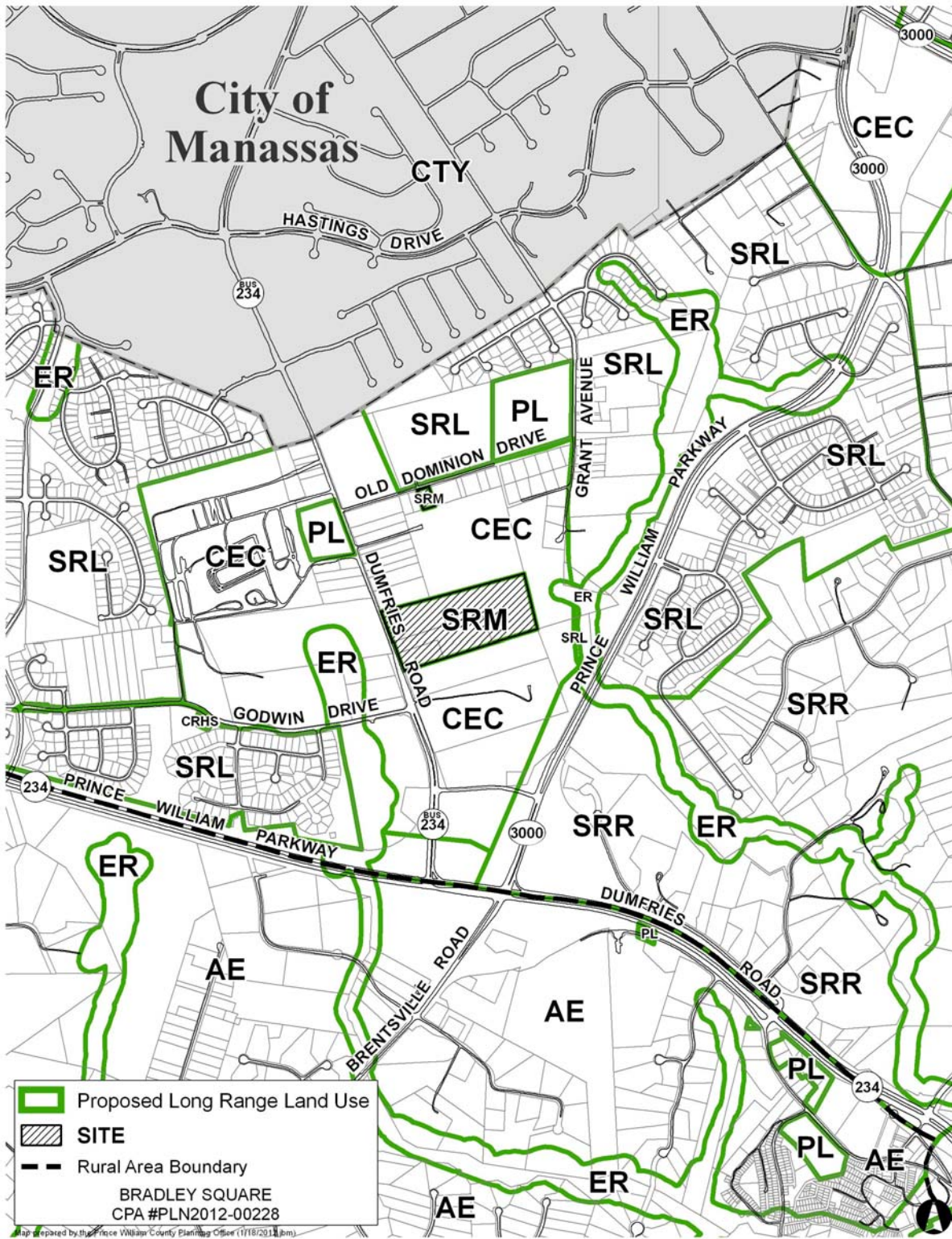


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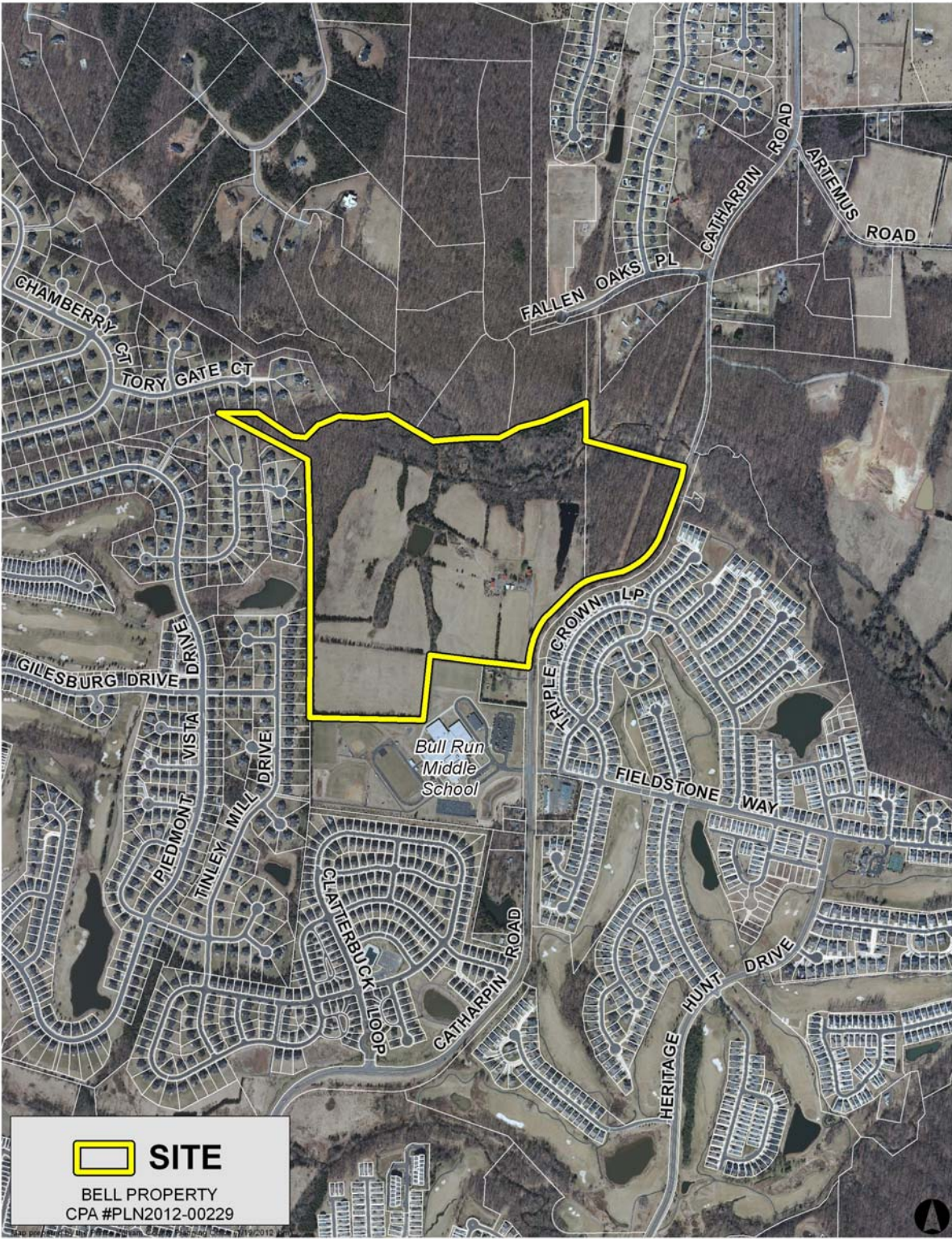


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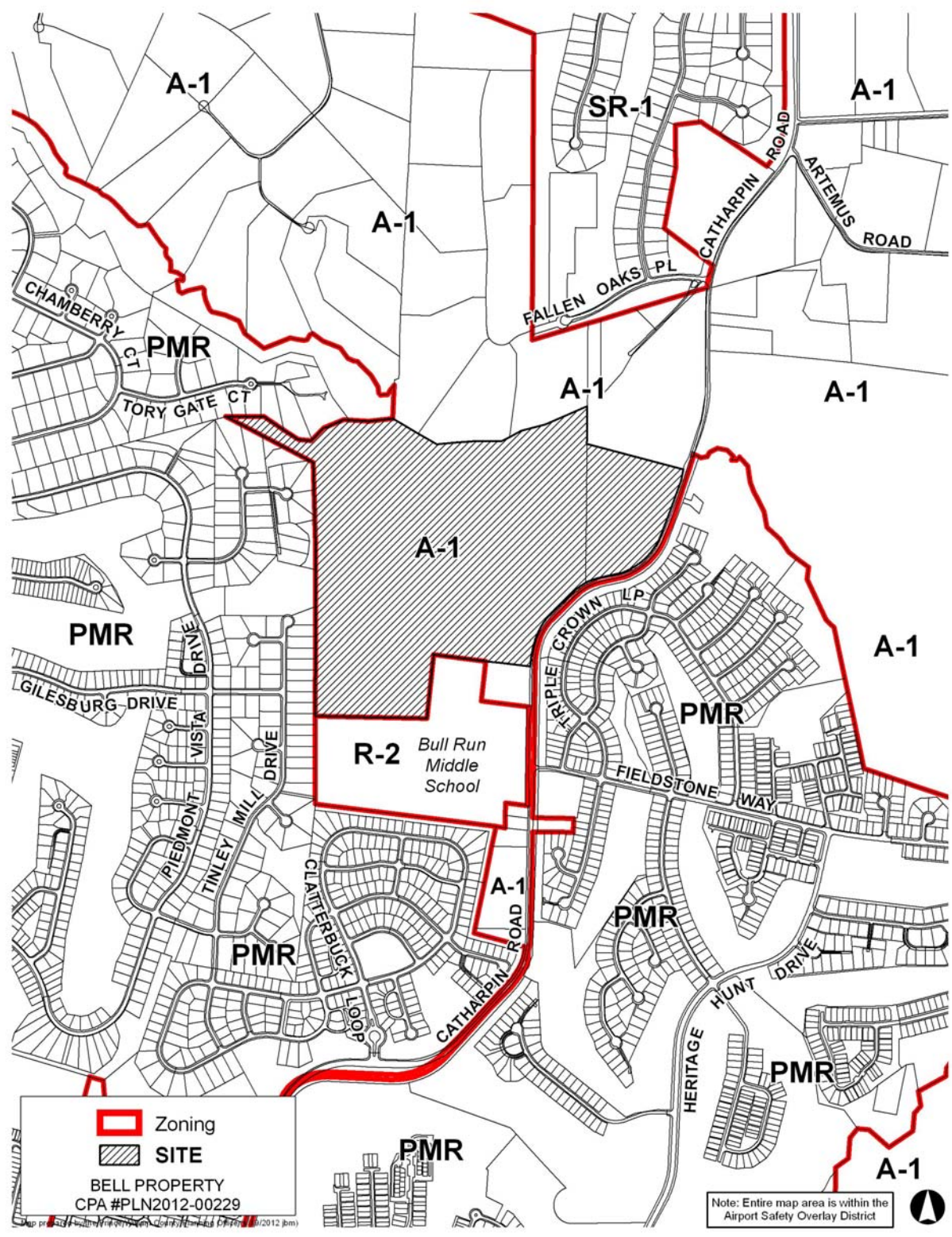
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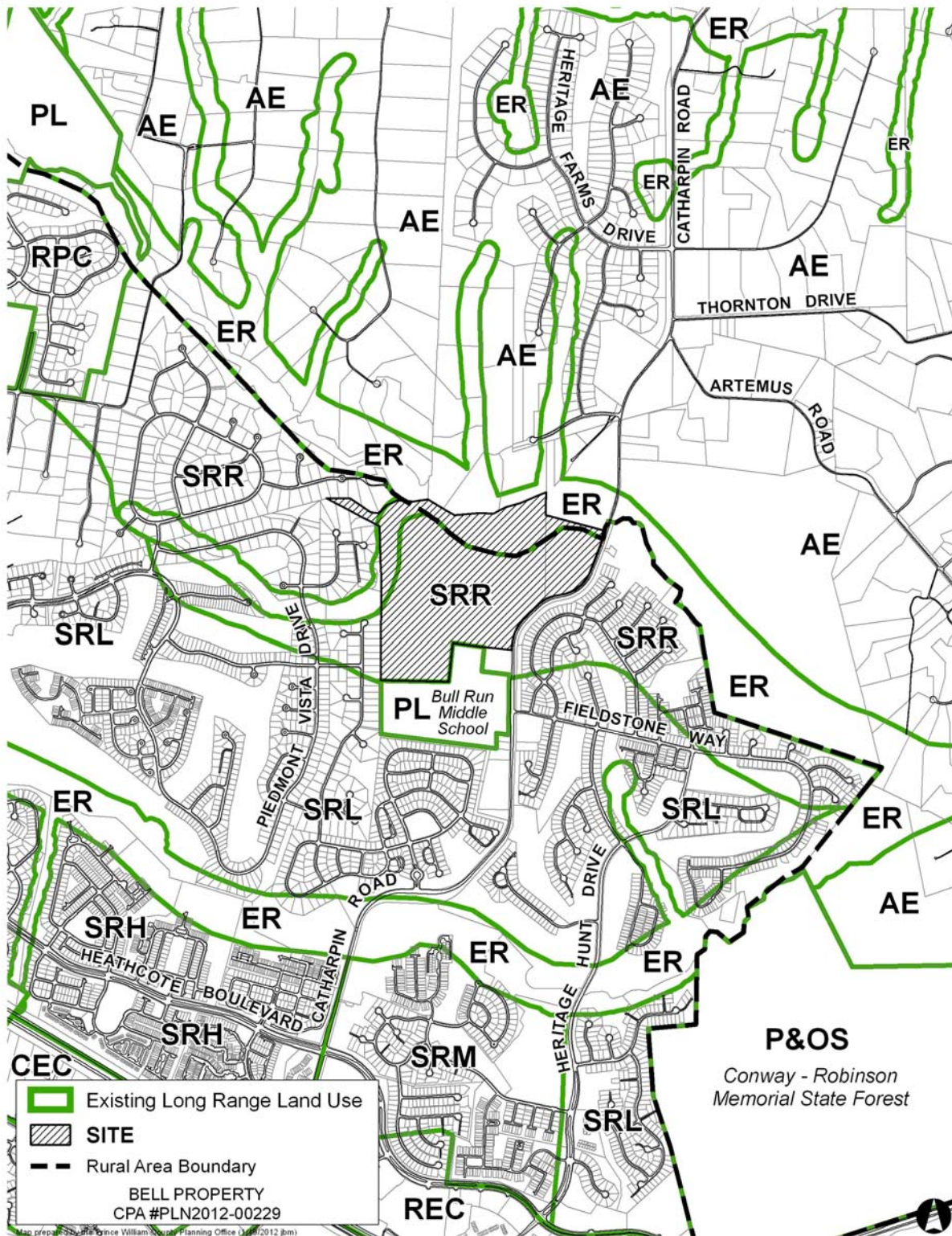
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ZONING MAP



Attachment B – Maps EXISTING LONG RANGE LAND USE



Attachment B – Maps PROPOSED LONG RANGE LAND USE

