

Build-Out Analysis Prince William County

as of December 31, 2010



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Planning Office

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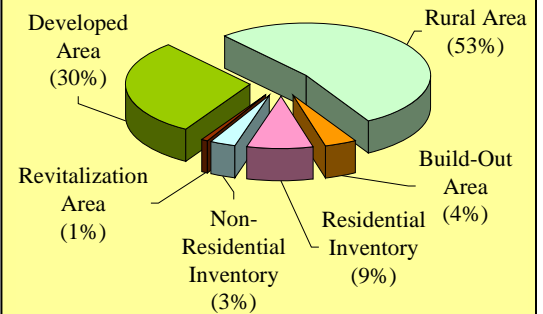
Introduction

The Build-Out Analysis is prepared annually by the Planning Office. Each update is based on occupancy permits, rezonings, special-use permits, and comprehensive plan amendments that have been issued or approved during the year. The data provided in this report shows the quantity of residential units built and an approximation of units yet to be built, commonly referred to as the “pipeline”. Non-residential development is also analyzed in this report. This report includes estimates of residential and non-residential capacity in “revitalization areas” where existing development density or intensity is significantly less than that permitted by existing zoning. This report includes the following sections:

- A. Build-Out Analysis
- B. Build-Out Analysis Methodology
- C. Residential Inventory
- D. Residential Rezoning Approved by the Board in 2010
- E. Non-Residential Inventory
- F. Non-Residential Rezoning Approved by the Board in 2010
- G. Non-Residential Floor Area Ratio Trends
- H. List of Abbreviations

Quick Facts!

For purposes of development analysis the county is divided into 6 areas.



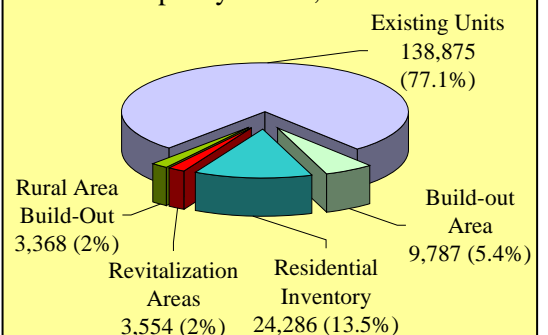
These slices represent the proportional land area of each component of the Build-Out Analysis.

Executive Summary

The Build-Out Analysis shows capacity for 41,195 additional residential dwelling units to be built (Table 1). Adding this to the 138,875 units that existed as of December 2010 brings the residential build-out to 180,070 units. There is also a potential for 81,035,010 non-residential square feet of gross floor area to be built. Adding this to the 67,558,423 square feet of gross floor area already built brings the total to 148,593,433 non-residential square feet (Table 2). Sections A through G provide the data and methodology used by staff to arrive at these conclusions.

Quick Facts!

The Residential Build-Out Analysis shows a capacity of 180,070 units.



Each slice indicates the total units available from each component.





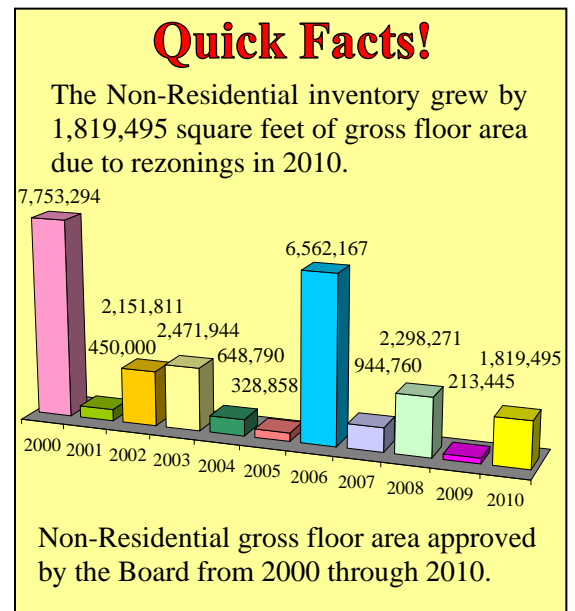
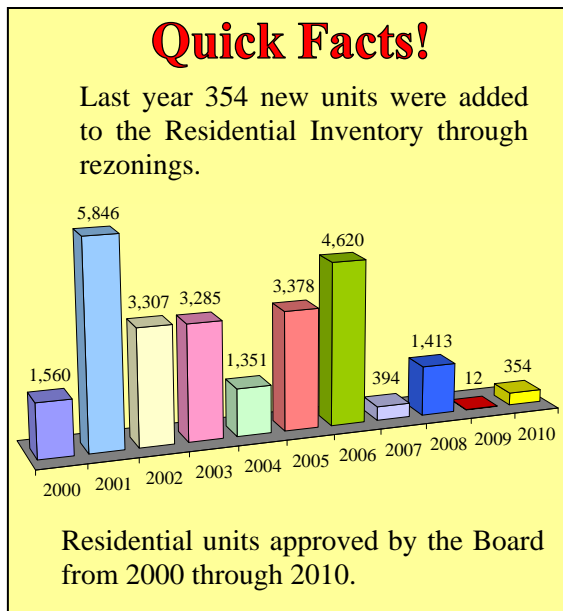
Component Totals

Table 1 **Residential Component Analysis**

Component	# of Housing Units	Comment
Build-Out Area	9,787	Approximate mid-point from Table 3
Residential Inventory	24,286	Section C – Table 7
Revitalization Areas	3,554	Approximate mid-point from Table 5
Rural Area Build-Out	3,568	Section A – Page A-4
Subtotal Units to be Built	41,195	
Existing Units	138,875	Demographic Fact Sheet
Total	180,070	

Table 2 **Non-Residential Component Analysis**

Component	Gross Floor Area (Sq Ft)	Comment
Build-Out Area	27,109,992	Potential from Table 4
Non-Residential Inventory	52,028,821	Section E – Table 9
Revitalization Areas	1,896,197	Potential from Table 6 minus existing
Potential Gross Floor Area	81,035,010	Subtotal
Existing Gross Floor Area in the Development Area	66,483,952	Real Estate Assessments GIS Data
Existing Gross Floor Area in the Rural Area	1,074,471	Real Estate Assessments GIS Data
Existing Gross Floor Area	67,558,423	Subtotal
Total	148,593,433	





Section A – Build-Out Analysis

The following build-out analysis consists of six distinct components.

Build-Out Area

An analysis of the approximately 8,954 acres of undeveloped land, zoned Agricultural (A-1) within the development area, shows that 9,787 additional residential units could be built if this land was zoned consistent with the Comprehensive Plan, using the mid-point density range (Table 3). This area also holds the potential for 27,109,992 square feet of non-residential gross floor area (Table 4). This area does contain 406 existing residential units and 157,030 non-residential square feet of gross floor area.

Table 3

Development Area Undeveloped A-1 Zoned Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2010					
Land Use Classification ¹	Undeveloped A-1 Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	409	6 - 12 DU/acre	460	920	690
RCC	24	16 - 30 DU/acre	72	135	104
REC	1,011	16 - 30 DU/acre	3,033	5,686	4,359
SRH	122	10 - 16 DU/acre	915	1,464	1,189
SRL	826	1 - 4 DU/acre	619	2,478	1,548
SRM	107	4 - 6 DU/acre	321	481	401
SRR	3,355	2.5 DU/acre	1,140	1,140	1,141
UMU	6	30 - 60 DU/acre	44	89	67
URH	12	20 - 30 DU/acre	180	270	225
URM	6	8 - 20 DU/acre	36	90	63
	5,878		6,820	12,753	9,787

Table 4

Development Area Undeveloped A-1 Zoned Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2010			
Land Use Classification ¹	Undeveloped A-1 Acreage	Estimated Floor Area Ratio ²	Potential Gross Floor Area (Sq Ft)
CEC	409	0.2	2,004,305
CR	1	0.1	3,267
EI	68	0.25	555,390
FEC	1,059	0.25	8,649,383
GC	68	0.2	444,312
NC	26	0.15	127,413
O	284	0.3	2,783,484
RCC	24	0.2	117,612
REC	1,011	0.5	12,386,014
UMU	6	0.3	38,812
	2,956		27,109,992

¹ See Abbreviations (Section H) and the Comprehensive Plan's Long-Range Land Use chapter for explanation of land uses.

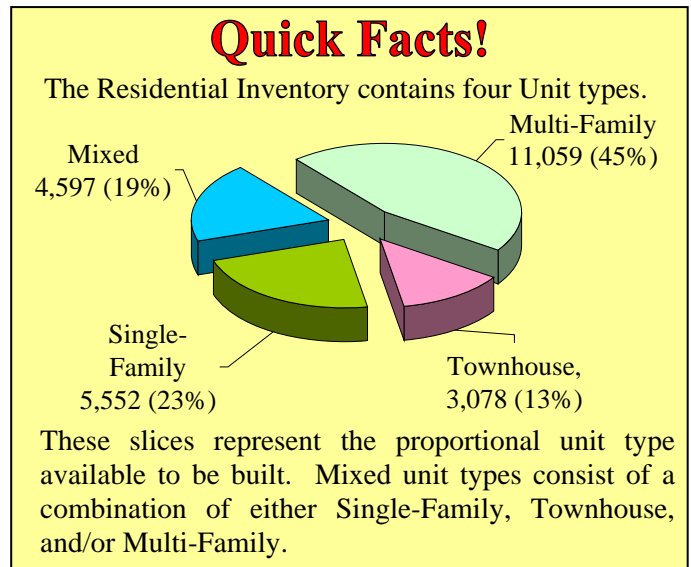
² See Table 11, Page G-1





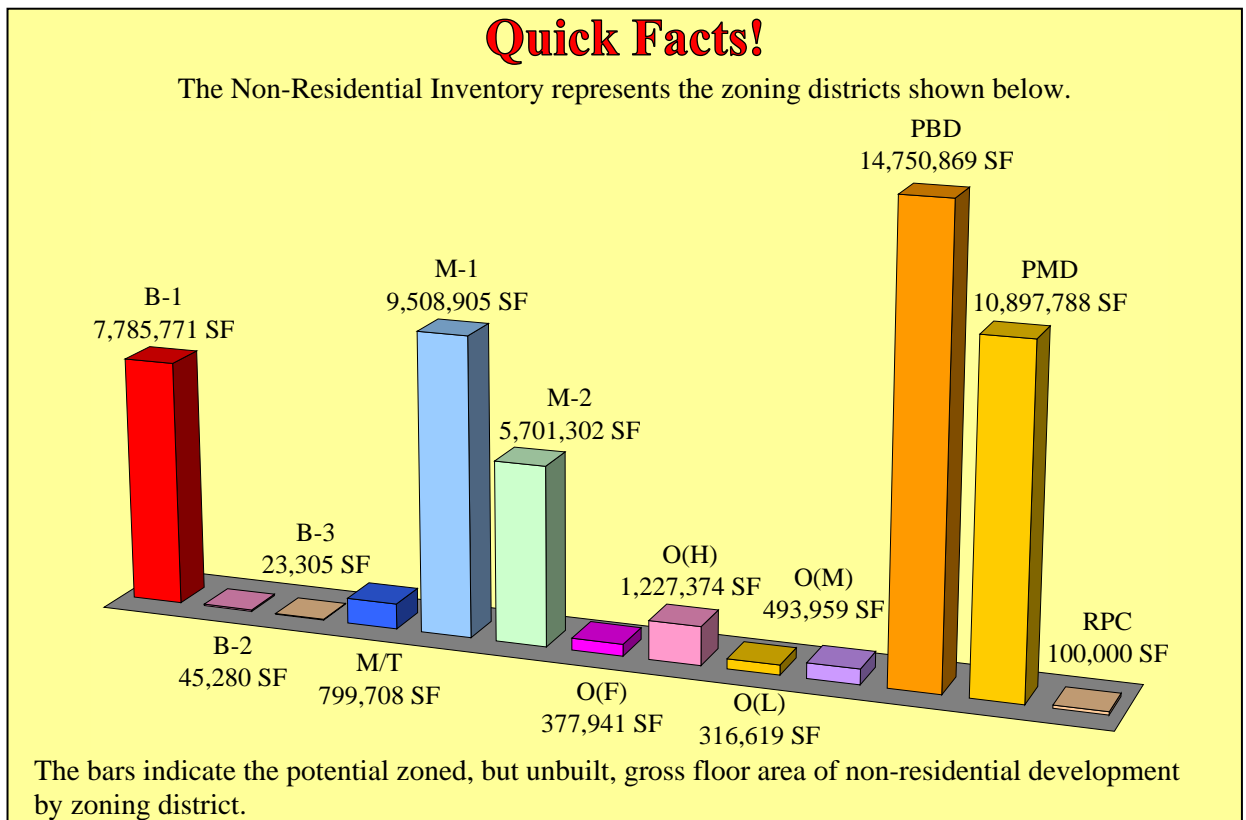
Residential Inventory

An analysis of the approximately 19,152 remaining acres of land already zoned for residential or mixed-use development, but partially developed or undeveloped within the development area, shows that there are about 24,286 residential units yet to be built (Section C – Table 7). This area currently contains 31,052 residential units. Real estate assessment records indicate 2,193 units were built in 2010 within the entire development area. Rezonings and proffer amendments added 144 acres and 354 new residential units to the total in 2010 (Section D – Table 8).



Non-Residential Inventory

An analysis of the approximately 7,713 acres of land in the development area already zoned for non-residential or mixed-use development, but undeveloped or partially developed, shows that there is at least 52,028,821 square feet of gross floor area of non-residential development zoned and unbuilt (Section E – Table 9). Rezonings added 1,819,495 square feet gross floor area to the total in 2010 (Section F – Table 10).





Revitalization Areas

This is an analysis of 1,433 acres of land in the development area that is zoned non-agricultural, but has redevelopment potential for residential, non-residential, and public uses. There is also an additional 155 acres designated ER¹ in this area. The revitalization areas currently contain 1,920 existing housing units. Using the current long-range land use classification of each area, taking into account the existing 1,920 housing units, these areas could yield an additional 3,554 housing units (Table 5). This area also has the potential for an additional 1,896,197 non-residential square feet of non-residential development (Table 6). Currently this area contains 2,585,953 square feet of gross floor area of non-residential development.

Table 5

Residential Revitalization Area Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2010					
Land Use Classification ¹	Revitalization Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	57	6 - 12 DU/acre	64	128	96
SRH	105	10 - 15 DU/acre	787	1,260	1,023
SRL	599	1 - 4 DU/acre	449	1,797	1,123
SRM	25	4 - 6 DU/acre	75	112	93
UMU	204	30 - 60 DU/acre	1,514	3,029	2,271
URL	1	4 - 8 DU/acre	3	6	4
URM	44	8 - 20 DU/acre	264	660	462
VMU	58	7 - 30 DU/acre	152	652	402
		Existing units	-1,920	-1,920	-1,920
	1,093		1,388	5,724	3,554

Table 6

Non-residential Revitalization Area Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2010			
Land Use Classification ¹	Revitalization Acreage	Estimated Floor Area Ratio ²	Potential Gross Floor Area (Sq Ft)
CEC	57	0.2	279,329
GC	260	0.2	1,698,840
NC	15	0.15	73,508
O	66	0.3	646,866
UMU	204	0.3	1,319,607
VMU	58	8,000 sq ft per acre (.18)	464,000
		Existing gross floor area	-2,585,953
	660		1,896,197

¹ See Abbreviations (Section H) and the Comprehensive Plan's Long-Range Land Use chapter for explanation of land uses.

² See table 11, Page G-1





Developed Area

The entire development area contains 103,801 developable acres. This is an analysis of the approximately 66,394 acres of land in the development area that is developed with residential and non-residential uses referred to as the developed area. This year the calculated size of the developed area decreased as staff completed a review of all non-residential rezonings and added projects that had not yet been completed. As of December 2010, 52,373,742 non-residential square feet of gross floor area have been built in this area along with 99,389 residential units. The developed area does not include the build-out, residential inventory, or non-residential inventory areas. This area does include both public and private designated open space areas, protected HOA, parks, and BOCS lands.

Rural Area

The rural area contains 117,284 acres. This is an analysis of approximately 35,729 acres that are undeveloped or underdeveloped in the rural area, which shows that approximately 3,568 more residential units could be built in the rural area through subdivision or development of vacant lots. This does not include any residential units that might be built on MCB Quantico. Churches, public facilities, permanent open space, and large established businesses were considered as developed land when calculating residential units. Real Estate Assessment records indicate that, within the rural area, 34 residential units were built in 2010.

Parcels of at least 20 acres were found to have the potential for 2,181 more housing units. There are also 1,387 undeveloped lots available that are less than 20 acres. The rural area currently contains 7,503 existing residential units. The rural area also contains 1,074,471 non-residential square feet of gross floor area. This does not include any facilities or residential units on MCB Quantico. The Manassas National Battlefield Park and Prince William Forest Park are among some of the other large features in this area that were not used in these calculations.





Section B – Build-Out Analysis Methodology

I. Development Area

A. Build-Out Area

This component identifies undeveloped areas for future development. For this analysis, undeveloped acreage was considered land zoned A-1 and located in the development area with little or no improvements. Non-residential gross floor area was calculated by the long-range land use designated acreage, multiplied by an estimated floor area ratio (FAR) (Section G – Table 11) according to the intended land use type.

Assumptions Used to Calculate Yield for Undeveloped Acreage

1. Densities are calculated using a buildable factor of 75% for all designations except SRR, which uses a factor of 85%. This factor accounts for public infrastructure, open space, environmental constraints, and roads within a development.
2. Residential capacity was calculated based on the density range provided for each land use category in the comprehensive plan.
3. Non-residential gross floor area was calculated based on adjusted FARs or existing proffered amounts.
4. Residential capacity for CEC, RCC, REC, UMU, and VMU assumed that residential development would occur in 25% of the CEC, RCC, REC, and VMU areas, and one-third of the UMU areas.
5. Non-residential gross floor area for CEC, RCC, REC, UMU, and VMU assumed that non-residential development would occur in 75% of the CEC, RCC, REC, and VMU areas, and two-thirds of the UMU areas.

Methodology Used to Calculate Undeveloped Land

1. Acreage was determined for each land use category using the County's Geographic Information System (GIS). Lands already developed were then subtracted, as were lands zoned but not yet developed (residential and non-residential inventories). Government land not yet designated public land (PL), such as new schools or fire stations, was also subtracted. Navigable waterways were also removed from the undeveloped land areas as these are not subject to development.
2. Developed land was land not zoned for agricultural purposes or any A-1 zoned land shown as being subdivided into residential lots. Aerial photography was also used to review lots with major improvements. Lots with significant improvements that contained large multi-family unit clusters or other large permanent structures, such as churches and private schools, were also considered to be developed land.





3. The FARs reflected in Tables 11 and 12 (Section G) were adjusted by comparing numerous existing commercial and industrial areas to determine the floor area ratios that are actually built. The gross floor area provided does not offer a mid-range, but an approximation of what might be built using current trends. State, county, municipal, and federal buildings were included in the non-residential gross floor area totals. Churches, transit, and utility companies were also included.

B. Residential Inventory

The residential inventory compares the zoning data layer in the GIS against the premise address layer in GIS. The zoning layer records permitted unit densities. Reported unit densities are the proffered amount, theoretical yield, or subdivision lot count total. The premise address layer is merged with Real Estate Assessments data to determine unit type and occupancy status. Cases are removed from the residential inventory as they are completed. This year the 1958 BOCS R-4 rezoning in the Yorkshire area was included in the revitalization section.

C. Non-Residential Inventory

The non-residential inventory was derived from the zoning layer in the GIS and the premise address layer through Real Estate Assessments. All cases that are either undeveloped or not yet completed are shown in the table. It does not distinguish between the type or purpose of the square footage to be built. Real Estate Assessments records the current total of built square feet per parcel. Recent unbuilt or partially built rezoning cases have a proffered amount of allowable gross floor area. When these totals were available, they were used. Older zoning cases were reviewed and an adjusted FAR was applied to the acreage based on its zoning classification to calculate a potential yield. Table 12 (Section G) shows the adjusted FARs that were used for these calculations. Cases are removed from the residential inventory as they are completed.

D. Revitalization Area

Three specific areas of the County were examined for potential revitalization. This year the 1958 BOCS R-4 rezoning in the Yorkshire area was added to this section. These are older areas of the County that have at their core one of the three redevelopment overlay districts (ROD). Two of the three areas are included in the Potomac Communities Revitalization Plan. The Woodbridge ROD connects the North Woodbridge and Neabsco Mills study areas and the Triangle ROD is encompassed by the Triangle study area. The third revitalization area is centered on the Yorkshire ROD. These areas contain parcels that may have a non-agricultural zoning designation and therefore, they are not included in the Build-Out area (item A above). These areas are not included in the residential inventory. The majority of these RODs have not been utilized to their potential in their current zoning district or in accordance with their long-range land use classification. The same methodology that was used in the build-out area above was used to calculate housing and non-residential development potential of these areas.





E. Public Lands

Land in the development area identified in the county's public land inventory or open space inventory. These areas include public facilities such as schools and fire stations, utilities, churches, and numerous parks or open space areas. These areas are not included in the build-out calculations. They are assumed to be built to their intended purpose and are not referenced in any charts or tables. Their existing non-residential square feet of gross floor area have been added into the existing total of the development area.

F. Developed Area

This area contains lands in the development area designated for public use and any other lands not included in the above categories.

II. Rural Area

A. Residential

To determine the capacity for additional residential development in the rural area, all parcels zoned A-1 that were 20 deed acres or greater in size were assumed to have the potential to be developed in 10-acre lots. Parcels less than 20 deed acres, but more than 1 deed acre, were assumed to have the potential for one residential unit. The rural area also contains MCB Quantico, Prince William Forest Park, the Manassas National Battlefield Park, many churches, and numerous other park or open space areas that were not used in the calculations. These parcels were assumed to be built to their intended purpose. Large established businesses were also removed from the calculations.

B. Non-Residential

This area also has the potential for non-residential gross floor area in the form of agricultural and non-residential uses, but this can only be determined on a site-by-site basis, so no projected non-residential uses were calculated. Their existing non-residential square feet of gross floor area have been added into the existing total of the rural area.



Section C - Residential Inventory



Inventory of Units in Residential Rezoning Remaining to be Built as of December 15, 2010

Revised 3/1/2011

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land.

Type - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF). In cases where the proffers allow a mix of unit types with a cap on total number of units, "Mixed" is indicated, and the cap total is provided in Approved column.

Approved - This column indicates the maximum number of units permitted by the proffers. In cases where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "@" indicates a calculated unit total. An "!" indicates the actual number of approved units has been modified to match the subdivision plat.

Built - This column reflects the number of units based on assigned premise addresses that have been issued a certificate of occupancy.


Remaining - This column represents the difference of Approved & Built and represents the number of units yet to be built for that rezoning case.

District - This column indicates the Magisterial District containing the Zoning Case. An "*" indicates the zoning case is in more than one district.


For additional symbol explanation, refer to the notes at the end of the table.

Table 7

Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
AVENDALE	PLN2006-00781	PMR	SF	295	0	295	BRENTSVILLE
BLADES	REZ1985-0007	SR-5	SF	5	3	2	BRENTSVILLE
BOLT PROPERTY	PLN2005-00384	R-4	SF	60	0	60	BRENTSVILLE
BRADLEY FOREST - BOCS	REZ1958-0000	R-4	SF	180 !	163	17	BRENTSVILLE
BREDA & MCDERMOTT PROPERTIES	PLN2006-00683	PMR	SF	38	2	36	BRENTSVILLE
BRISTOW WOODS	REZ1989-0090	SR-5	SF	16	0	16	BRENTSVILLE
BYRNE & DE GASTYNE PROPERTIES	PLN2006-00160	R-4	SF	12	0	12	BRENTSVILLE



Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
CLASSIC HOLLOW	PLN2003-00433	SR-1	SF	24	8	16	BRENTSVILLE
COMPTON	REZ1983-0002	SR-1	SF	6 !	4	2	BRENTSVILLE
COMPTON	REZ1983-0002	SR-5	SF	13 !	11	2	BRENTSVILLE
CRISP	REZ1998-0003	SR-1	SF	5	0	5	BRENTSVILLE
ELLIS MILL ESTATES	PLN2003-00297	R-4	SF	87	33	54	BRENTSVILLE
EVANGELICAL FREE CHURCH	REZ1999-0003	R-4	SF	26	0	26	BRENTSVILLE
FELD	PLN2001-00160	R-4	SF	100 !	97	3	BRENTSVILLE
FELD	PLN2001-00160	SR-1	SF	11	6	5	BRENTSVILLE
GATEWAY OAKS	PLN2001-00001	SR-1	SF	8	6	2	BRENTSVILLE
GLENKIRK ESTATES	PLN2000-00031	PMR	SF	575	413	162	BRENTSVILLE
GREENWICH GREEN	REZ1990-0030	SR-5	SF	8 !	7	1	BRENTSVILLE
HAILEE'S GROVE	PLN2004-00179	R-4	SF	21	10	11	BRENTSVILLE
HAILEE'S GROVE II	PLN2004-00338	R-4	SF	18 !	9	9	BRENTSVILLE
HAILEE'S GROVE III	PLN2006-00364	R-4	SF	2	0	2	BRENTSVILLE
HAYMARKET LANDING	PLN2006-00517	R-4	SF	60	0	60	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	R-2	SF	29 !	6	23	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	R-4	SF	127 !	94	33	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	R-6	TH	256	241	15	BRENTSVILLE
HOPEWELLS LANDING I	PLN2003-00082	R-4	SF	233	169	64	BRENTSVILLE
HOPEWELLS LANDING II	PLN2003-00203	R-4	SF	32	0	32	BRENTSVILLE
HURWITZ	PLN2001-00173	R-4	SF	64	41	23	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	R-6	TH	381 !	247	134	BRENTSVILLE
JENNELL ESTATES	PLN2006-00893	PMR	SF	65	5	60	BRENTSVILLE
JONES - BOCS	REZ1958-0000	R-4	SF	63 !	13	50	BRENTSVILLE
JPI-YORKSHIRE	PLN2006-00072	PMR	SF	4	0	4	BRENTSVILLE
JPI-YORKSHIRE	PLN2006-00072	PMR	MF	110	0	110	BRENTSVILLE
LAYCOCK PROPERTY	PLN2006-00004	R-4	SF	2	0	2	BRENTSVILLE
LINTON HALL ESTATES	PLN2005-00332	R-4	SF	18	0	18	BRENTSVILLE




Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
LION TRACT LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	54 @	32	22	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	MF	190	28	162	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	TH	242	92	150	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	SF	60	0	60	BRENTSVILLE
MADISON SQUARE	PLN2008-00325	PMD	SF	25	0	25	BRENTSVILLE
MAGRATH LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	147 @	85	62	BRENTSVILLE
MEADOWS AT MORRIS FARM	PLN2009-00033	PMR	SF	604	552	52	BRENTSVILLE
MILFORD CROSSING	REZ1990-0047	R-6	TH	62	0	62	BRENTSVILLE
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	R-4	SF	99 @	32	67	BRENTSVILLE
ORCHARD BRIDGE	REZ1985-0003	R-16	MF	1,260	0	1,260	BRENTSVILLE
ORCHARD BRIDGE	PLN2001-00170	R-16	MF	20	0	20	BRENTSVILLE
PARKWAY WEST II	PLN2006-00679	R-4	SF	22	0	22	BRENTSVILLE
PARKWAY WEST III	PLN2006-00689	R-4	SF	16	0	16	BRENTSVILLE
PEMBROOKE	REZ1990-0067	R-4	SF	825	693	132	BRENTSVILLE
PEMBROOKE	REZ1990-0067	R-6	TH	660	433	227	BRENTSVILLE
PEMBROOKE	PLN2006-00091	R-6	TH	15	0	15	BRENTSVILLE
PENNYPACKER SQUARE	REZ1987-0042	R-4	SF	87	0	87	BRENTSVILLE
PENNYPACKER SQUARE	REZ1987-0042	R-6	TH	63	0	63	BRENTSVILLE
PINEVIEW HILLS	REZ1991-0034	SR-1	SF	9	0	9	BRENTSVILLE
PRICE EAGLE	REZ1986-0018	R-16	MF	20	0	20	BRENTSVILLE
RESERVE AT LAKE MANASSAS	PLN2003-00146	SR-1	SF	38	36	2	BRENTSVILLE
ROCK HILL ESTATES	REZ1988-0093	R-4	SF	109	91	18	BRENTSVILLE
RUDDLE	PLN2003-00361	SR-1	SF	9	0	9	BRENTSVILLE
SMITH'S POND	PLN2006-00168	R-4	SF	20	0	20	BRENTSVILLE
SOMERSET	REZ1998-0002	R-16	MF	165 @	0	165	BRENTSVILLE
SPRING HILL FARMS	PLN2003-00045	R-4	SF	6	0	6	BRENTSVILLE
TURNING LEAF ESTATES	PLN2004-00389	R-4	SF	20	8	12	BRENTSVILLE
UNIVERSITY OF VIRGINIA PROPERTY	PLN2003-00373	SR-1	SF	150	0	150	BRENTSVILLE




Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
UNIVERSITY VILLAGE	PLN2003-00250	PMD	MF	336	0	336	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	R-6	SF	45	1	44	BRENTSVILLE
WALKER'S STATION	PLN2005-00374	PMR	TH	35	0	35	BRENTSVILLE
WALKER'S STATION	PLN2005-00374	PMR	MF	320	0	320	BRENTSVILLE
WELDEN	PLN2008-00064	SR-1	SF	62	1	61	BRENTSVILLE
WELLINGTON GLEN PRA	PLN2010-00138	PMD	MF	624	0	624	BRENTSVILLE
WENTWORTH GREEN	PLN2004-00385	PMR	SF	173	17	156	BRENTSVILLE
WENTWORTH GREEN	PLN2004-00385	PMR	MF	302	0	302	BRENTSVILLE
YORKSHIRE ACRES - BOCS	REZ1958-0000	R-4	SF	470 !	447	23	BRENTSVILLE
YORKSHIRE PARK - BOCS	REZ1958-0000	R-4	SF	250 !	233	17	BRENTSVILLE
YORKSHIRE VILLAGE - BOCS	REZ1958-0000	R-4	SF	287 !	276	11	BRENTSVILLE
YOUTH FOR TOMORROW	REZ1996-0035	R-4	SF	120	0	120	BRENTSVILLE
ABC 123 ACADEMY	PLN2006-00483	SR-1	SF	2	0	2	COLES
BEATTY PROPERTY	PLN2006-00074	PMR	SF	53	0	53	COLES
BREN MILL	REZ1987-0047	SR-1	SF	65	48	17	COLES
CHARLES A. YOUNG	PLN2005-00223	SR-1	SF	3	1	2	COLES
CLASSIC RIDGE	PLN2003-00424	SR-1	SF	20	1	19	COLES
CLASSIC SPRINGS	PLN2003-00268	SR-1	SF	33	4	29	COLES
CLASSIC WOODS	PLN2001-00172	SR-5	SF	6	1	5	COLES
CORNWELL	REZ1988-0029	SR-1	SF	6	0	6	COLES
FERLAZZO PROPERTY	PLN2009-00414	PMR	SF	59	0	59	COLES
GARCIA	PLN2001-00147	SR-1	SF	30	16	14	COLES
HABITAT FOR HUMANITY AT WEBSTERS WAY	PLN2008-00195	R-4	SF	7	0	7	COLES
HALL	PLN2002-00175	SR-1	SF	11	9	2	COLES
HAWKINS ESTATES	PLN2005-00256	PMR	SF	311	11	300	COLES
HINCE PROPERTY	PLN2005-00569	SR-1	SF	2	1	1	COLES
HOADLY FALLS	PLN2005-00207	SR-1	SF	16	0	16	COLES
HOPE HILL CROSSING	PLN2007-00515	R-4	SF	169	1	168	COLES







Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
HYLTON ENTERPRISES	REZ1988-0026	R-4	SF	82	0	82	COLES
KINNICK	REZ1999-0021	SR-1	SF	3	2	1	COLES
LANI	REZ1997-0023	SR-1	SF	36	0	36	COLES
LIGHTHORSE LEE FARM	REZ1988-0079	SR-1	SF	2	1	1	COLES
MALVERN CHASE	PLN2002-00170	SR-1	SF	32	29	3	COLES
MAY'S QUARTER AT REID'S PROSPECT	PLN2006-00898	PMR	SF	257	0	257	COLES
MITSOPOULOS	PLN2003-00044	SR-1	SF	9	3	6	COLES
OCCOQUAN OVERLOOK (GARCIA PROPERTY)	PLN2007-00817	SR-5	SF	2	0	2	COLES
POSEY CANOVA	PLN2004-00350	SR-1	SF	7	0	7	COLES
REIDS PROSPECT	PLN2000-00041	PMD	TH	77 !	67	10	COLES *
REIDS PROSPECT	PLN2000-00041	PMD	MF	252 !	0	252	COLES *
REIDS PROSPECT	PLN2000-00041	PMR	SF	143 !	59	84	COLES
REIDS PROSPECT	PLN2000-00041	PMR	TH	86 !	5	81	COLES
REIDS PROSPECT	PLN2000-00041	R-2	SF	6	4	2	COLES
RUNNING CREEK	PLN2001-00164	SR-1	SF	26	10	16	COLES
SALE PROPERTY	PLN2004-00199	R-4	SF	15	2	13	COLES
SARATOGA HUNT	PLN2000-00115	R-4	SF	155	149	6	COLES *
SPRIGGS WOOD	PLN2004-00238	R-4	SF	11	1	10	COLES
TAYLOE CROTEAU	PLN2006-00419	SR-1	SF	2	1	1	COLES
TOKEN VALLEY (Sorensen)	PLN2005-00301	SR-1	SF	12	0	12	COLES
TOKEN VALLEY PROPERTY	PLN2003-00109	SR-1	SF	4	0	4	COLES
VANDELINDE PROPERTY	PLN2006-00269	SR-1	SF	5	1	4	COLES
WANANT PROPERTY	PLN2004-00309	R-4	SF	26	14	12	COLES
WATSON BEETON / WESTFIELD MANOR	PLN2006-00306	R-4	SF	52	0	52	COLES
WEBSTERS LANDING	PLN2008-00633	R-4	SF	5	0	5	COLES
WILSON PROPERTY	PLN2006-00752	SR-1	SF	6	0	6	COLES
ANN WALL - BOCS	REZ1958-0000	R-4	SF	8 !	6	2	DUMFRIES
BLITZ TIPP (Port O Dumfries)	REZ1958-0118	R-16	MF	60 @	0	60	DUMFRIES



Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
BRIARWOOD OVERLOOK	PLN2004-00383	R-16	MF	48	0	48	DUMFRIES
CARBOROUGH HEIGHTS - BOCS	REZ1958-0000	R-4	SF	38 !	25	13	DUMFRIES
EBY	REZ1966-0009	R-16	MF	25	0	25	DUMFRIES
EWELL'S MILL ESTATES	PLN2005-00119	PMR	SF	100	40	60	DUMFRIES
FISHER PROPERTY	PLN2005-00469	R-4	SF	9	1	8	DUMFRIES
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	TH	400	0	400	DUMFRIES
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	MF	300	0	300	DUMFRIES
GARRISON WOODS - BOCS	REZ1958-0000	R-4	SF	101 !	98	3	DUMFRIES
GRAHAM PARK - BOCS	REZ1958-0000	R-4	SF	100 !	94	6	DUMFRIES
HAWKINS	REZ1958-0073	R-4	SF	30	21	9	DUMFRIES
HYLTON	REZ1971-0034	R-4	SF	6 @	0	6	DUMFRIES
J F FLICK - BOCS	REZ1958-0000	R-4	SF	30 !	24	6	DUMFRIES
JOSE L. PENA PROPERTY	PLN2007-00678	R-4	SF	2	1	1	DUMFRIES
KESWICK FOREST - BOCS	REZ1958-0000	R-4	SF	11 !	5	6	DUMFRIES
MARTIN LONAS (Potomac Highlands)	REZ1967-0032	R-16	MF	250	38	212	DUMFRIES
METTS ADDITION - BOCS	REZ1958-0000	R-4	SF	7 !	4	3	DUMFRIES
POWELLS CREEK OVERLOOK	REZ1990-0041	R-4	SF	51	12	39	DUMFRIES
REPUBLIC (Eagles Point)	PLN2001-00175	PMR	SF	400 !	160	240	DUMFRIES *
REPUBLIC (Eagles Point)	PLN2001-00175	R-4	SF	293 !	0	293	DUMFRIES *
STONEWALL MANOR - BOCS	REZ1998-0034	R-4	SF	292 !	236	56	DUMFRIES
SYCAMORE SQUARE	PLN2006-00923	R-16	MF	46	0	46	DUMFRIES
VAN BUREN	PLN2003-00402	R-6	SF	62	61	1	DUMFRIES
YARBROUGH	PLN2004-00218	R-4	SF	9	0	9	DUMFRIES
BARRETT (Sunnybrook)	REZ1983-0037	R-16	MF	304	0	304	GAINESVILLE
CAMP GLENKIRK	PLN2008-00480	PMR	Mixed	157	44	113	GAINESVILLE
CHIMNEYS	REZ1989-0055	SR-5	SF	2	0	2	GAINESVILLE
CHIMNEYS	REZ1989-0070	SR-5	SF	2	1	1	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC	Mixed	3,270	2,244	1,026	GAINESVILLE



Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
GEISEL	REZ1984-0048	SR-1	SF	1	0	1	GAINESVILLE
GEISEL	REZ1984-0048	SR-5	SF	2	0	2	GAINESVILLE
HELLER PROPERTY	PLN2002-00173	RPC	SF	175	106	69	GAINESVILLE
MARKET CENTER	PLN2006-00234	PMD	TH	500	276	224	GAINESVILLE *
MEADOWLIN	REZ1986-0001	SR-1	SF	44	30	14	GAINESVILLE
PIEDMONT MEWS ADDITION	PLN2004-00096	R-6	SF	11	0	11	GAINESVILLE
SIMS	PLN2002-00125	PMD	MF	400	0	400	GAINESVILLE
STOKES COMMONS	PLN2006-00765	R-16	TH	18	0	18	GAINESVILLE
THE MARQUE AT HERITAGE HUNT	PLN2009-00523	PMR	MF	200	0	200	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	TH	389	222	167	GAINESVILLE
AURORA	PLN2004-00332	R-4	SF	4	0	4	NEABSCO
CARDINAL POINTE	PLN2003-00210	R-4	SF	40	33	7	NEABSCO
DALE CITY ⁴	REZ1990-0006	RPC	MF	969 ⁴	382	587	NEABSCO *
DALE CITY ⁴	REZ1990-0006	RPC	TH	3,695 ⁴	3,165	530	NEABSCO *
DALE CITY ⁴	REZ1990-0006	RPC	SF	11,226 ⁴	11,206	20	NEABSCO *
DANE RIDGE	PLN2004-00072	R-16	MF	126	0	126	NEABSCO
EAGLES POINTE - BOCS	REZ1958-0000	R-4	SF	417 !	184	233	NEABSCO
MILLER PROPERTY	PLN2004-00151	R-4	SF	9	0	9	NEABSCO
NEABSCO COMMON PROFFER AMENDMENT	PLN2009-00554	O(H)	MF	360	0	360	NEABSCO
PHELPS	REZ1983-0029	R-2	SF	194 !	0	194	NEABSCO
WHISPERING DOVE ESTATES	PLN2004-00064	R-4	SF	7	0	7	NEABSCO
WOODARD	REZ1965-0013	R-16	MF	16 @	0	16	NEABSCO
CHRIST CHAPEL	REZ1991-0014	R-30	MF	90 @	0	90	OCCOQUAN
CLARKE PROPERTY	PLN2006-00534	PMR	SF	21	0	21	OCCOQUAN
HORNBAKER - BOCS	REZ1995-0043	R-4	SF	19 !	15	4	OCCOQUAN
SULLINS PROPERTY-RUSSELL	PLN2006-00949	R-2	SF	3	1	2	OCCOQUAN
TACKETT'S VILLAGE	PLN2004-00375	PMR	MF	72	0	72	OCCOQUAN
VANTAGE POINTE	PLN2001-00139	PMR	SF	20	0	20	OCCOQUAN



Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
BARG - BOCS	REZ1958-0000	R-4	SF	20 !	6	14	WOODBIDGE
BELMONT CENTER	REZ1999-0022	PMD	Mixed	1,813	1,043	770	WOODBIDGE
CAFRTIZ (New Port, Port Potomac)	REZ1958-0040	R-4	SF	929	764	165	WOODBIDGE
COMPTON (Orchard Landing)	REZ1969-0009	R-16	MF	486 @	184	302	WOODBIDGE
DAWSON PROPERTY	PLN2004-00390	R-6	SF	11	0	11	WOODBIDGE
GEORGETOWN VILLAGE (River Oaks)	REZ1967-0007	R-6	TH	950 !	935	15	WOODBIDGE
HARBOR STATION SOUTH	PLN2006-00195	PMD	MF	110	0	110	WOODBIDGE
HARBOR STATION SOUTH	PLN2006-00195	PMR	TH	236	0	236	WOODBIDGE
HARBOR STATION SOUTH	PLN2006-00195	PMR	MF	237	0	237	WOODBIDGE
HARBOR STATION SOUTH AMENDMENT	PLN2006-00194	PMR	Mixed	762	0	762	WOODBIDGE *
HESS (River Oaks)	REZ1967-0034	R-16	TH	556	218	338	WOODBIDGE
KENSINGTON	PLN2005-00232	R-30	MF	333	0	333	WOODBIDGE
OPITZ CROSSING	PLN2004-00247	PMR	MF	130	0	130	WOODBIDGE
PAHLAVINA PROPERTY - BOCS	REZ1958-0000	R-4	SF	2 !	1	1	WOODBIDGE
POTOMAC HEIGHTS	PLN2004-00189	PMR	MF	288	0	288	WOODBIDGE
POTOMAC TOWN CENTER MIXED USE	PLN2008-00495	PMD	MF	500	0	500	WOODBIDGE
POTOMAC VIEW 2 - BOCS	REZ1958-0000	R-4	SF	4 !	0	4	WOODBIDGE
POWELLS LANDING	REZ1988-0023	R-4	SF	370	347	23	WOODBIDGE
POWELLS LANDING	REZ1988-0023	R-6	TH	193	29	164	WOODBIDGE
RIPPON CENTER	PLN2006-00098	PMR	MF	550	0	550	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	TH	1,393	1,199	194	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	MF	436	172	264	WOODBIDGE
RIVERGATE	PLN2005-00565	PMR	MF	720	0	720	WOODBIDGE
SAINT MARGARET'S CHURCH	PLN2006-00439	PMR	MF	148	0	148	WOODBIDGE
SOUTHBRIDGE	PLN2000-00077	PMD	Mixed	1,643	0	1,643	WOODBIDGE *
SOUTHBRIDGE	PLN2000-00077	PMR	Mixed	283	0	283	WOODBIDGE *
SOUTHBRIDGE	PLN2000-00078	PMR	SF	287	0	287	WOODBIDGE *
TOWNES OF NEWPORT	REZ1993-0010	R-6	SF	365 !	344	21	WOODBIDGE



Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
TYRELL	REZ1970-0032	R-4	SF	10	0	10	WOODBIDGE
VENTURA	PLN2003-00412	R-4	SF	2	0	2	WOODBIDGE
WEST POTOMAC	PLN2004-00349	PMR	MF	654	0	654	WOODBIDGE
WOODBIDGE CLAY AND BELL	REZ1958-0100	R-16	MF	558 @	152	406	WOODBIDGE
						total ⁵	24,286

Notes:

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with an @ are not proffered, approved number of units is a theoretical yield considering allowed lot size and buildable area.
2. Built units are based on 12/15/2010 GIS Premise Address database.
3. Unit types listed as mixed were approved with flexibility between unit types, therefore, only the unit cap is available.
4. Dale City remaining units are based on Hylton Enterprises' "Land Pipeline Report".
5. This total does not include any A-1 zoned residential subdivisions.
6. Cases marked with an asterisk (*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
7. Remaining units marked with an exclamation point (!) are based on undeveloped lots within the subdivision derived from the subdivision plat.
8. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision name is the Case Name.



Section D - Residential Rezonings Approved by the Board in 2010

Report Date: March 01, 2011
 Report Time: 11:28:14 am

Office of Planning

Report: Residential Rezonings Approved by the Board - 2010

Rezonings Approved by the Board that Created Additional Residential Units

1/1/2010 through 12/31/2010

Table 8 Page 1 of 1

Case Number	Case Name	Acreage	Single Family Units	Townhouse Units	Multi-Family Units	Unit Total	Approval Date	Application Type
PLN2009-00414	FERLAZZO PROPERTY	19.16	59			59	4/6/2010	REZ
PLN2006-00781	AVENDALE	125.30	295			295	8/3/2010	REZ
		144.46	354	0	0	354 Total Units		

Column descriptions:

Case Number - This column indicates the case number attached to the zoning case.

Case Name - This column indicates the current name attached to the zoning case.

Acreage - This column indicates the amount of rezoned land area in acres.

Single Family Units - This column indicates the approved quantity of detached single family dwelling units.

Townhouse Units - This column indicates the approved quantity of attached single family dwelling units.

Multi-Family Units - This column indicates the approved quantity of attached multi-family dwelling units.

Unit Total - This column indicates the sum of dwelling units in the three categories

Approval Date - This column represents the date the rezoning was approved by the Board.

Application Type - This column indicates the case type, in these instances, all cases were rezonings.



Section E - Non-Residential Inventory



Inventory of Major Non-Residential Rezoning Remaining to be Built as of December 31, 2010

Revised 3/30/2011

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land.

Remaining Acreage - This column indicates the acreage that is still available to be built upon. This can represent the entire or a partial amount of the Zoning Case.

Remaining Square Feet - This column indicates the potential amount of non-residential square feet that remains to be built of the indicated portion of the Zoning Case.

District - This column indicates the Magisterial District containing the Zoning Case.

For additional symbol explanation, refer to the notes at the end of the table.

Table 9

Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
AIRPORT COMMERCE CENTER	REZ1985-0045	B-1	3.55	23,196	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER I	PLN2009-00557	M/T	26.88	409,812	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER I	PLN2009-00557	PBD	74.28	975,320	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER II	PLN2002-00025	PBD	81.70	1,245,598	BRENTSVILLE
BEYER AUTOMOTIVE	PLN2001-00277	B-1	4.86	42,361	BRENTSVILLE
BREEDEN	REZ1958-0052	B-1	10.24	66,908	BRENTSVILLE
BROADVIEW CENTER	REZ1989-0039	M-2	51.88	564,973	BRENTSVILLE
BUCKEYE TIMBER PROPERTIES	PLN2008-00600	M-2	22.73	253,000	BRENTSVILLE
BULL RUN	REZ1985-0023	B-1	8.05	87,700	BRENTSVILLE



Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
BULL RUN	REZ1985-0023	M-2	5.65	46,146	BRENTSVILLE
CEDAR MEADOWS	REZ1994-0025	B-1	19.70	128,720	BRENTSVILLE
COMPTON	REZ1968-0006	M-1	470.44	3,842,319	BRENTSVILLE
ELI LILLY	PLN2002-00343	PBD	19.80	258,686	BRENTSVILLE
ELI LILLY AT INNOVATION	PLN2007-00749	PBD	69.72	911,101	BRENTSVILLE
EVERGREEN TERRACE	PLN2000-00094	B-1	10.47	91,208	BRENTSVILLE
GLEN GERY (GODWIN DRIVE PROPERTY)	PLN2010-00141	M-1	155.15	1,267,188	BRENTSVILLE
GOODER	REZ1975-0009	M-2	96.20	785,714	BRENTSVILLE
HB INVESTMENTS	PLN2006-00185	M-1	1.91	20,800	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK	PLN2001-00313	M-1	5.37	46,174	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK - PHASE 3	PLN2008-00354	M/T	5.19	67,823	BRENTSVILLE
IBM	REZ1987-0009	M-2	1.40	11,435	BRENTSVILLE
IBM	REZ1980-0030	M-2	135.00	1,102,613	BRENTSVILLE
IBM PROFFER AMENDMENT	PLN2008-00154	PBD	46.01	601,298	BRENTSVILLE
INDUSTRIAL ROAD PROPERTY	PLN2009-00162	M/T	2.68	21,542	BRENTSVILLE
INNOVATION AT PW	PLN2007-00535	PBD	255.71	3,551,139	BRENTSVILLE
INNOVATION EXECUTIVE CENTER	PLN2007-00522	M-2	1.82	14,865	BRENTSVILLE
JPI-YORKSHIRE	PLN2006-00072	B-1	2.33	15,224	BRENTSVILLE
KELLER ROBINSON	PLN2000-00196	B-1	3.82	24,960	BRENTSVILLE
KIM AND PAK	PLN2005-00216	O(M)	1.00	13,008	BRENTSVILLE
LACY	REZ1958-0034	M-1	13.70	111,895	BRENTSVILLE
LAWS AUCTION	REZ1989-0064	B-1	2.66	17,380	BRENTSVILLE
LEWIS	REZ1969-0034	M-1	6.10	49,821	BRENTSVILLE
MADISON CRESCENT SIGN PACKAGE	PLN2010-00151	PMD	6.64	449,160	BRENTSVILLE
MADISON SQUARE	PLN2008-00325	PMD	25.23	162,200	BRENTSVILLE





Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
MANASSAS AIRPORT INDUSTRIAL PARK	REZ1967-0016	B-1	2.09	13,656	BRENTSVILLE
MANASSAS ASSOCIATES I	REZ1974-0037	B-1	14.31	93,502	BRENTSVILLE
MANASSAS BUSINESS PARK	PLN2006-00498	PBD	155.84	573,000	BRENTSVILLE
MARKET CENTER AT HAYMARKET	PLN2008-00680	PMD	32.47	1,100,000	BRENTSVILLE
MARSHALL CENTER	REZ1988-0083	B-1	23.96	156,555	BRENTSVILLE
MATRIX	PLN2001-00348	M-1	4.31	35,202	BRENTSVILLE
MAUCK	REZ1982-0001	M-2	10.36	84,615	BRENTSVILLE
MECKLER	REZ1969-0022	B-1	3.61	31,465	BRENTSVILLE
MIDWOOD	PLN2003-00162	PBD	118.48	1,161,222	BRENTSVILLE
MOORE	REZ1970-0015	M-1	18.70	152,732	BRENTSVILLE
NEW BRISTOW OFFICE CENTER	PLN2005-00014	O(L)	1.37	11,935	BRENTSVILLE
NORTHWEST FEDERAL CREDIT UNION (SUP)	PLN2011-00018	B-1	1.24	5,750	BRENTSVILLE
OLD DOMINION COON HUNTERS	REZ1978-0023	B-1	4.38	28,619	BRENTSVILLE
PAXTON BUSINESS PARK	PLN2001-00269	M-1	20.45	167,025	BRENTSVILLE
PAXTON BUSINESS PARK	PLN2001-00269	O(F)	11.45	112,221	BRENTSVILLE
PEMBROOKE	PLN2006-00091	B-1	17.63	153,559	BRENTSVILLE
PLANTATION INVESTMENT	REZ1975-0007	B-1	4.10	26,789	BRENTSVILLE
PLANTATION INVESTMENT	REZ1978-0019	B-1	13.86	90,561	BRENTSVILLE
PLANTATION INVESTMENT	REZ1974-0036	M-2	9.40	76,775	BRENTSVILLE
PRICE EAGLE	REZ1986-0018	B-1	6.14	40,119	BRENTSVILLE
PRINCE WILLIAM GATEWAY	PLN2006-00943	O(M)	16.07	248,112	BRENTSVILLE
RECTOR	REZ1976-0002	B-1	9.87	64,491	BRENTSVILLE
RECTOR SEELEY	REZ1966-0047	M-1	15.00	12,251	BRENTSVILLE
REDSTONE INDUSTRIAL PARK	PLN2008-00253	M-1	53.90	586,971	BRENTSVILLE
RINALDI	REZ1987-0035	M-1	2.50	20,419	BRENTSVILLE





Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
RPT INDUSTRIAL PARK	REZ1989-0056	M-1	11.49	125,126	BRENTSVILLE
SARAH CENTER	PLN2008-00280	M-2	1.79	21,600	BRENTSVILLE
SAVILLE	REZ1967-0017	M-1	5.00	40,838	BRENTSVILLE
SOMERWOOD	PLN2002-00026	O(L)	3.43	29,924	BRENTSVILLE
SOUTH MARKET	REZ1992-0010	B-1	10.03	65,536	BRENTSVILLE
SOUTH MARKET	REZ1992-0010	O(F)	11.96	117,220	BRENTSVILLE
SOWDER PROFFER AMENDMENT	PLN2005-00600	PBD	87.65	1,055,927	BRENTSVILLE
STOKES	REZ1987-0089	PBD	22.00	215,622	BRENTSVILLE
STONEWOOD DEVELOPMENT	REZ1989-0092	M-1	10.02	81,838	BRENTSVILLE
STRINGER	PLN2001-00174	B-1	1.38	9,017	BRENTSVILLE
SUDCO FIBERGLASS	REZ1971-0005	M-2	1.69	13,803	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	M-2	8.00	60,000	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	47.40	173,300	BRENTSVILLE
VETERANS FARM CLUB (PWC Fairgrounds)	REZ1958-0048	B-1	57.53	375,901	BRENTSVILLE
VILLAGE CENTER	REZ1989-0006	B-1	1.69	11,042	BRENTSVILLE
VIRES	REZ1958-0068	M-1	14.71	120,144	BRENTSVILLE
VIRGINIA MEADOWS	REZ1986-0004	M-2	29.38	239,961	BRENTSVILLE
VOGEL	REZ1987-0023	PBD	9.83	128,465	BRENTSVILLE
WELLINGFORD INDUSTRIAL PARK	REZ1984-0053	M-1	2.50	20,419	BRENTSVILLE
WELLINGFORD INDUSTRIAL PARK	PLN2004-00180	M-1	8.46	69,097	BRENTSVILLE
WELLINGFORD SOUTH	REZ1989-0069	M-2	26.85	219,297	BRENTSVILLE
WELLINGTON EQUITIES	REZ1985-0057	M-2	3.06	24,993	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	O(F)	15.00	148,500	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	PMD	14.68	278,000	BRENTSVILLE
WELLINGTON GLEN PRA	PLN2010-00138	PMD	139.85	1,046,100	BRENTSVILLE





Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
WELLINGTON PARK	PLN2009-00016	B-1	11.12	180,000	BRENTSVILLE
WELLINGTON SQUARE	REZ1988-0025	B-1	2.26	14,767	BRENTSVILLE
WELLINGTON STATION	REZ1989-0020	M-2	18.83	205,059	BRENTSVILLE
WORSHAM	REZ1979-0021	M-2	19.13	156,244	BRENTSVILLE
YORKSHIRE PROFESSIONAL CENTER	REZ1990-0040	O(L)	1.72	16,200	BRENTSVILLE
CENTREPOINTE	REZ1991-0016	PBD	18.85	246,336	COLES
COLCHESTER BUSINESS PARK	PLN2009-00117	M/T	21.46	280,439	COLES
GARCIA OFFICE PARK	PLN2002-00204	O(L)	4.86	42,321	COLES
REIDS PROSPECT	PLN2000-00041	PMD	18.20	418,444	COLES
RIDGEFIELD VILLAGE	REZ1999-0024	B-1	5.88	51,222	COLES
STAPLES MILL	REZ1998-0018	B-2	2.50	12,251	COLES
THE GLEN	PLN2006-00525	B-1	9.90	65,624	COLES
WILLIAMS	REZ1974-0030	B-1	2.70	17,642	COLES
WOODBIDGE SEVENTH-DAY ADVENTIST	PLN2008-00424	O(M)	6.36	60,000	COLES
ASHLAND	REZ1997-0034	B-1	27.00	231,700	DUMFRIES
HYLTON	REZ1971-0034	B-1	13.57	118,219	DUMFRIES
LAWHORN	REZ1958-0065	B-1	3.99	26,071	DUMFRIES
MANDERFIELD	REZ1958-0082	B-1	10.00	87,120	DUMFRIES
PERS CONSTRUCTION	PLN2003-00051	M-2	2.87	23,441	DUMFRIES
POTOMAC HOTELS (SUP)	PLN2010-00139	B-1	4.87	133,245	DUMFRIES
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	B-1	20.47	178,327	DUMFRIES
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	M-2	8.69	70,976	DUMFRIES
PRINCETON WOODS	REZ1987-0061	M-2	9.99	81,593	DUMFRIES
QUANTICO GATEWAY	PLN2003-00288	B-1	4.00	26,136	DUMFRIES
SMITAL CORPORATION	REZ1998-0030	B-1	1.35	11,771	DUMFRIES





Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
THE CALVERT COMPANY	REZ1986-0062	B-1	8.20	71,439	DUMFRIES
TOWNSEND	REZ1972-0030	B-1	12.00	104,502	DUMFRIES
TOWNSEND	REZ1980-0003	M-2	54.82	447,742	DUMFRIES
VAN BUREN INVESTMENTS	REZ1986-0014	PBD	34.46	337,742	DUMFRIES
WICKLIFFE BUSINESS CENTER	REZ1989-0035	M-2	25.66	209,578	DUMFRIES
WICKLIFFE VILLAGE	REZ1988-0009	M-2	56.14	458,523	DUMFRIES
AMERICAN TRADE CENTER	REZ1990-0024	B-3	5.35	23,305	GAINESVILLE
AMERICAN TRADE CENTER	REZ1990-0024	M-2	2.02	21,998	GAINESVILLE
BALLSFORD	REZ1998-0019	PBD	40.68	477,444	GAINESVILLE
BATTLEFIELD BUSINESS PARK	REZ1988-0030	PBD	5.25	51,455	GAINESVILLE
GAINESVILLE CROSSING	PLN2006-00434	B-1	2.00	41,200	GAINESVILLE
GREENHILL CROSSING/SOMERSET	PLN2001-00054	B-1	2.05	17,868	GAINESVILLE
HERITAGE HUNT	PLN2003-00046	PBD	33.77	441,306	GAINESVILLE
HERITAGE HUNT COMMERCIAL (LAND BAY D)	PLN2010-00456	PBD	1.97	19,308	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	B-1	12.81	111,641	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	M-2	12.50	102,094	GAINESVILLE
LIBBY	REZ1981-0015	M-1	56.90	464,731	GAINESVILLE
LINCH GROUP	REZ1988-0076	O(L)	1.71	14,887	GAINESVILLE
LINDEN	REZ1987-0015	M-2	19.62	160,246	GAINESVILLE
LINDEN	REZ1987-0015	O(L)	10.87	71,025	GAINESVILLE
MARKET CENTER	PLN2006-00234	PMD	29.68	670,838	GAINESVILLE
MAYHEW	REZ1972-0035	B-1	48.90	319,513	GAINESVILLE
MCDONALDS	REZ1991-0017	B-1	6.85	44,758	GAINESVILLE
MOUNT JACKSON	REZ1990-0068	B-1	1.14	7,449	GAINESVILLE
N AND E COMPANY	REZ1971-0042	M-1	54.90	448,396	GAINESVILLE





Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
ORCHARD GLEN	REZ1995-0030	O(L)	0.87	7,569	GAINESVILLE
PRINCE WILLIAM ELECTRIC COOPERATIVE	PLN2009-00055	B-1	14.28	93,306	GAINESVILLE
RYDER TRUCK	REZ1988-0067	M/T	2.05	20,092	GAINESVILLE
SIMS	PLN2002-00125	PMD	67.84	700,000	GAINESVILLE
SIXTY SIX COMMERCE CENTER	PLN2003-00093	M-1	2.07	16,662	GAINESVILLE
SIXTY SIX COMMERCE CENTER	REZ1989-0027	M-1	4.32	35,284	GAINESVILLE
SOMERSET	REZ1998-0002	B-1	3.70	24,176	GAINESVILLE
SOUTHVIEW	REZ1997-0004	B-1	105.58	1,132,560	GAINESVILLE
STOKLEY	REZ1969-0016	B-1	1.00	6,534	GAINESVILLE
STONECREST	REZ1989-0038	B-1	4.03	35,141	GAINESVILLE
SUNNYBROOK	REZ1987-0046	B-1	3.54	23,130	GAINESVILLE
SUNNYBROOK DEVELOPMENT	REZ1993-0013	B-1	13.23	86,445	GAINESVILLE
VILLAGE AT HEATHCOTE	PLN2004-00298	PBD	19.92	240,291	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	41.79	650,200	GAINESVILLE
VIRGINIA GATEWAY	PLN2001-00113	B-1	47.16	410,858	GAINESVILLE
WESTMARKET	REZ1988-0081	B-1	40.07	500,000	GAINESVILLE
WHEELER	REZ1958-0043	B-1	19.06	166,050	GAINESVILLE
WHEELER SMITH WOOD SOLITE	REZ1969-0021	M-1	217.15	1,773,573	GAINESVILLE
WILLA INVESTMENT	REZ1966-0019	B-1	0.88	5,750	GAINESVILLE
COUNTY CENTER	PLN2000-00132	PMD	8.86	192,871	NEABSCO
ELM FARM	REZ1972-0024	O(H)	20.96	342,382	NEABSCO
ENGLISH OAKS II COMMERCE CENTER	PLN2007-00146	O(M)	9.86	128,839	NEABSCO
GARBER	REZ1973-0024	O(H)	24.99	408,212	NEABSCO
GILBERT	REZ1974-0033	O(L)	1.71	14,897	NEABSCO
HOLLIS	REZ1985-0004	O(L)	1.02	8,924	NEABSCO





Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
HOLLIS	REZ1989-0081	O(L)	1.03	8,983	NEABSCO
HYLTON CHAPEL	REZ1994-0001	B-1	3.69	43,418	NEABSCO
LONG MCGLOTHLIN	REZ1987-0033	B-1	10.00	87,153	NEABSCO
MASSEY	REZ1983-0001	O(L)	3.30	28,744	NEABSCO
NEABSCO COMMON PROFFER AMEDMENT	PLN2009-00554	O(H)	22.37	396,780	NEABSCO
PRINCE WILLIAM COMMONS	PLN2000-00118	PBD	23.19	227,285	NEABSCO
PRINCE WILLIAM TOWN CENTER	PLN2001-00100	O(M)	3.53	44,000	NEABSCO
REDDING	REZ1973-0016	B-1	2.64	14,000	NEABSCO
THE WARTIME MUSEUM (Museum Area)	PLN2010-00379	RPC	40.10	100,000	NEABSCO
TOWN CROSSING	REZ1989-0101	B-1	8.45	73,582	NEABSCO
UPTON FOREST	REZ1984-0024	M-2	3.33	27,198	NEABSCO
WALNUT GROVE	REZ1989-0074	B-1	24.75	16,929	NEABSCO
WILLIAMS	REZ1987-0008	O(L)	1.96	17,067	NEABSCO
WOOD INTERSTATE	REZ1974-0007	B-1	2.70	17,642	NEABSCO
CATON'S CROSSING	PLN2009-00339	PMD	29.04	304,895	OCOCOQUAN
HORNBAKER ENTERPRISES	REZ1973-0019	O(L)	0.44	3,800	OCOCOQUAN
KAZOBIE LP	REZ1987-0053	B-1	3.53	30,736	OCOCOQUAN
LAKE POINT OFFICE PARK	REZ1995-0014	B-1	27.52	188,924	OCOCOQUAN
LYNCH	REZ1998-0010	B-1	4.90	32,017	OCOCOQUAN
OHS	REZ1985-0027	O(L)	0.34	2,947	OCOCOQUAN
OLD BRIDGE ESTATES	PLN2007-00020	B-2	6.74	33,029	OCOCOQUAN
PARK CENTER NORTH	REZ1990-0037	B-1	2.79	18,230	OCOCOQUAN
PARK CENTER NORTH	REZ1990-0037	PBD	43.60	427,324	OCOCOQUAN
POTOMAC INDUSTRIAL PARK	REZ1991-0033	B-1	3.07	20,059	OCOCOQUAN
POTOMAC MILLS MALL	PLN2006-00128	B-1	125.24	60,000	OCOCOQUAN





Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
RIVERSIDE	REZ1989-0076	B-1	2.26	19,705	OCCOQUAN
ROLLINGWOOD CENTER	PLN2004-00160	B-1	1.33	10,000	OCCOQUAN
SHERBROOKE	REZ1986-0002	B-1	3.70	24,176	OCCOQUAN
STAYBRIDGE SUITES - TELEGRAPH ROAD	PLN2008-00328	B-1	2.62	87,251	OCCOQUAN
TELEGRAPH ROAD ASSOCIATES	REZ1987-0077	B-1	10.00	65,340	OCCOQUAN
TELEGRAPH ROAD ASSOCIATES	REZ1987-0077	M-2	12.33	100,705	OCCOQUAN
TRAVERS	REZ1982-0015	B-1	1.02	6,665	OCCOQUAN
TRAVERS	PLN2004-00118	M-2	8.90	96,921	OCCOQUAN
VALUE ENGINEERING	REZ1968-0016	B-1	1.36	8,886	OCCOQUAN
VANTAGE POINTE	PLN2001-00139	B-1	10.61	80,000	OCCOQUAN
WASHINGTON INDUSTRIAL PARK	REZ1985-0063	M-2	2.35	19,194	OCCOQUAN
BARRONS GRANT	REZ1995-0008	B-1	4.33	37,725	WOODBIDGE
BELMONT CENTER	REZ1999-0022	PMD	29.22	2,300,000	WOODBIDGE
BRAXTON	REZ1968-0004	B-1	2.22	19,310	WOODBIDGE
BURKE AND HERBERT BANK AND TRUST	PLN2010-00118	B-1	0.92	2,412	WOODBIDGE
DAWSON	REZ1980-0015	B-1	2.60	22,670	WOODBIDGE
DOMINION POWER - WOODBRIDGE	PLN2009-00055	B-1	2.05	17,860	WOODBIDGE
ELROD (Potomac Town Center)	REZ1973-0025	B-1	27.00	235,224	WOODBIDGE
HARBOR STATION SOUTH ADDITION	PLN2006-00195	PMD	12.50	105,000	WOODBIDGE
HARBOR STATION SOUTH AMENDMENT	PLN2010-00455	PBD	201.70	1,605,000	WOODBIDGE
HEPNER	REZ1976-0025	O(L)	0.62	5,444	WOODBIDGE
HESS	REZ1967-0034	B-1	15.80	137,650	WOODBIDGE
I-95 INVESTORS	REZ1993-0011	B-1	1.19	7,775	WOODBIDGE
JONES	REZ1973-0021	O(L)	2.90	18,949	WOODBIDGE
KIRCHER	REZ1985-0041	B-1	18.36	159,968	WOODBIDGE





Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
KOONS	PLN2003-00065	B-1	4.40	38,366	WOODBIDGE
MALLOY HYUNDAI (SUP)	PLN2006-00725	B-1	2.80	31,208	WOODBIDGE
POTOMAC HOSPITAL	PLN2003-00299	O(H)	8.50	80,000	WOODBIDGE
POTOMAC TOWN CENTER MIXED USE	PLN2008-00495	PMD	34.46	450,500	WOODBIDGE
RIVER OAKS	REZ1991-0006	B-1	2.36	20,536	WOODBIDGE
SCHAEFFER	REZ1971-0020	B-1	1.21	7,906	WOODBIDGE
SOUTHBRIDGE	PLN2000-00077	PMD	168.59	1,896,280	WOODBIDGE
SOWER	REZ1972-0037	O(L)	1.99	13,003	WOODBIDGE
WALTERS	REZ1972-0026	B-1	3.18	20,778	WOODBIDGE
WILLS	REZ1958-0094	B-1	1.55	13,513	WOODBIDGE
WOODBIDGE CLAY AND BELL	REZ1958-0100	B-1	15.27	99,774	WOODBIDGE
			total³ 5,251.94	total⁴ 52,028,821	

Notes:

1. The remaining acreage was determined to be the land available to be developed or the entire zoned area dependent on the zoning case. In some instances, this acreage may reflect only a small amount of the original rezoning case. The acreage indicated was calculated by using the County's GIS software.
2. The remaining building area was calculated by several different methods. Some zoning cases (mostly older) were calculated by using modified FAR values. These values were adjusted to reflect current trends in development. Other zoning cases use the proffered building area amounts or specific proffered FAR values.
3. The total is not the absolute total acreage to be built upon for non-residential purposes. This total represents the total acreage listed in this report containing only the portion of the listed zoning cases with area still available to be built upon.
4. The total is not the absolute non-residential building area to be built for non-residential purposes. This total represents the square feet listed in this report containing only the listed zoning cases with structures yet to be built.





Section F - Non-Residential Rezoning Approved by the Board in 2010

Report Date: March 01, 2011
Report Time: 11:14:55 am

Report: Non-Residential Rezoning Approved by the Board

Office of Planning

Rezoning Approved by the Board that Created Additional Non-Residential Square Feet

1/1/2010 through 12/31/2010

Page 1 of 1

Table 10

Case Number	Case Name	Acreage	Zone	Total Sq Ft	Approval Date	Application Type
PLN2008-00600	BUCKEYE TIMBER PROPERTIES	22.73	M-2	253,000	2/2/2010	REZ
PLN2009-00016	WELLINGTON PARK	11.12	B-1	180,000	7/27/2010	REZ
PLN2010-00379	THE WARTIME MUSEUM	136.70	RPC	100,000	10/5/2010	REZ
PLN2010-00456	HERITAGE HUNT COMMERCIAL-LAND BAY D	1.97	PBD	19,308	10/26/2010	REZ
PLN2010-00141	GLEN GERY (GODWIN DR. PROPERTY)	155.15	M-1	1,267,187	12/7/2010	REZ
		327.67		1,819,495		

Column descriptions:

Case Number - This column indicates the case number attached to the zoning case.

Case Name - This column indicates the current name attached to the zoning case.

Acreage - This column indicates the amount of rezoned land area in acres.

Zone - This column indicates the zoning district of the zoned land.

Total Sq Ft - This column indicates the sum of approved gross floor area in square feet of the four categories.

Approval Date - This column represents the date the Rezoning was approved by the Board.

Application Type - This column indicates the case type, in these instances, all cases were rezonings.





Section G – Non-Residential Floor Area Ratio Trends

Table 11

LRLU Districts and FAR Values

Long-Range Land Use Designation	Allowable FAR	Estimated FAR (used for calculations)
CEC	0.5	0.2
CR	0.1	0.1
EI	0.5	0.25
FEC	0.5	0.25
GC	0.4	0.2
NC	0.3	0.15
O	0.7	0.3
RCC	0.4	0.2
REC	1.3	0.5
UMU	per plan	0.3
VMU	per plan	0.18

Table 12

Zoning Districts and FAR Values

Zoning District Designation	Allowable FAR	Estimated FAR (used for calculations)
B-1	0.4	0.2
B-2	0.3	0.15
B-3	0.1	0.1
M-1	0.5	0.25
M-2	0.5	0.25
M/T	0.75	0.3
O(F)	0.5	0.3
O(H)	1.25	0.5
O(L)	0.35	0.2
O(M)	0.65	0.3
PBD	0.5	0.3
PMD	0.75	0.5
PMR	0.3	0.3
RPC	0.3	0.3





Section H – Abbreviations

A-1	Agricultural zoning district	NC	Neighborhood Commercial long-range land use classification
B-1	General Business zoning district	O	Office long-range land use classification
B-2	Neighborhood Business zoning district	O(F)	Office/Flex zoning district
B-3	Convenience Retail zoning district	O(H)	High-Rise Office zoning district
BOCS	Board of County Supervisors	O(L)	Low-Rise Office zoning district
CEC	Community Employment Center long-range land use classification	O(M)	Mid-Rise Office zoning district
CR	Convenience Retail long-range land use classification	PBD	Planned Business District zoning district
DU	Dwelling units	PL	Public Land long-range land use classification
EI	Industrial Employment long-range land use classification	PMD	Planned Mixed Use District zoning district
ER	Environmental Resource long-range land use classification	PMR	Planned Mixed Residential zoning district
FAR	Floor Area Ratio	PWC	Prince William County
FEC	Flexible-Use Employment Center long-range land use classification	R-2	Suburban Residential zoning district
GC	General Commercial long-range land use classification	R-4	Suburban Residential zoning district
GIS	Geographic Information System	R-6	Suburban Residential zoning district
HOA	Homeowners Association	R-16	Suburban Residential High zoning district
LRLU	Long-Range Land Use	R-30	Urban Residential zoning district
M-1	Heavy Industrial zoning district	RCC	Regional Commercial Center long-range land use classification
M-2	Light Industrial zoning district	REC	Regional Employment Center long-range land use classification
M-T	Industrial/Transportation zoning district	REZ	Rezoning
MCB	Marine Corps Base	ROD	Redevelopment Overlay District
MF	Multi-family dwelling	RPC	Residential Planned Community zoning district and long-range land use classification
MTN	Mass Transit Node long-range land use classification	SF	Single-family detached dwelling
		Sq Ft	Square feet





- SR-1** Semi-Rural Residential zoning district
- SR-3** Semi-Rural Residential zoning district
- SR-5** Semi-Rural Residential zoning district
- SRH** Suburban Residential long-range land use classification
- SRL** Suburban Residential Low long-range land use classification
- SRM** Suburban Residential Medium long-range land use classification
- SRR** Semi-Rural Residential long-range land use classification
- TH** Townhouse dwelling
- UMU** Urban Mixed-Use long-range land use classification
- URH** Urban Residential High long-range land use classification
- URL** Urban Residential Low long-range land use classification
- URM** Urban Residential Medium long-range land use classification
- VMU** Village Mixed-Use long-range land use classification

