

MOTION:

**March 18, 2008
Regular Meeting
Res. No. 08-**

SECOND:

**RE: INITIATE COMPREHENSIVE PLAN AMENDMENT #PLN2008-00349–
DOMINION STATION – GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Prince William Board of County Supervisors may consider amendments to the comprehensive plan; and

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

WHEREAS, an application for an amendment to the comprehensive plan was received to change the comprehensive plan designation of approximately 192.68 acres east of the intersection of Route 29 and I-66, GPINS 7497-36-6549, 7497-67-8141, and 7497-54-1044, from Regional Employment Center (REC) and Industrial (EI) to Regional Commercial Employment (RCC) and Regional Employment Center (REC); and

WHEREAS, this area is designated an Emerging Employment Area by the Metropolitan Council of Governments; and

WHEREAS, a mixed use development may provide a more desirable overall development than a single use office development; and

WHEREAS, the general welfare and good planning practice are served by initiation of the proposed amendment to the comprehensive plan; and

WHEREAS, the definition and initiation of a wider study area to include the area south of I-66 currently designated EI to REC (and the previously initiated Brentwood North that requested redesignation from EI and ER to REC, SRM, and ER) is recommended to more accurately reflect the emerging employment area;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby initiate an amendment to the comprehensive plan of the property described above from REC, EI, and ER to REC and RCC, including the expanded study area, in addition to the previously initiated Comprehensive Plan Amendment for Brentwood.

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Page Two

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

CERTIFIED COPY

Clerk to the Board



Craig S. Gerhart
County Executive

COUNTY OF PRINCE WILLIAM
OFFICE OF EXECUTIVE MANAGEMENT
1 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-6600 Metro 631-1703 FAX: (703) 792-4401

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February 29, 2008

TO: Board of County Supervisors

FROM: Stephen K. Griffin, AICP *SKG*
Director of Planning

THRU: Craig S. Gerhart
County Executive

RE: 2008 Initiation of Comprehensive Plan Amendments (CPAs)
(Brentsville, Coles, and Gainesville Magisterial Districts)

I. Background is as follows:

- A. Annual Update – Action Strategy 24 of the long-range land use plan chapter of the comprehensive plan states that Prince William County shall accept applications for the annual review of amendments to the comprehensive plan text and/or the long-range land use plan designation for a given property. The submission deadline for consideration of potential CPAs in 2008 was Friday, January 4, 2008.
- B. Requests – Four map amendment requests were received as part of the annual application process for CPAs. A general location map showing the four map amendment requests is shown at Attachment A on page A-1. The chart below summarizes the following information for each CPA: project name, magisterial district, existing land use and acreage, and proposed land use and acreage.

Initiation of Comprehensive Plan Amendments (CPAs) Property Owner Requests

February 29, 2008

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Project	District	Existing Land Use	Existing Acres	Proposed Land Use	Proposed Acres
Dominion Station	Gainesville	Regional Employment Center (REC)	176.73 ac	Regional Employment Center (REC)	40.51 ac
		Industrial Employment (EI)	15.95 ac		
				Regional Commercial Center (RCC)	152.17 ac
IDS	Brentsville	Industrial Employment (EI)	0.95 ac	Industrial Employment (EI)	6.06 ac
		Flexible Employment Center (FEC)	5.11 ac		
		Environmental Resource (ER)	0.21 ac	Environmental Resource (ER)	0.21 ac
Bristow 28	Brentsville	Flexible Employment Center (FEC)	7.086 ac	General Commercial (GC)	7.086 ac
Ferlazzo Project (Spriggs/ Minnieville)	Coles	Suburban Rural Residential (SRR)	34 ac	Suburban Residential Low (SRL)	34 ac
		Environmental Resource (ER)	7 ac	Environmental Resource (ER)	7 ac

II. Current Situation is as follows:

- A. 2008 Comprehensive Plan Update – The comprehensive plan is currently being updated incrementally. This update is not being analyzed as part of this report.
- B. Amendment to the List of DCRs (Designated Cultural Resources) – CR-Policy 2, Action Strategy 14 of the cultural resource chapter of the comprehensive plan provides for the Historical Commission to make recommendations to the Board of County Supervisors concerning properties that should be added to or deleted from the list of DCRs. The Historical Commission recommends the addition of 13 properties, as shown on their resolution.
- C. CPAs Previously Initiated and Under Review In Good Standing – In addition to the request above, the Board previously initiated seven CPAs that are still pending and in good standing. The pending CPAs in good standing are as follows:
 - 1. Avendale, PLN2006-00438 – Reclassify 125 acres from AE to SRL. The applicant filed a concurrent rezoning application. No activity has occurred since February 12, 2007. The CPA will track with the rezoning application until either both applications are scheduled for public hearing or withdrawn.

2. Bristow Commons, PLN2007-00398 – Reclassify ±6.36 acres from SRL to NC. The applicant filed a concurrent rezoning and special use permit applications. The Planning Commission public hearing has been scheduled for March 19, 2008.
 3. Brentswood, PLN2005-00215 – Reclassify 1,499.9 acres from SRR, FEC, IE, REC, and ER to SRR, SRM, SRH, FEC, REC, and ER. The concurrent rezoning application and two special use permit applications have been withdrawn. A rezoning application for a portion of the CPA areas adjacent to the railroad is anticipated to be filed this spring.
 4. Habitat for Humanity, PLN2006-00449 – Reclassify 3.2 acres from SRR to SRL. The applicant filed a concurrent rezoning application. The Planning Commission public hearing has been scheduled for March 19, 2008.
 5. Lake Manassas Overlook, PLN2006-00485 – Reclassify 65 acres from CEC and ER to CEC, SRH, and ER. The applicant has filed a concurrent rezoning application. No activity has occurred on this case since February 2006. The CPA will track with the rezoning application until both applications are either scheduled for public hearing or withdrawn.
 6. Longlevel Neighborhoods, PLN2006-00488 – Reclassify 18.2 acres from SRL to SRR. This case is currently on hold pending additional meetings with the affected property owners.
 7. River Oaks, PLN2006-00474 – Reclassify 17 acres from GC and ER to URL and ER. The Planning Commission recommended denial of this application on February 21, 2007. The CPA will track with the rezoning application until both applications are either scheduled for public hearing or withdrawn.
- D. CPAs Previously Initiated and Recommended for Dismissal – In addition to the request above, the Board previously initiated two CPAs in 2006 that are still pending but are not in good standing. The CPAs were initiated with a provision requiring submittal of a rezoning. No rezoning submission has been received. They are therefore recommended for dismissal. A resolution is attached to dismiss these CPAs. The CPAs include:
1. Smith/Haynes, PLN2006-00463 – Reclassify 4.6 acres from FEC to SRL. The applicant has not filed a concurrent rezoning application. The application is recommended for dismissal.
 2. Laroche/German, PLN2006-00469 – Reclassify 6.32 acres from SRR to SRL. The applicant has not filed a concurrent rezoning application. The application is recommended for dismissal.

- E. Current Demographic Information – Based on MWCOG (Metropolitan Washington Council of Governments) Round 7.1 population, household and employment projections are as follows:
1. Residential Units – There were 94,600 households in Prince William County in 2000; and by December 15, 2007, there were an estimated 134,516 total households. By 2030, a total of 193,127 occupied households have been forecast (an additional 98,527 households between 2000 and 2030). This number includes projected construction of approved projects as well as growth consistent with the comprehensive plan.
 2. Population – The population in Prince William County was 280,813 in 2000, and by December 15, 2007, the estimate was 386,047. By 2030, a total population of 555,012 has been forecast (an additional population of 274,199 between 2000 and 2030).
 3. Employment – There were an estimated 86,800 jobs based in Prince William County in 2000. By 2030, a total of 186,025 jobs based in Prince William County have been forecast (an additional 99,205 jobs), in accordance with approved zoning districts and comprehensive plan designations.
 4. Employment/Household Ratio – One of the goals of Prince William County is to increase the number of employment opportunities per household in future years. In general, increasing the number of households and/or reducing the area designated for employment adversely impacts County efforts to reach the goal of an appropriate employment/household ratio.
- F. Staff Evaluation of Proposed Property Owners' Requests for Initiation – Staff has evaluated the four requests with the purpose of recommending whether to initiate the application as proposed, to initiate with a different area or scope, or not to initiate.
1. Criteria of Staff Evaluation – Staff evaluated each recommendation for initiation based on consistency with the comprehensive plan, and considering the following 11 factors:
 - a) Economic Development Opportunities
 - b) Diversity of Housing
 - c) Transit-Oriented Development
 - d) Compatible Land Uses
 - e) Environment and Open Space
 - f) Mixed-Use Neighborhoods
 - g) Public Services in the Development Area
 - h) Adequate Level of Service (LOS)
 - i) Road, Pedestrian, and Transit Facilities
 - j) Sector Plans
 - k) Quality of Life

2. Four Types of Recommendations:

- a) Initiate – Staff has recommended initiation as proposed by the applicants, for none of the applications.
- b) Initiate with Different Study Area – Staff has recommended initiation of two applications with a wider study area: Dominion Station, CPA PLN#2008-00349; and IDS, CPA PLN#2008-0353.
- c) Do Not Initiate – Staff has recommended not initiating two applications: Bristow 28, CPA PLN#2008-00364; and Ferlazzo (Spriggs/Minnieville), CPA PLN#2008-00367.
- d) Dismiss – Staff has recommended dismissal of a CPA when a concurrent rezoning has not been filed within 12 months of initiation. Two CPAs are recommended for dismissal: Laroche/German, CPA #PLN2006-00469 and Smith/Haynes, CPA #PLN2006-00463.

G. Schedule for CPA Consideration:

1. Scheduled During Next 12 Months – Any applications recommended to be initiated by the Board on March 18, 2008 will be scheduled to be heard by the Planning Commission and the Board during the next 6-12 months. For those CPAs where the applicant has committed to filing a concurrent rezoning application, cases will be heard within 12 months of acceptance of the rezoning application.
2. Recommendation of Alternative Study Area – Staff is recommending increasing the area to be studied for two CPAs in order to make the proposed changes more appropriate for the areas. Affected property owners for the extended study areas will be notified prior to March 18, 2008.

III. Issues are as follows:

A. Comprehensive Plan

1. Countywide Impact – What is the countywide impact on the appropriate mix of uses and existing and proposed infrastructure?
2. Goals – How do the proposed amendments meet the comprehensive plan criteria summarized in II.D.1 (a-k)?

B. Legal – What legal requirements should guide decisions to initiate or not initiate proposed comprehensive plan amendments?

- C. Service Level – What will be the impact on staff resources if the proposed comprehensive plan amendments are initiated?
- D. Community Input – Have members of the community raised any issues?
- E. Other Jurisdiction Input – Have other adjacent jurisdictions raised any issues?
- F. Timing – Is there a time frame for BOCS action?

IV. Alternatives, beginning with the staff recommendations, are as follows:

- A. Initiate Dominion Station, CPA PLN#2008-00349; and IDS, CPA PLN#2008-0353; both with extended study areas. (Resolutions for each recommended CPA are immediately following this memorandum). Do not initiate the CPAs for Bristow 28 and Ferlazzo (Spriggs and Minnieville). Approve the additional designation of 13 cultural resources as recommended by the Historical Commission. Dismiss the previously initiated CPAs for Laroche/German, PLN2006-00469 and Smith/Haynes, PLN2006-00463.

Project	Magisterial District	Initiate	Initiate with an Expanded Study Area and/or a Different Long Range Designation	Do Not Initiate
Dominion Station	Gainesville		x	
IDS	Brentsville		x	
Bristow 28	Brentsville			x
Ferlazzo Project at Spriggs and Minnieville	Coles			X

1. Comprehensive Plan:

- a) Countywide Impact – The cumulative impact of adoption of the one recommended CPA on number of jobs and dwelling units is shown in the following chart:

CPA	Staff Recommendation (showing proposed dwelling unit and population increase and decrease)
Dominion Station (expanded)	-30 employment acres +6,884 office employees +2,666 retail employees -6,143 industrial employees and 2,000 dwelling units +4,950 people
IDS (expanded)	no change in employment acres no change in number of employees correction for FEC in residential area
Bristow 28	0
Ferlazzo (Spriggs/Minnieville)	0
Total	-30 employment acres +6,884 office employees +2,666 retail employees -6,143 industrial employees and 2,000 dwelling units +4,950 people

Additional Information:

- a. Definition of Employment Acres – Employment acres refer to the number of acres of land designated for all types of nonresidential employment. No attempt is made to limit the calculations to those designations likely to generate professional jobs.
 - b. Extended Study Areas – Projections contained within staff recommendations include additional household and population counts from the expanded study areas.
 - c. Buildout Projections – Employment projections showing number of employees lost or gained are based on 450 SF per retail employee, 300 SF per office employee; 800 SF per industrial employee; and 800 SF per governmental or institutional employee. The FAR used is the maximum FAR of the anticipated zoning district.
- b) Goals – Do the proposed amendments meet the comprehensive plan criteria summarized in II.D.1 (a-k)?

Dominion Station, CPA PLN#2008-00349; and IDS, CPA PLN#2008-0353, which are recommended to be initiated are generally consistent the comprehensive plan criteria summarized in II.D.1 (a-k) - This CPA is recommended with an expanded study area. The three CPAs recommended not to be initiated do not meet the comprehensive plan criteria summarized in II.D.1 (a-k). A detailed evaluation of the proposed amendments can be found in Attachment B. The following information summarizes how staff reached these conclusions.

- a. **Dominion Station CPA #PLN2008-00349 (Initiate with an Expanded Study Area)** – This proposes a redesignation of properties from REC and EI to RCC and REC. This area is designated an Emerging Employment Center by the Metropolitan Council of Governments. An expanded area is requested to more accurately reflect the character of the center and mitigate potential conflicts with the surrounding EI uses, as well as to study the application in concert with the previously initiated CPA for the Brentswood development.
- b. **IDS (Industrial Disposal Service) CPA PLN#2008-0353 (Initiate with an Expanded Study Area)** – This proposes a redesignation of one property from FEC, EI, and ER to EI and ER, in the Broad Run Industrial Park. The property requesting the redesignation was rezoned to M-1 with the approval of REZ PLN1989-0011 and approved for a recycling facility with the approval of SUP PLN2006-00340. The other industrial properties in this area are zoned M-1, M-2, or M/T and designated FEC. These properties are surrounded by a large area of EI to the south and east and ER to the west and appear to be a logical expanded extension of EI to include the entire area of the industrial park. Also, an area of FEC is located in a residential area and should be redesignated as SRM.
- c. **Bristow 28 CPA #PLN2008-364 (Do not initiate)** – This proposes a redesignation of property from FEC to GC. However, this area is located within a larger area of land designated FEC. Neighborhood Commercial (NC) is located in the northwest quadrant of this intersection. GC does not appear to be appropriate in this area, and the Comprehensive Plan does not recommend that addition of any new GC area.
- d. **Ferlazzo (Minnieville and Spriggs) CPA #PLN2008- 00367 (Do not initiate)** – This proposes a redesignation of property from SRR to SRL. The northwest quadrant of Spriggs Road and Minnieville Road is SRR with some P&OS and ER. Redesignation of this neighborhood from SRR and ER to SRL

and ER would be inconsistent with the adjoining subdivisions in this quadrant. The roads form a logical boundary between the SRR and SRL planning designation locations.

2. Legal – Initiation of a CPA does not mean that the Board must approve the CPA after it is studied; it instead begins the process for consideration. Other legal issues will be addressed by the County Attorney’s office.
3. Service Level – Staff resources will be utilized to analyze those projects initiated by the Board. Staff resources are adequate to handle the work load if the BOCS initiates the CPAs as recommended by staff.
4. Community Input – Notice of these four requests for CPA initiation have been transmitted to property owners within 200 feet of the sites. As of March 3, 2008, the Office of Planning has not received any comments.
5. Other Jurisdiction Input – Dominion Station was forwarded to the U.S. Park Service – comments related to visual and cultural compatibility with the battlefield park. Bristow 28 was forwarded to the City of Manassas – comments related to careful construction practices around the City of Manassas water distribution main.
5. Timing: There is no requirement to take action within a certain time.

B. Initiate All of the CPAs.

1. Comprehensive Plan:
 - a) Countywide Impact – The cumulative effect of enactment of the four CPAs is as follows. The full details are shown on the chart in Attachment C.

CPA	Totals (showing proposed dwelling unit and population increase and decrease)
Dominion Station (expanded)	-30 employment acres +6,884 office employees +2,666 retail employees -6,143 industrial employees and +2,000 dwelling units +4,950 people
IDS (expanded)	no change in employment acres or number of employees; correction on residential designation
Bristow 28	+274 retail employees -192 industrial employees
Ferlazzo (Spriggs/Minnieville)	+55 du/ac +172 people
Total	-30 employment acres +6,884 office employees -6,335 industrial employees +2,940 retail employees and +2,055 dwelling units, +5,122 people

Additional Information:

- a. Calculation of Dwelling Units – The calculation of the number of dwelling units is based on the midrange density of the Comprehensive Plan designation requested in the CPA, unless otherwise noted. For those proposals that are starred, the number of dwelling units represents the actual number sought by the applicant.
- b. Definition of Employment Acres – Employment acres refer to the number of acres of land designated for all types of nonresidential employment. No attempt is made to limit the calculations to those designations likely to generate professional jobs.
- c. Extended Study Areas – Projections contained within staff recommendations include additional household and population counts from the extended study areas.

- d. Household Multipliers – Population projections are based on household multipliers of 3.12 for single-family detached units, 2.87 for townhouse units, and 2.08 for multifamily units.
- e. Buildout Projections – Employment projections showing number of employees lost or gained are based on 450 SF per retail employee, 300 SF per office employee; 800 SF per industrial employee; and 800 SF per governmental or institutional employee. The FAR used is the maximum FAR of the anticipated zoning district.
- b) Goals – The CPAs recommended for initiation (Dominion Station and IDS) in IV.A above meets the comprehensive plan criteria summarized in II.D.1 (a-k): IDS with an extended study area. In the event that any or all of the remaining CPAs (Bristow 28 and Ferlazzo) are initiated, staff recommends that the BOCS consider initiation of alternative land use scenarios that will mitigate the potential adverse impacts summarized in Alternative A, above, and more specifically discussed in Appendix B. A detailed evaluation of the proposed amendments can be found in Attachment B.
- 2. Legal – Initiation of a CPA does not mean that the Board must approve the CPA after it is studied; it instead begins the process for consideration. Other legal issues will be addressed by the County Attorney’s office.
- 3. Service Level – Staff resources will be utilized to analyze those projects initiated by the Board. Staff resources are adequate to handle the work load if the BOCS initiates the CPAs as recommended by staff.
- 4. Community Input – Notice of these four requests for CPA initiation have been transmitted to property owners within 200 feet of the sites. As of March 3, 2008, the Office of Planning has not received any comments.
- 5. Other Jurisdiction Input – Dominion Station was forwarded to the U.S. Park Service – comments related to visual and cultural compatibility with the battlefield park. Bristow 28 was forwarded to the City of Manassas – comments related to careful construction practices around the City of Manassas water distribution main.
- 5. Timing – There is no requirement to take action within a certain time.

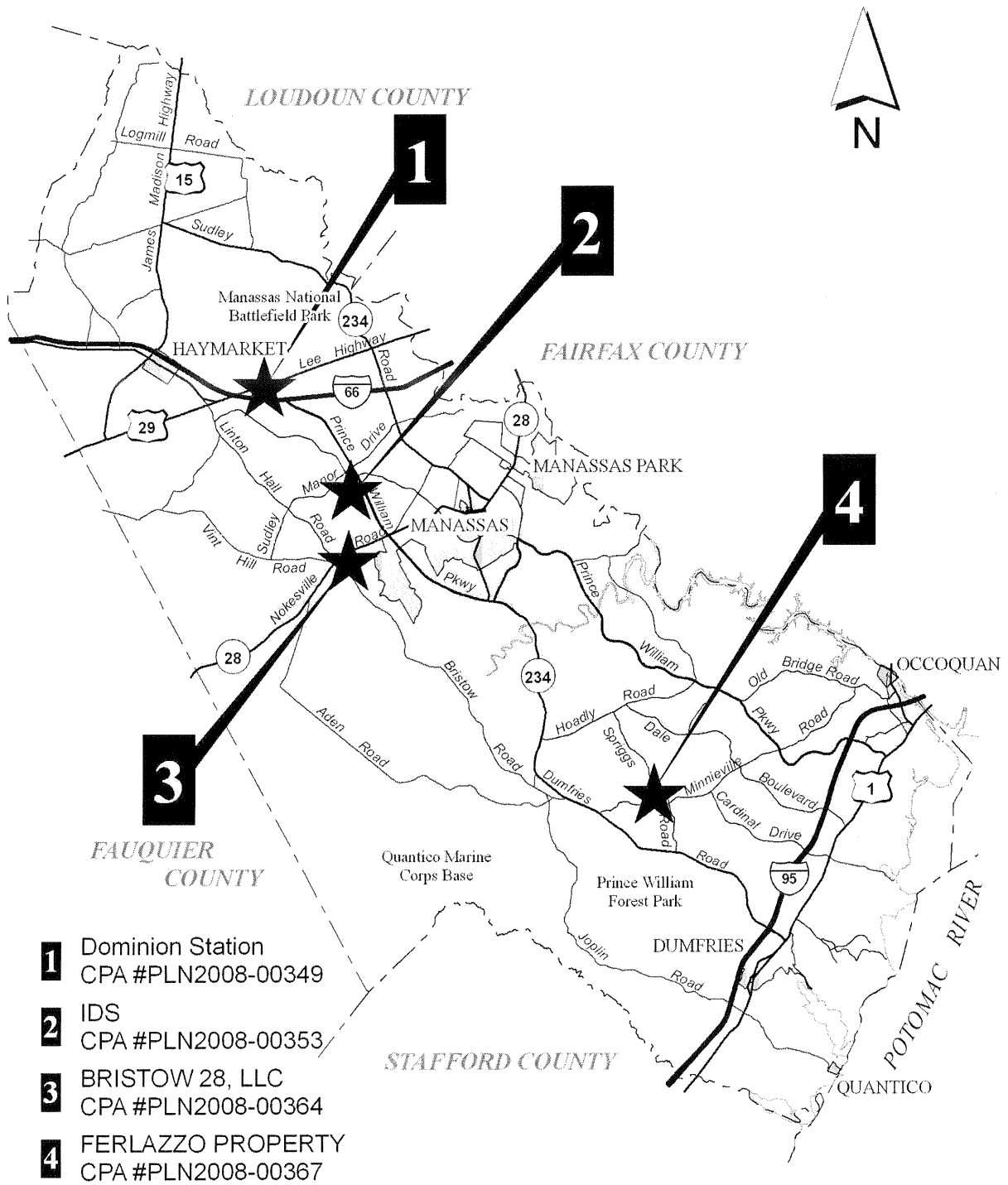
V. Recommendation is that the Board accepts Alternative A and approves the attached Resolutions.

Staff: Elaine Pugh, AICP (703) 792-6852

Attachments:

- A. Vicinity Map Showing 2008 Comprehensive Plan Amendment Requests
- B. Staff Analysis and Individual Maps of Proposed CPAs
- C. Changes in Residential Units, Population, Employment Acres and Number of Employees by the Proposed CPA

Attachment A – Vicinity Map



DOMINION STATION

Request: Reclassify ±192.68 acres in the I-66/Route 29 Sector Plan from Regional Employment Center (REC) and Industrial (EI) to Regional Employment Center (REC) and Regional Commercial Center (RCC).

Properties surrounding the area are planned P&OS (Parks and Open Space), Designated Cultural Resources (DCR), Industrial (EI), and Regional Employment Center (REC). The applicants have committed to filing a concurrent rezoning application for this site upon initiation of this CPA request.

If the Board wishes to initiate this, staff recommends an expanded study area which includes areas on the south side of I-66 and north of Old Wellington Road which are generally planned EI industrial. Part of this expanded area includes a currently initiated CPA for Brentwood which recommended replanning the area on the south side of I-66 from EI and ER to REC, SRH, and ER. All of the area could be reevaluated in light of the two CPAs being discussed.

Issue: The issues are as follows:

1. **Emerging Employment Center.** This site is viewed as the premium corporate office site in the County. The Metropolitan Council of Governments (COG) has identified the Gainesville area as an Emerging Employment Center. The three potential policy uses for this type of center is: 1. Increasing the share of future employment. 2. Concentrating residential growth. 3. Concentrating growth in transit station and commuter rail station areas.

2. **Mixed Use Development versus Office Development.** The applicant proposes multi-story, multi-use buildings on a grid street pattern with structured parking, fronts of buildings facing I-66, multi-modal transportation, and open space amenities as compared to a traditional suburban office development.

COMPREHENSIVE PLAN POLICY ANALYSIS CRITERIA

1. **Economic Development Opportunities** – Ensure adequate land to allow the County to compete for economic development opportunities that will bring new professional and other high-paying jobs. Focus on tourism and historic preservation as positive components of economic development.

A Regional Employment Center with only an office use at an FAR of 0.5 would produce approximately 3.9 million square feet of office in this location, which may be unrealistic. The applicant is proposing one million square feet of office, 1.2 million square feet of retail, and 2 million square feet of residential and has suggested a mixture of uses that may encourage the establishment of quality office on the property.

Given the property's location adjacent to the Manassas National Battlefield and the Conway-Robinson Memorial State Forest, a viewshed analysis will need to be provided to transition from the high density development to the Manassas National Battlefield Park.

2. **Diversity of Housing** – Provide a diversity of housing types at appropriate locations within the County.

The narrative states that a diversity of housing types, including multi-family units, townhouses, and live/work residences are proposed. The amount of residential is limited in the REC or the RCC planning areas to no more than 25% of the project.

3. **Transit-Oriented Development** – Plan for greater emphasis on transit within the Development Area. Encourage developments near future transit corridors to develop in a transit-compatible manner, incorporating provision of transit services, facilities, and commuter lots. Where appropriate, encourage higher densities/intensities and mixed uses near transit locations.

A VRE station is proposed in the development on the south side of I-66 by the proposed application. Both this proposal and the Brentwood proposal have proposed a VRE station. Connecting bus transit can be provided to either station developed.

This area is served by the Gainesville/Linton Hall Metro Direct Line Bus Line to the Metro Station. It is adjacent to the I-66 transit corridor as shown on the Comprehensive Plan.

4. **Compatible Land Uses** – Protect existing and planned land uses from the encroachment of incompatible land uses.

This area is the Route 29 Gateway to the Manassas National Battlefield Park, so viewshed compatibility will need to be addressed. A large landscape buffer should also buffer the view of this project from Route 29, which is not currently shown. These will be addressed with the concurrent rezoning. Cultural resources on the property would also need to be addressed.

The area on the south side of I-66 is currently planned EI industrial. Staff is suggesting an expanded area to mitigate conflicts.

5. **Environment and Open Space** – Protect environmentally sensitive land and maintain open space.

The applicant is proposing an open space plan with several public open space areas as amenities, such as a town center square, that could serve as gathering places. An integrated central park is proposed which will preserve the RPA area of the site. These will be further defined with the concurrent rezoning.

6. **Mixed-Use Neighborhoods** – Encourage, in appropriate Development Area locations, livable, planned communities with a mix of residential, nonresidential, public, and open space uses at a neighborhood scale.

The applicant is proposing a high-quality mixed-use development using Smart Growth principles (mixed uses, compact building design, a variety of transportation choices, and a walkable neighborhood). The proposed plans show multi-story, multi-use buildings on a grid street pattern with connectivity, structured parking, fronts of buildings facing I-66, multi-modal transportation, and open space amenities.

7. **Public Services in the Development Area** – Focus future public services within the Development Area, giving priority to areas of economic development or redevelopment initiatives.

This site is within the Development Area, and will utilize existing and proposed roads and other County services.

8. **Adequate Level of Service** – Encourage adequate public utilities, facilities, and associated levels of service, to serve existing and anticipated populations and businesses. Address schools, police stations, fire stations, libraries, and other public uses needed in area.

The residential component of the requested application will generate enough students to require an additional elementary school. LOS mitigation measures would be addressed with the concurrent rezoning.

9. **Road, Pedestrian, and Transit Facilities** – Maintain road capacity at LOS “D.” Consider denying applications for additional development if existing and proposed facilities cannot absorb additional demand.

According to the Prince William County Department of Transportation, up to 26% more vehicle trips per day may be generated by this development as proposed. The proposed mixture of uses and pedestrian and transit opportunities may mitigate some of these transportation impacts. The concurrent rezoning will address these issues.

10. **Sector Plans** – Use the sector plans to address “areas of concern” that require more detailed planning.

This is located, in part, in the I-66/Route 29 Sector Plan. The western area of the site is designated REC in the sector plan and is not proposed to be changed. The number of multi-family dwellings in the REC area of the sector plan may not exceed 15% of the total project area as recommended by the Sector Plan – the applicant stated that this will not be exceeded.

Attachment B – Staff Analysis

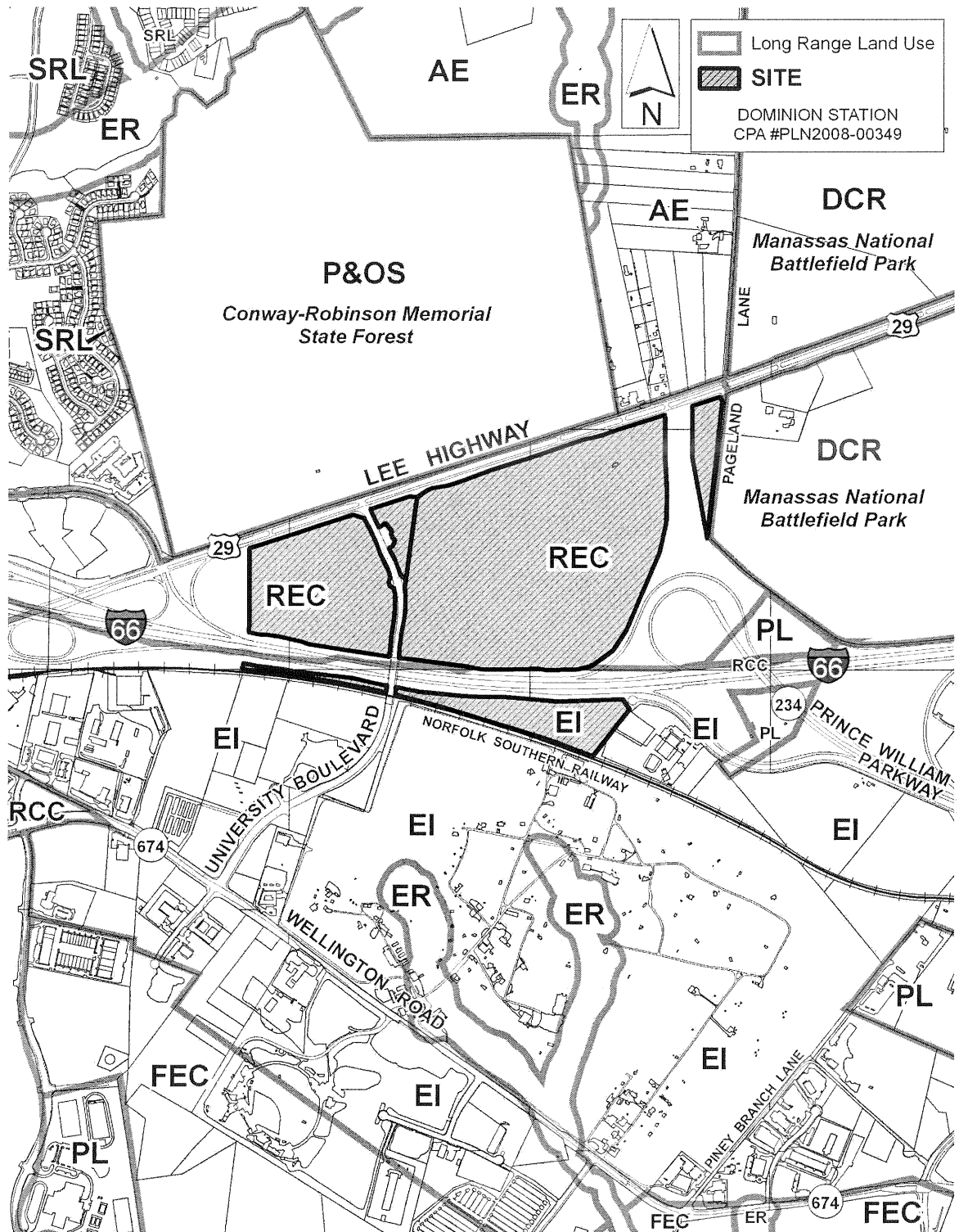
This site is also located in the Route 29 Highway Corridor Overlay District (HCOD) approved prior to 1996, and will need to meet the regulations of the HCOD.

11. **Quality of Life** – Maintain and improve the quality of life for all County residents by preserving open space, protecting valuable environmental resources, and encouraging growth in appropriate areas and locations.

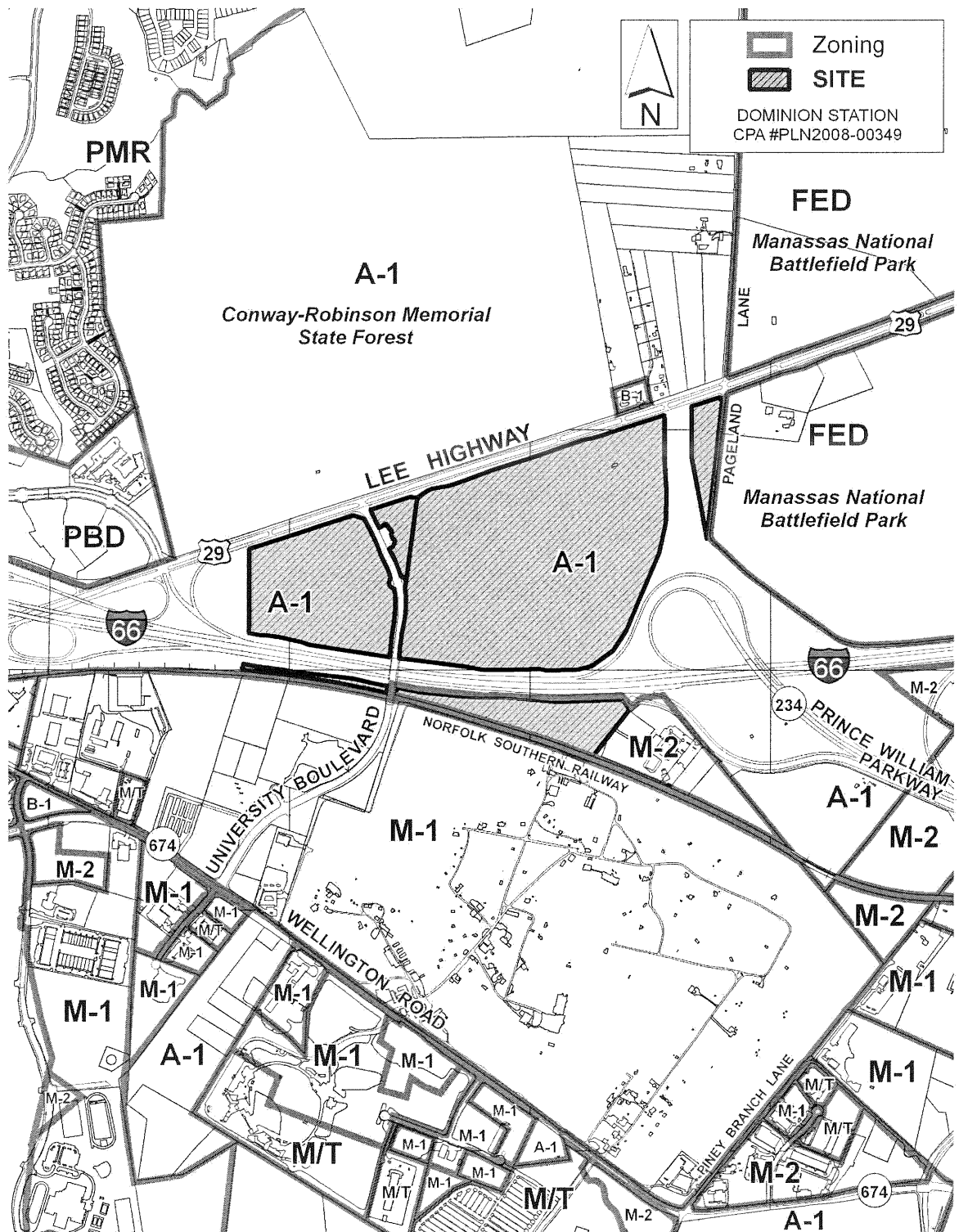
This application, if developed as proposed, would have the potential to provide a development that provides a destination with a sense of place and could improve the quality of life in this area.

Recommendation: Initiate with the wider study area.

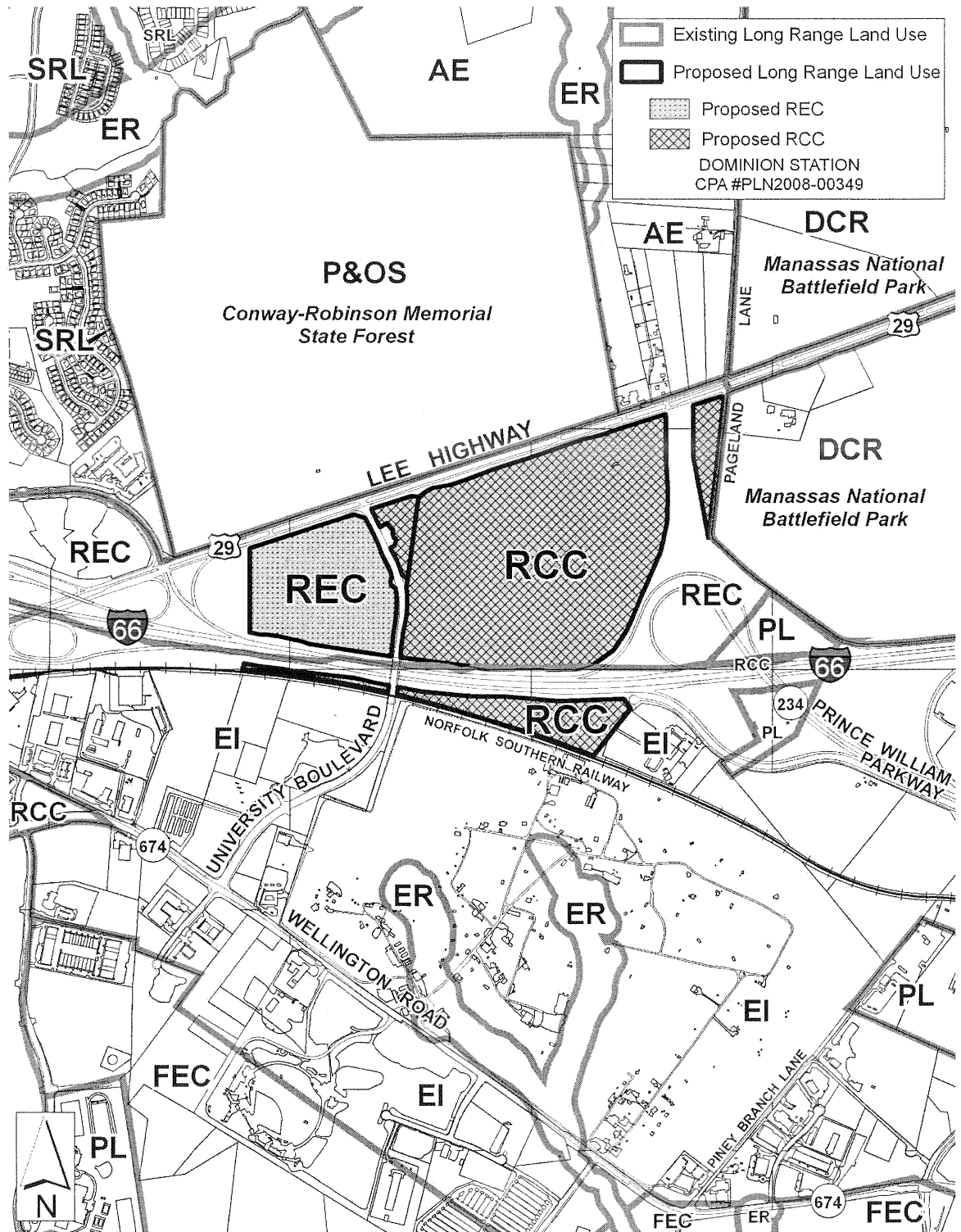
Attachment B – Staff Analysis
EXISTING LONG-RANGE LAND USE PLAN MAP



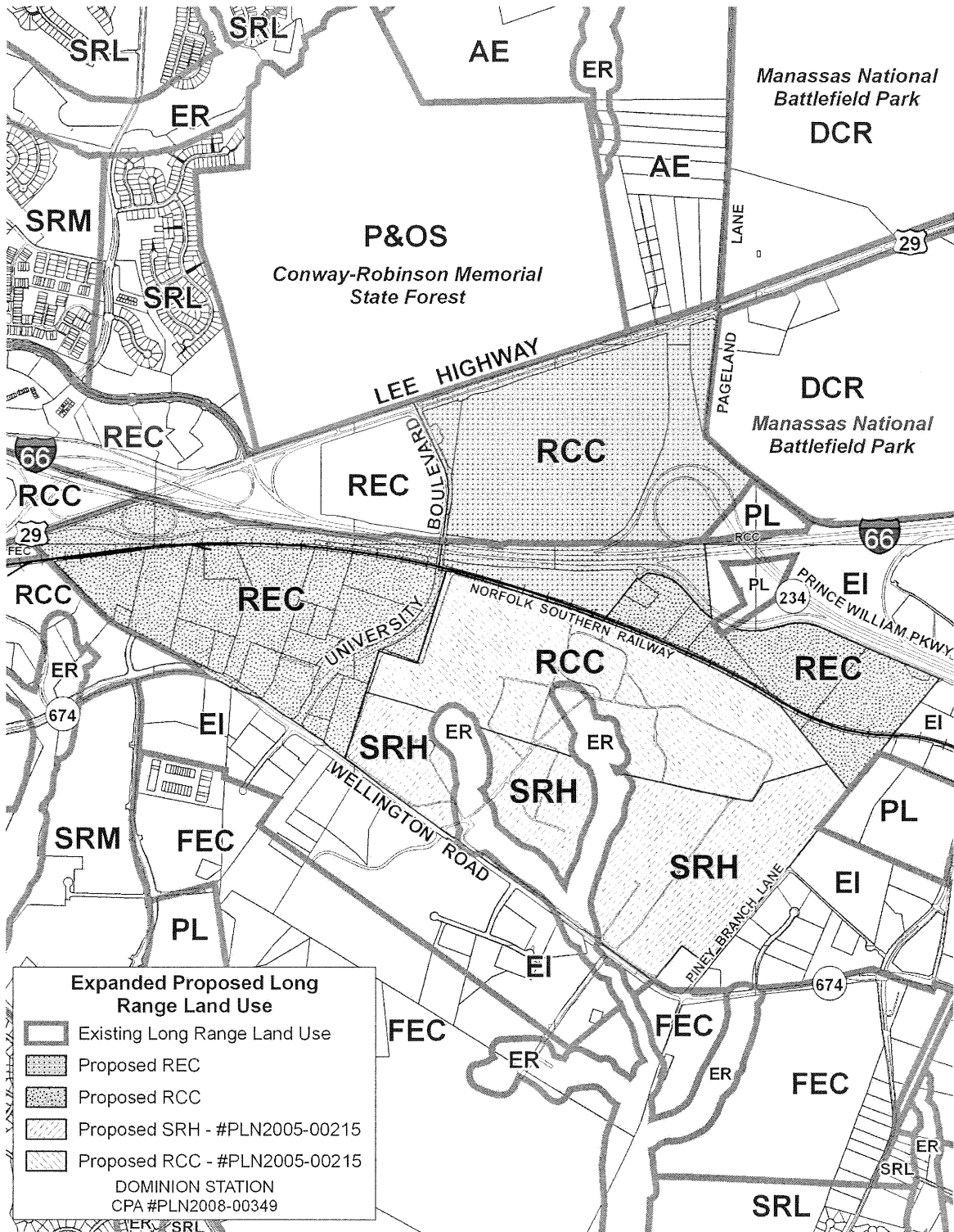
Attachment B – Staff Analysis
EXISTING ZONING MAP



Attachment B – Staff Analysis PROPOSED LONG RANGE LAND USE PLAN MAP



**Attachment B – Staff Analysis
PROPOSED LONG RANGE LAND USE PLAN MAP – EXTENDED
STUDY AREA**



IDS (Industrial Disposal Service)

Request: This is a request for a map amendment on ± 6.277 acres to change the Flexible Employment Center (FEC) designation on land that is currently designated Flexible Employment Center (FEC), Industrial (EI), and Environmental Resource (ER) to Industrial (EI), and Environmental Resource (ER) to be compatible with the desired expansion of the approved recycling center use to include biofuel as a byproduct of the recycling process.

If the Board wishes to initiate this, staff recommends an expanded study area on ± 58.04 acres to change the designation on all the FEC designated land in the Broad Run Industrial Park from FEC to EI and on 18.36 acres to change the designation on land that is constructed as a residential area of Pembroke from FEC to SRM.

Issues: Issues include:

1. **Whether an industrial park with one access point onto an industrial road should be designated Industrial instead of Flexible Employment Center.** This area is at the end of a cul-de-sac in an industrial park that is zoned compatible with an EI designation.
2. **Whether the location of the FEC designation line is appropriate.** The request to look at FEC appears to affect more than the one requested property and should be expanded to look at the entire area.
 - The FEC line splits through properties in this area instead of following property lines.
 - FEC in this area is designated in areas that are heavy industrial.
 - FEC in this area is also designated in areas that are constructed as residential.

COMPREHENSIVE PLAN POLICY ANALYSIS CRITERIA

1. **Economic Development Opportunities** – Ensure adequate land to allow the County to compete for economic development opportunities that will bring new professional and other high-paying jobs. Focus on tourism and historic preservation as positive components of economic development.

Attachment B – Staff Analysis

The proposal will help to preserve some of the heavy industrial uses in the County and remove the FEC designation from the residential area. The redesignation from FEC to EI will permit the property requesting the amendment to expand the intensity of the use within their building with the approval of a separate application to add the production of a biofuel alternative to coal as a byproduct with their recycling process, and the expanded area will preserve areas of industrial uses.

2. **Diversity of Housing** – Provide a diversity of housing types at appropriate locations within the County.

Not applicable.

3. **Transit-Oriented Development** – Plan for greater emphasis on transit within the Development Area. Encourage developments near future transit corridors to develop in a transit-compatible manner, incorporating provision of transit services, facilities, and commuter lots. Where appropriate, encourage higher densities/intensities and mixed uses near transit locations.

Not applicable.

4. **Compatible Land Uses** – Protect existing and planned land uses from the encroachment of incompatible land uses.

The EI designation is compatible with the existing M-1 uses on these properties. The sites in this area were rezoned to M-1 with the approval of REZ #1989-0011. A recycling use was approved on the property with the approval of SUP #PLN2006-00340. A warehouse storage area is located on the adjacent M-1 zoned property. Other land within this industrial park is zoned M-1, M-2, or M/T. The ER area to the west creates a wide buffer dividing line between the industrial area and the residential land uses to the west.

Revising the residential area from FEC to the residential designation SRM will preserve the residential area and help ensure no encroachment of industrial or office uses in the future.

5. **Environment and Open Space** – Protect sensitive land and maintain open space.

The Environmental Resource area forms a natural boundary between the industrial and residential areas. No impacts on sensitive lands or open space are proposed with this CPA.

A Special Use Permit (SUP #2006-00340) for Industrial Disposal Service was approved in 2006 for this site for a materials recycling facility. A Materials Recycling Facility (MRF) requires a permit from the Virginia Department of Environmental Quality (VA DEQ). The SUP conditions require the separation of the construction materials to be performed inside the building.

6. **Mixed-Use Neighborhoods** – Encourage, in Development Area locations, livable, planned communities with a mix of residential, nonresidential, public and open space uses at a neighborhood scale.

Not applicable.

7. **Public Services in the Development Area** – Focus future public services within the Development Area, giving priority to areas of economic development or redevelopment initiatives. Address schools, police stations, fire stations, libraries, and other public uses needed in area.

The project is within the development area, but public services needed by industrial uses are usually limited (i.e. water, sewer, police, and fire and rescue).

8. **Adequate Level of Service** – Encourage adequate public utilities, facilities, and associated levels of service, to serve existing and anticipated populations and businesses.

Not applicable.

9. **Road, Pedestrian, and Transit Facilities** – Maintain road capacity at LOS “D.” Consider denial of applications for additional development if existing and proposed facilities cannot absorb additional demand.

Under a combination EI/FEC designation, in addition to the manufacturing, warehouse, and industrial uses allowed by the EI designation, the FEC designation allows for flexible office uses. This type of office usage has the potential for higher trips than the warehouse, manufacturing, and industrial uses allowed in the EI designation. As such, the complete EI designation proposed by the applicant would generally allow for fewer trips than the existing designation.

Hornbaker Road, which provides the main access point for this industrial development, is an LOS D or better.

10. **Sector Plans** – Use the sector plans to address “areas of concern” that require more detailed planning.

Not applicable.

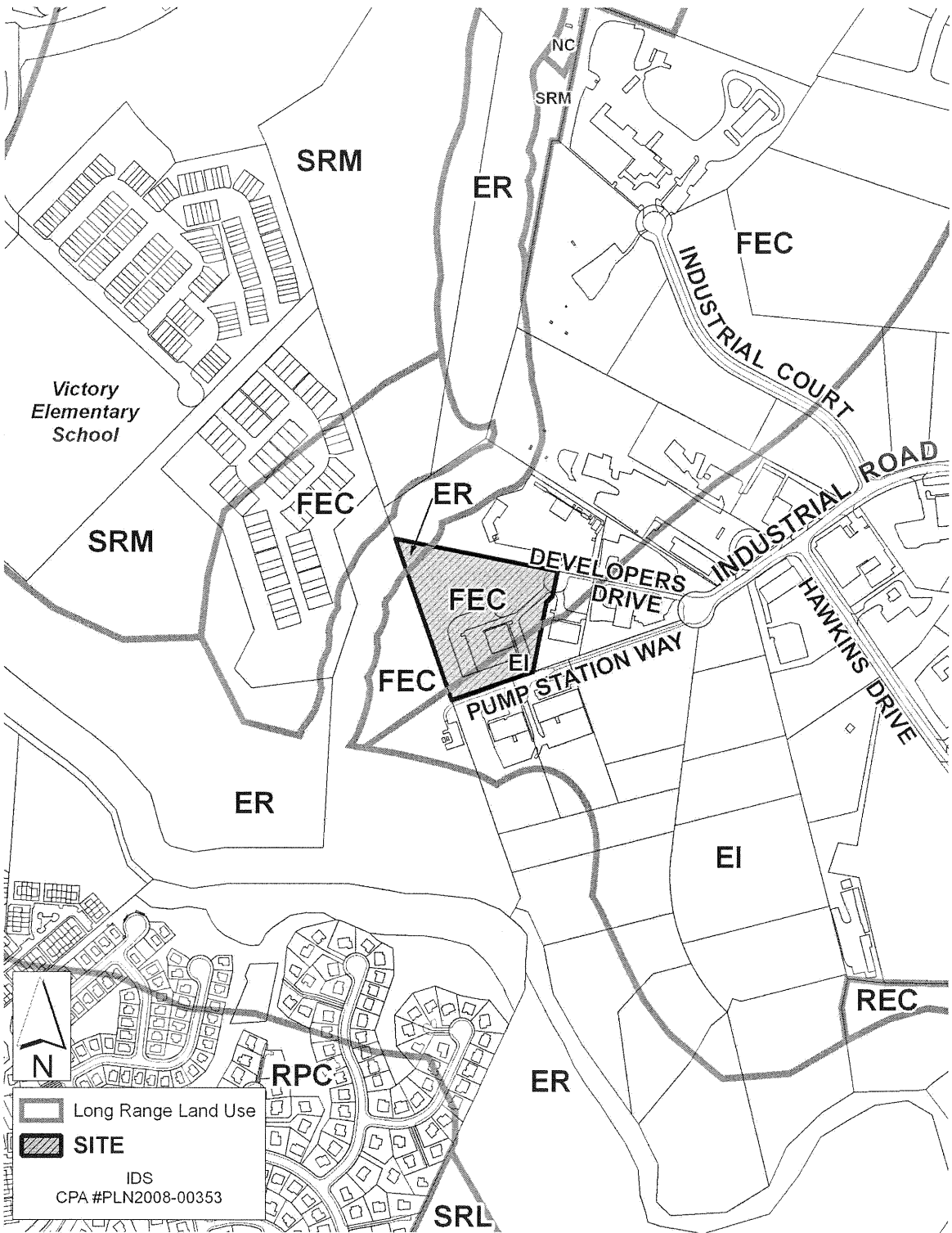
11. **Quality of Life** – Maintain and improve the quality of life for all County residents by preserving open space, protecting valuable environmental resources, and encouraging growth in appropriate areas and locations.

The amendment would improve the quality of life by preserving area of the heavy industrial land, and by preserving the quality of the residential area that is currently designated FEC.

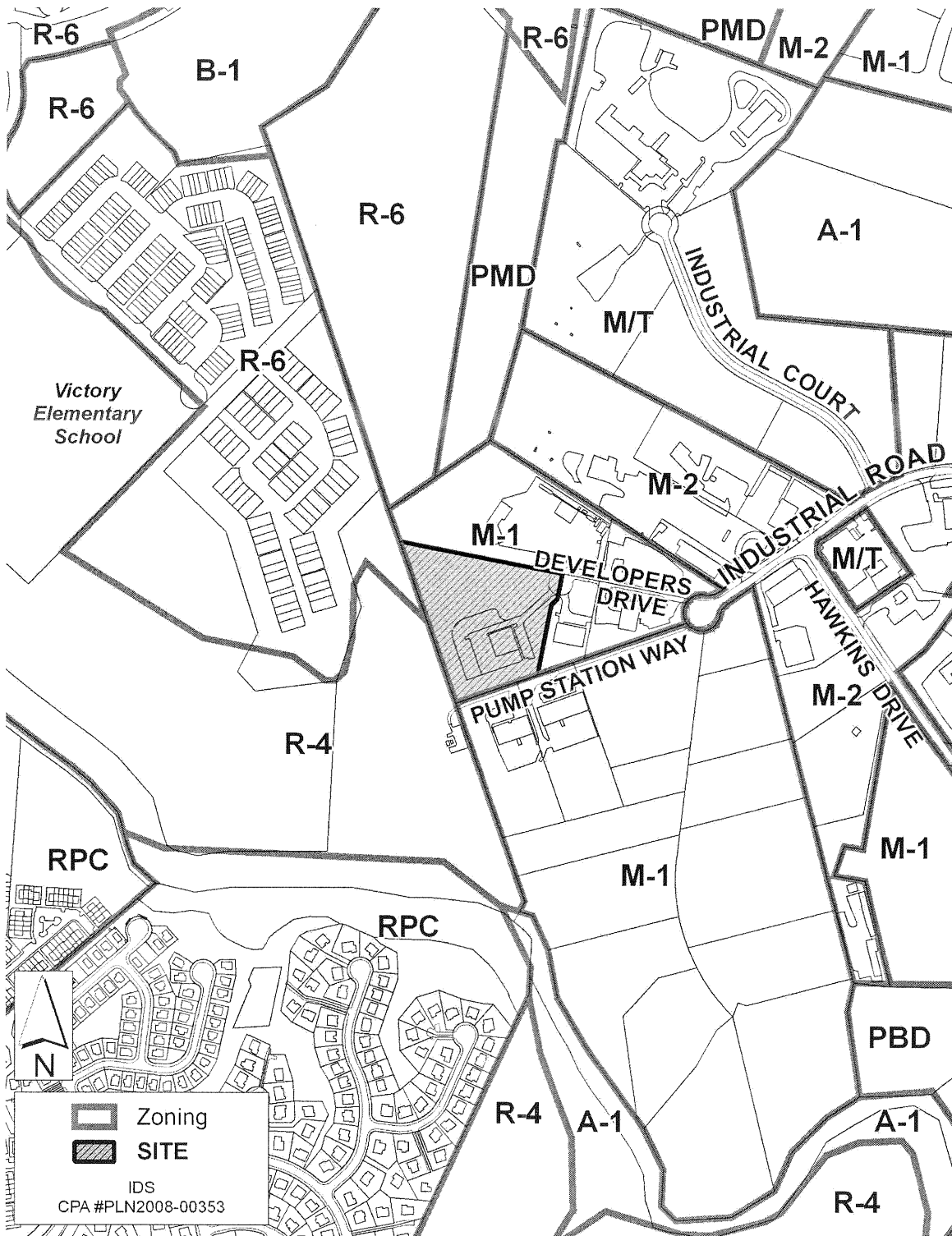
Attachment B – Staff Analysis

Recommendation: Initiate with a wider study area to change the FEC designated land in the Broad Run Industrial park to EI and change the FEC designated land in the residential area of Pembroke to the west of the ER area to SRM.

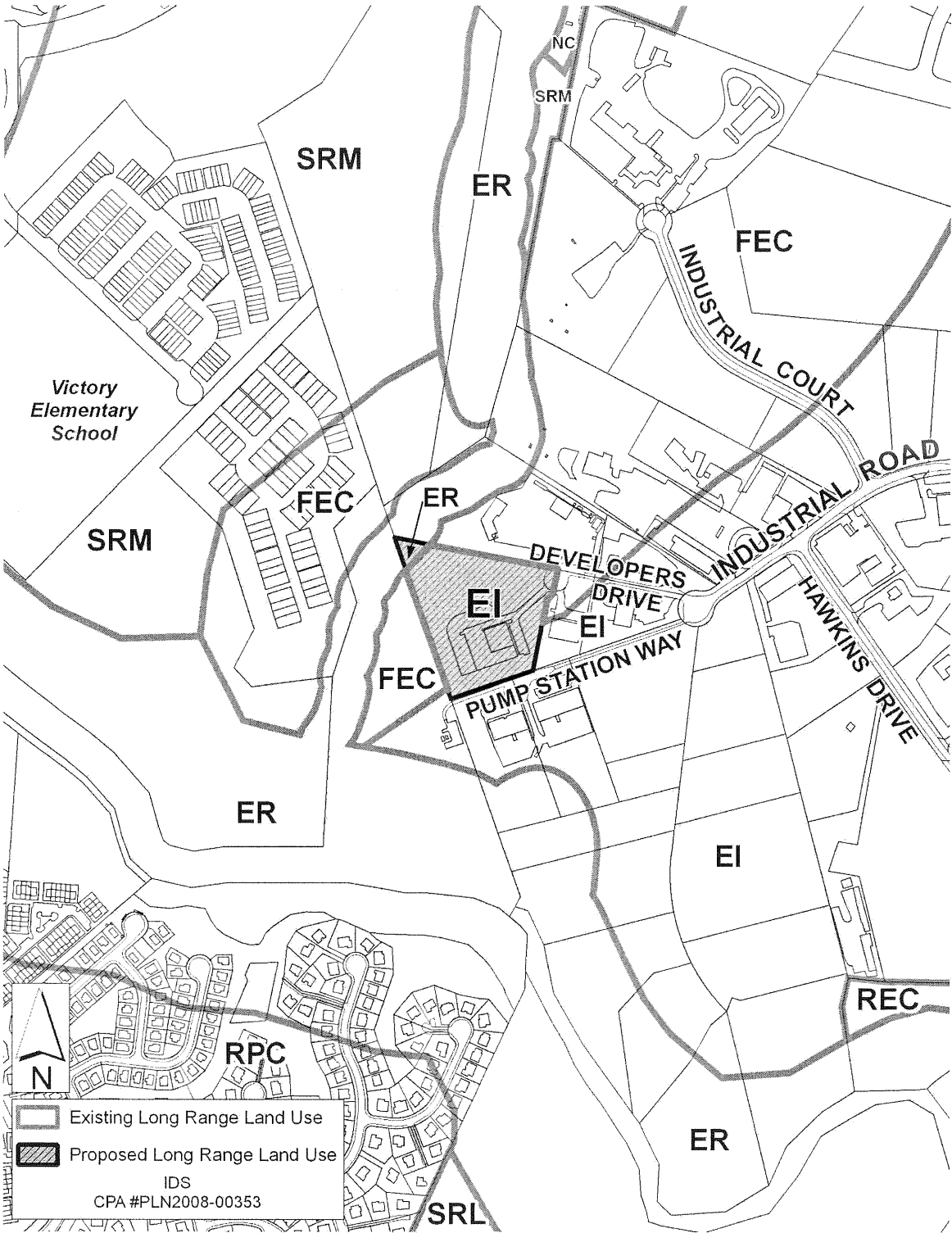
Attachment B – Staff Analysis
EXISTING LONG RANGE LAND USE PLAN MAP



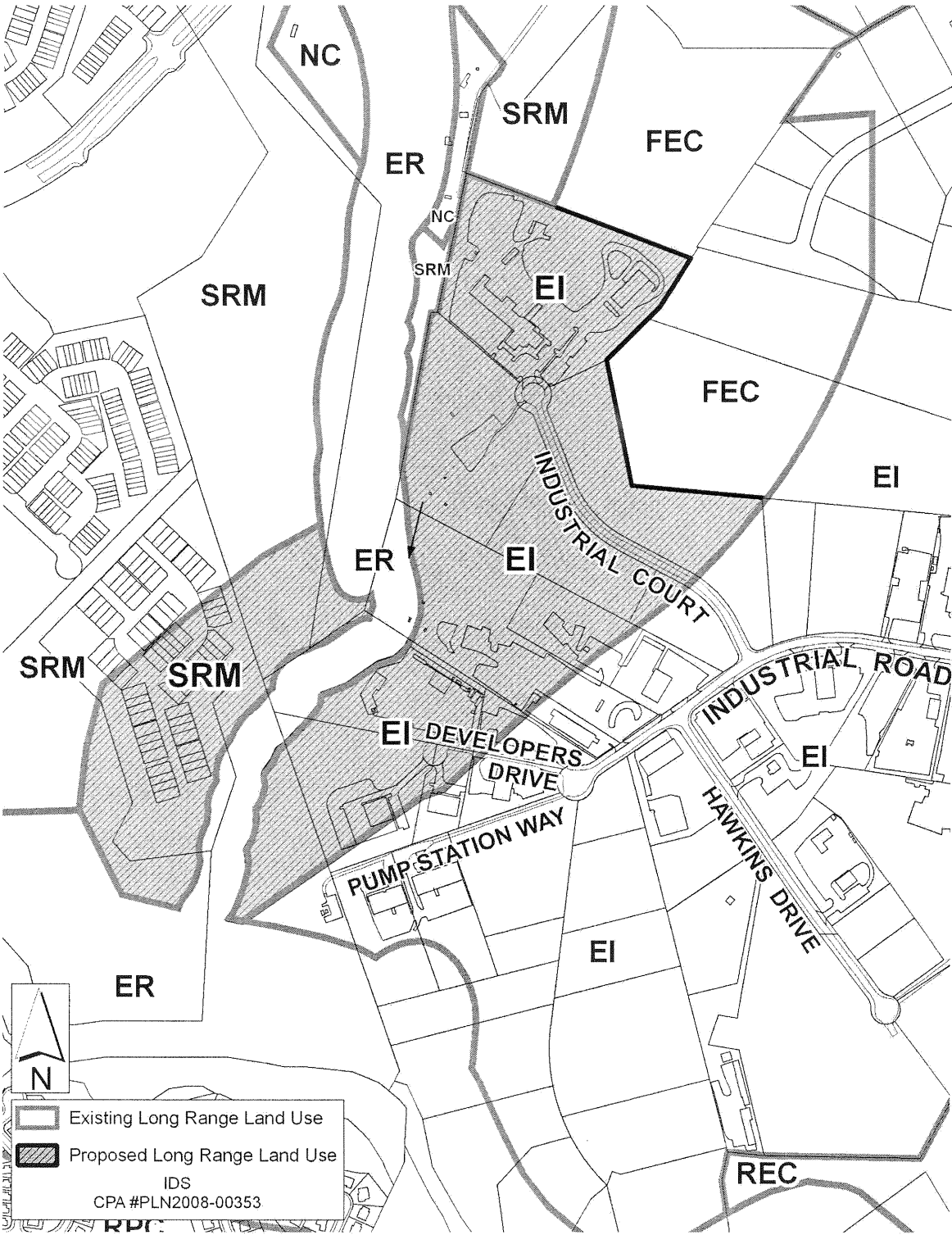
Attachment B – Staff Analysis
EXISTING ZONING MAP



**Attachment B – Staff Analysis
PROPOSED LONG RANGE LAND USE PLAN MAP**



Attachment B – Staff Analysis
PROPOSED LONG RANGE LAND USE PLAN MAP – EXTENDED
STUDY AREA



BRISTOW 28

Request: Reclassify ±7.086 acres from Flexible Employment Center (FEC) to General Commercial (GC). The property is located on Route 28 on land surrounded by Route 28 (Nokesville Road), Chapel Springs Road, and Bristow Road.

Issues: Issues include:

1. **Surrounding FEC Designated Use.** This site is located in the middle of an FEC designated area.
2. **Neighborhood Commercial.** The area on the west corner is Neighborhood Commercial (NC). NC provides neighborhood serving commercial on one corner of an intersection and separates the NC areas by at least one mile.
3. **Existing Quantity of General Commercial Designated Land.** The County currently has an overabundance of GC land in the County. The Comprehensive Plan does not recommend the addition of GC land in the County.
4. **Concurrent Rezoning.** The applicant did not agree to a concurrent rezoning.

COMPREHENSIVE PLAN POLICY ANALYSIS CRITERIA

1. **Economic Development Opportunities** – Ensure adequate land to allow the County to compete for economic development opportunities that will bring new professional and other high-paying jobs. Focus on tourism and historic preservation as positive components of economic development.

FEC is intended to provide land for areas of employment uses such as start-up businesses and offices. Retail jobs typically found within the GC areas tend to be lower paying.

2. **Diversity of Housing** – Provide a diversity of housing types at appropriate locations within the County.

Not applicable.

3. **Transit-Oriented Development** – Plan for greater emphasis on transit within the Development Area. Encourage developments near future transit corridors to develop in a transit-compatible manner, incorporating provision of transit services, facilities, and commuter lots. Where appropriate, encourage higher densities/intensities and mixed uses near transit locations.

Not applicable.

4. **Compatible Land Uses** – Protect existing and planned land uses from the encroachment of incompatible land uses.

FEC is located around this area. GC would not consistent with the surrounding FEC. Also, Neighborhood Commercial (NC), which is intended to provide neighborhood retail serving uses that are located on only one corner of an intersection, is located on the western corner of this intersection

This site is located in the Route 28 Highway Corridor Overlay District which was approved after 1996. The development needs to be in conformance with the regulations of the overlay district for a suburban arterial.

5. **Environment and Open Space** – Protect environmentally sensitive land and maintain open space.

The site is currently wooded. Any environmental issues would need to be addressed with the rezoning.

6. **Mixed-Use Neighborhoods** – Encourage, in appropriate Development Area locations, livable, planned communities with a mix of residential, nonresidential, public, and open space uses at a neighborhood scale.

Not applicable.

7. **Public Services in the Development Area** – Focus future public services within the Development Area, giving priority to areas of economic development or redevelopment initiatives.

If this CPA were to be approved, public water and sewer would serve this area.

8. **Adequate Level of Service** – Encourage adequate public utilities, facilities, and associated levels of service, to serve existing and anticipated populations and businesses. Address schools, police stations, fire stations, libraries, and other public uses needed in area.

Police, fire and rescue, and other public uses would be addressed with a future rezoning on this property.

9. **Road, Pedestrian, and Transit Facilities** – Maintain road capacity at LOS “D.” Consider denying applications for additional development if existing and proposed facilities cannot absorb additional demand.

Transportation impacts would be addressed as part of the review of a future rezoning on this property. Access onto Nokesville Road should be limited.

10. **Sector Plans** – Use the sector plans to address “areas of concern” that require more detailed planning.

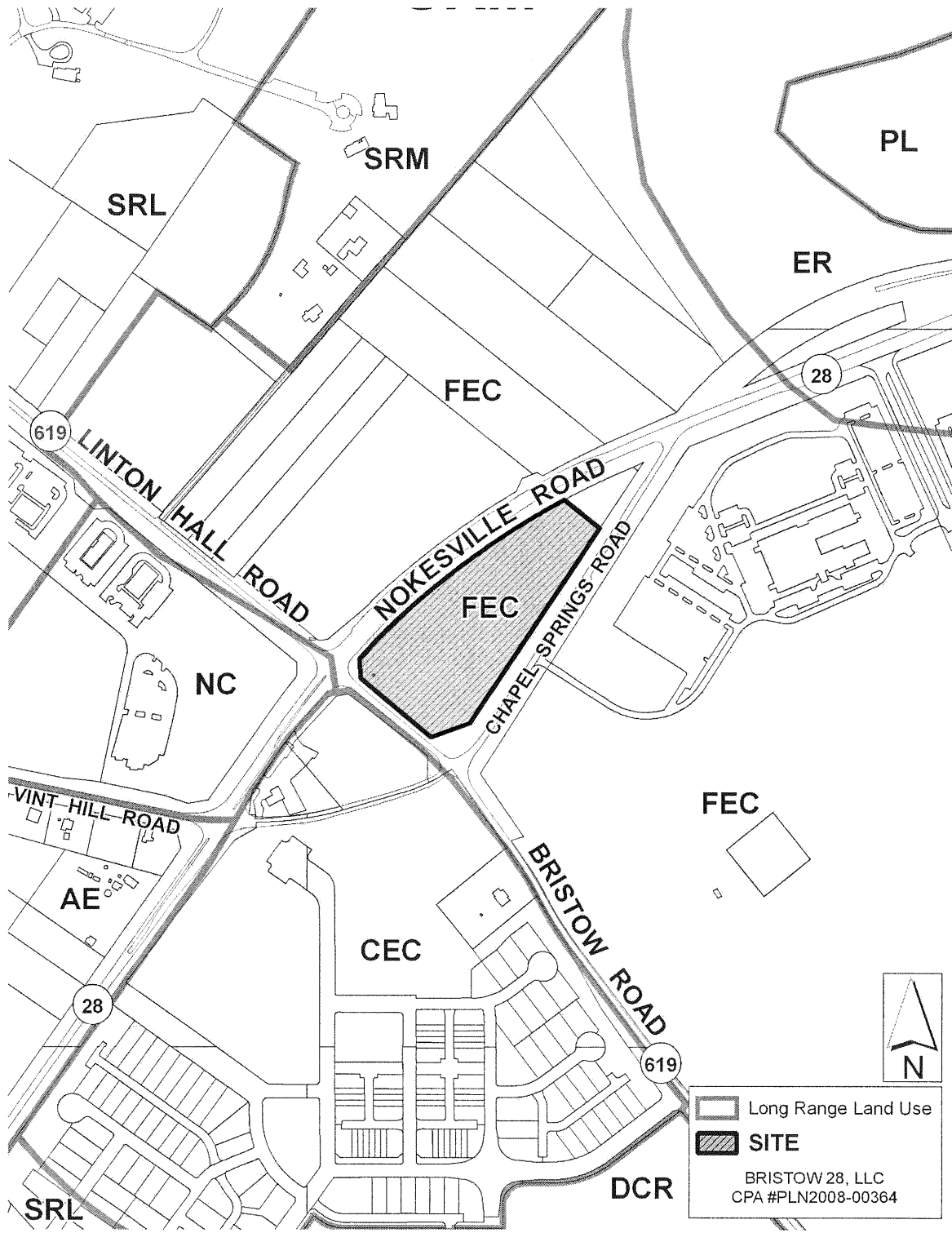
Not applicable.

11. **Quality of Life** – Maintain and improve the quality of life for all County residents by preserving open space, protecting valuable environmental resources, and encouraging growth in appropriate areas and locations.

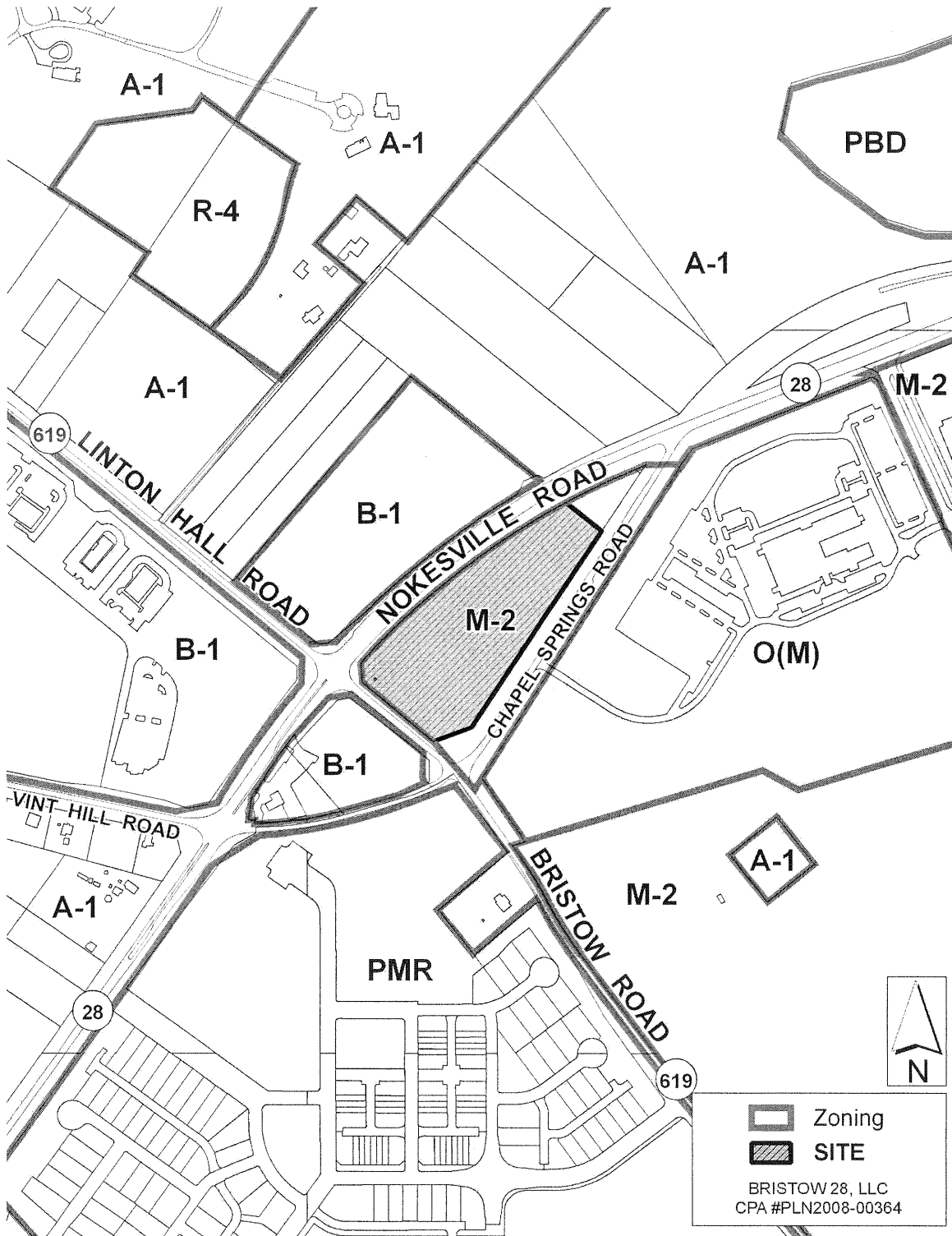
No additional information was provided to discuss the quality of life that will be provided with a rezoning for this property.

Recommendation: Do Not Initiate.

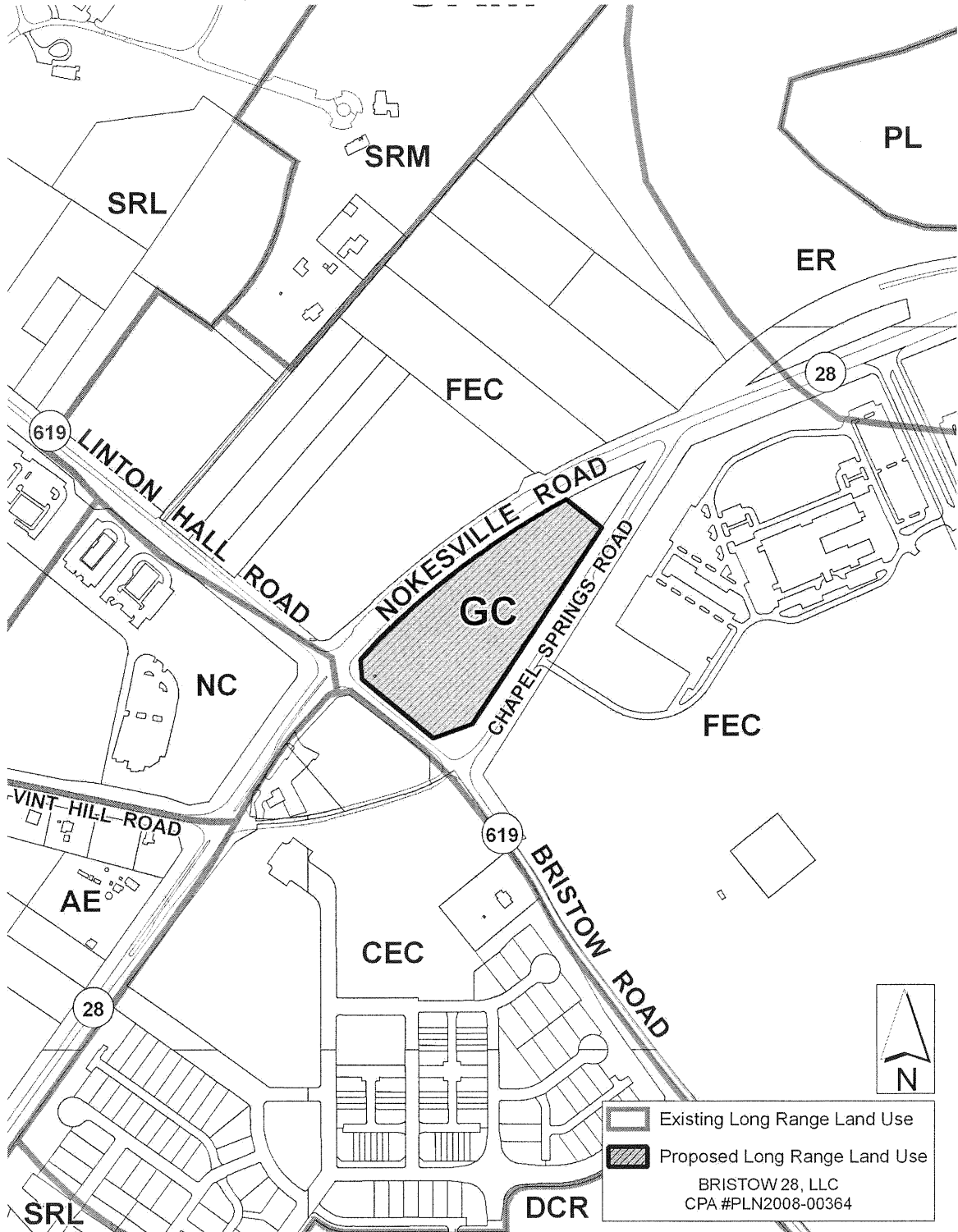
Attachment B – Staff Analysis
EXISTING LONG RANGE LAND USE PLAN MAP



Attachment B – Staff Analysis
EXISTING ZONING MAP



Attachment B – Staff Analysis
PROPOSED LONG RANGE LAND USE PLAN MAP



FERLAZZO PROJECT

Request: Reclassify approximately +41 acres from Semi-Rural Residential (SRR) and Environmental Resource (ER) to Suburban Residential Low (SRL) and ER.

Issue: This area is located at the northwest corner of Minnieville Road and Spriggs Road. The issue is:

- 1) **What the appropriate boundary is between SRR and SRL in this area?** The roads currently provide the boundary between SRR and SRL. The surrounding properties in the northwest quadrant and farther to the northwest are designated SRR (or P&OS) not SRL.

COMPREHENSIVE PLAN POLICY ANALYSIS CRITERIA

1. **Economic Development Opportunities** – Ensure adequate land to allow the County to compete for economic development opportunities that will bring new professional and other high-paying jobs. Focus on tourism and historic preservation as positive components of economic development.

Not applicable.

2. **Diversity of Housing** – Provide a diversity of housing types at appropriate locations within the County.

Not applicable. Single family detached is appropriate in the SRR.

3. **Transit-Oriented Development** – Plan for greater emphasis on transit within the Development Area. Encourage developments near future transit corridors to develop in a transit-compatible manner, incorporating provision of transit services, facilities, and commuter lots. Where appropriate, encourage higher densities/intensities and mixed uses near transit locations.

No existing bus transit service is provided to this area.

4. **Compatible Land Uses** – Protect existing and planned land uses from the encroachment of incompatible land uses.

The existing SRR designation is compatible with the existing park to the west, the church with school to the north and the other lower density properties farther to the northwest. The proposed SRL designation would provide a higher density of residential development in this area.

Attachment B – Staff Analysis

5. **Environment and Open Space** – Protect environmentally sensitive land and maintain open space.

Approximately 12 percent of this site is RPA or ER with two perennial streams. If this CPA is initiated, field verification (Perennial Flow Determination (PFD) and PASA will be required and appropriate avoidance measures of the sensitive areas will be evaluated as part of the concurrent rezoning, if provided.

6. **Mixed-Use Neighborhoods** – Encourage, in appropriate Development Area locations, livable, planned communities with a mix of residential, nonresidential, public, and open space uses at a neighborhood scale.

This project is within the Development Area. SRL is requested. It is not clear from the application if the applicant commits to a concurrent rezoning.

7. **Public Services in the Development Area** – Focus future public services within the Development Area, giving priority to areas of economic development or redevelopment initiatives.

This site is within the Development Area. The number of dwelling units will increase from 16 to 68 and require additional public services for schools, library, affordable housing, etc. which will be addressed with the concurrent rezoning, if provided.

8. **Adequate Level of Service** – Encourage adequate public utilities, facilities, and associated levels of service, to serve existing and anticipated populations and businesses. Address schools, police stations, fire stations, libraries, and other public uses needed in area.

The number of dwelling units will increase approximately from 16 to 68 and require additional public services for schools, fire and rescue, etc.

9. **Road, Pedestrian, and Transit Facilities** – Maintain road capacity at LOS “D.” Consider denying applications for additional development if existing and proposed facilities cannot absorb additional demand.

Increases to the LOS would need to be mitigated with the rezoning. Pedestrian trails would be provided to connect to the adjacent park.

10. **Sector Plans** – Use the sector plans to address “areas of concern” that require more detailed planning.

Not applicable.

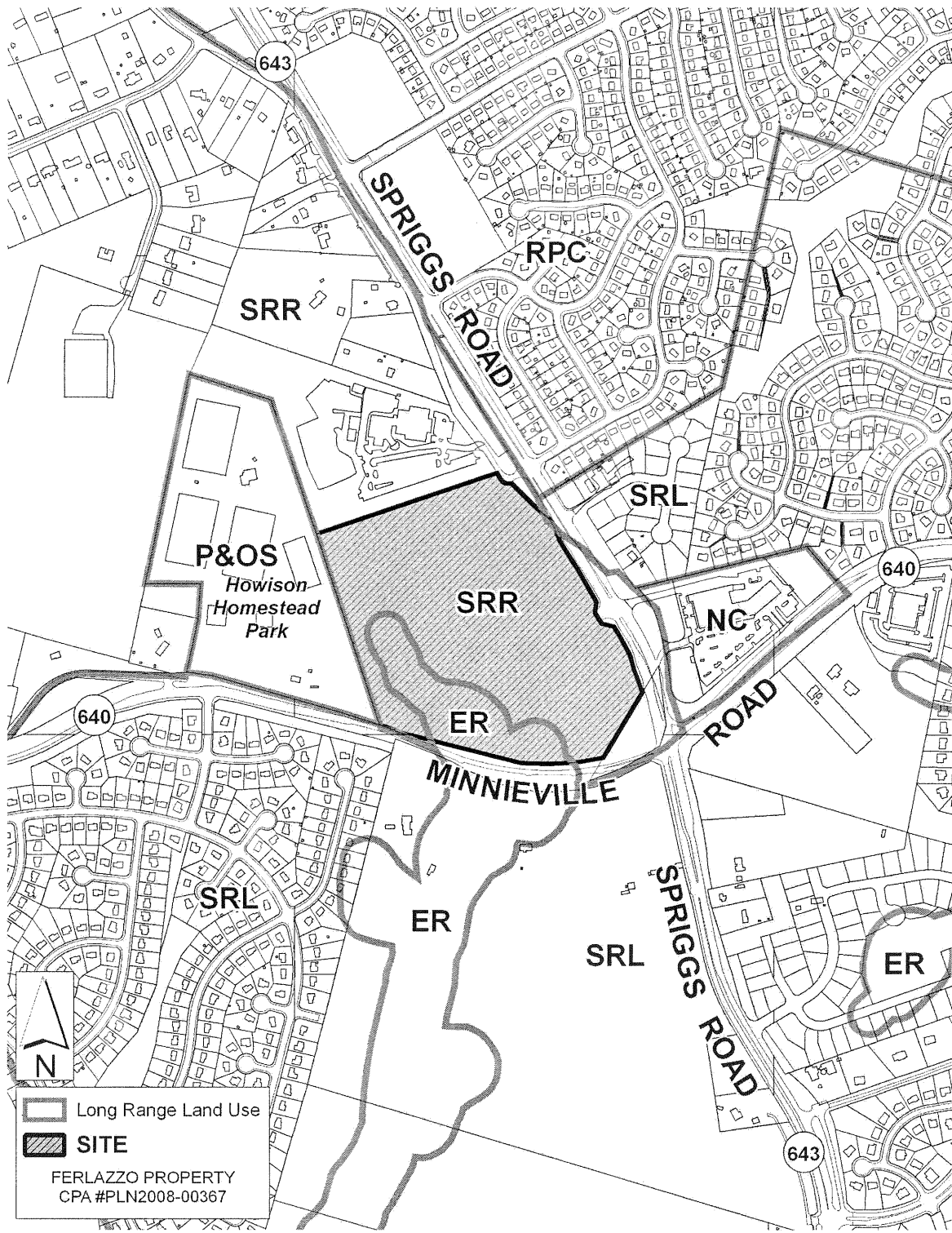
11. **Quality of Life** – Maintain and improve the quality of life for all County residents by preserving open space, protecting valuable environmental resources, and encouraging growth in appropriate areas and locations.

Attachment B – Staff Analysis

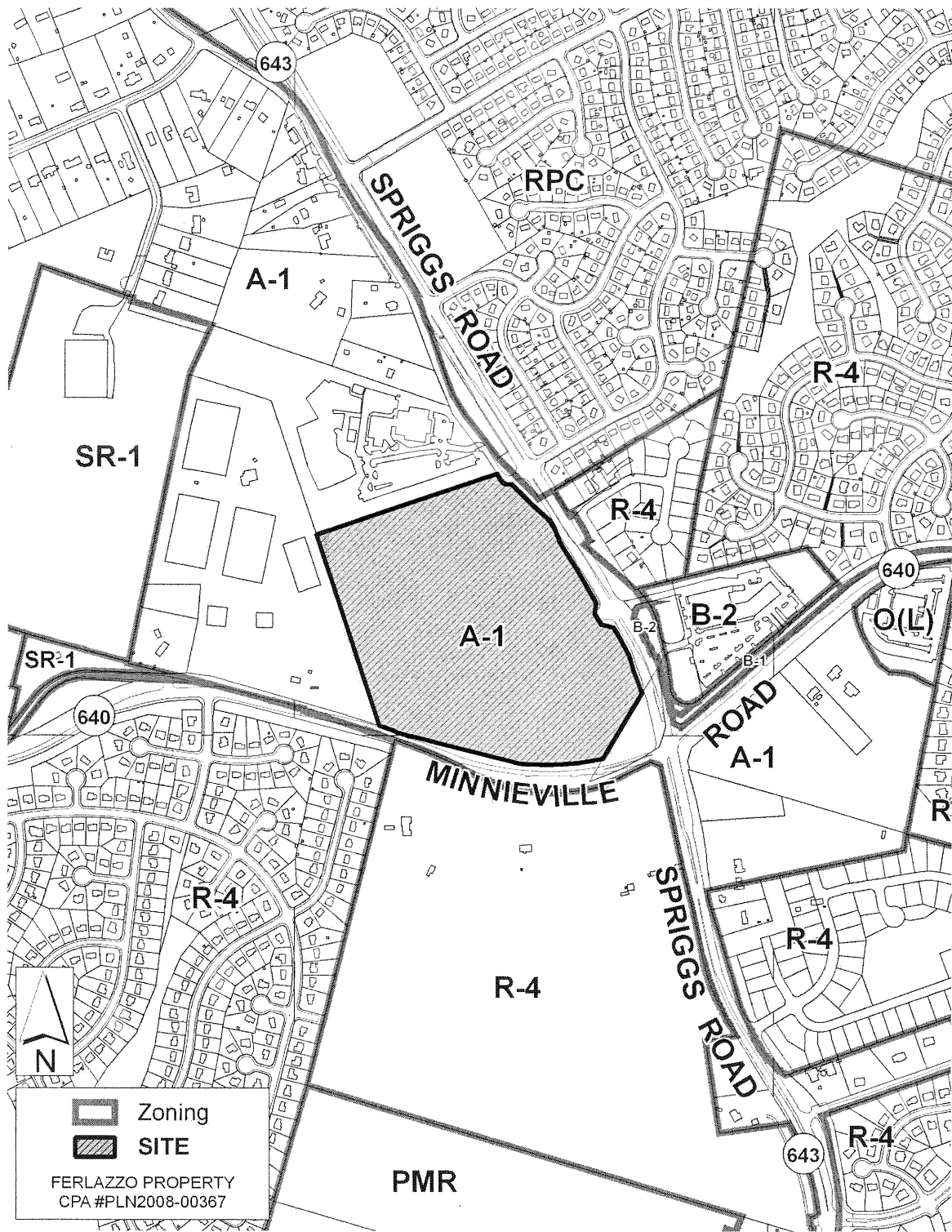
No additional information was provided to discuss the quality of life that will be provided with a rezoning for this property.

Recommendation: Do not initiate.

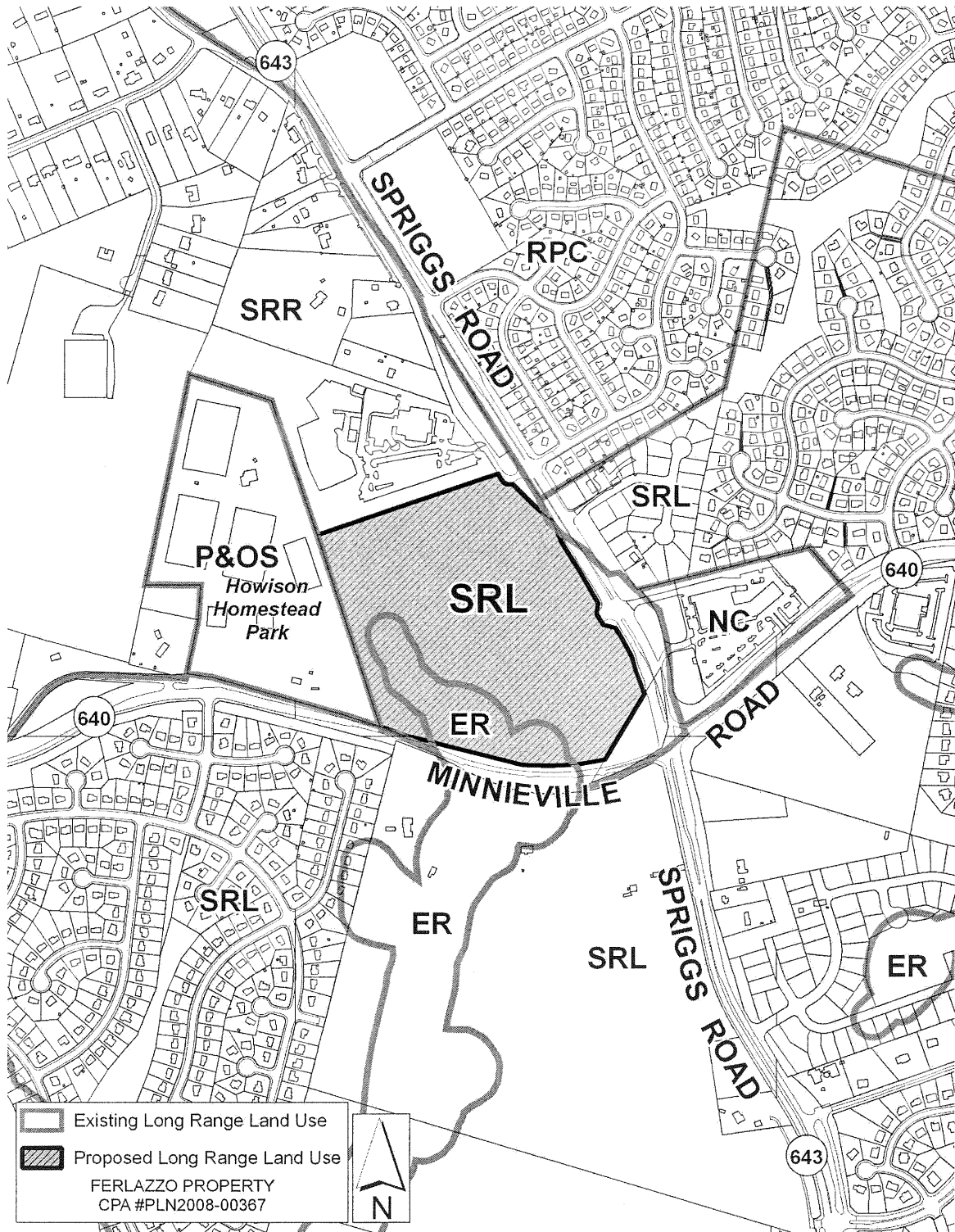
Attachment B – Staff Analysis
EXISTING LONG RANGE LAND USE PLAN MAP



Attachment B – Staff Analysis
EXISTING ZONING MAP



Attachment B – Staff Analysis
EXISTING ZONING MAP



Attachment C

CHANGE IN RESIDENTIAL UNITS, POPULATION, EMPLOYMENT ACRES AND NUMBER OF EMPLOYEES BY PROPOSED CPA

CPA	Existing dwelling units and employees based on the existing planning designation)	Proposed dwelling units and employees based on the proposed planning designation)	All CPAs (showing proposed dwelling unit and population increase & decrease, and gain & loss of employment acres, number of employees)
Dominion Station Proposed by applicant	192.68 employment acres Existing REC at 176.73 ac 0.5 FAR O(M) = 3,849,179 SF 12,830 office employees Existing EI at 15.95 ac 0.5 FAR M-1 = 347,391 SF 434 industrial employees Total 13,264 employees	RCC and REC proposed with 0.5 overall FAR and a specific SF at: 1,000,000 SF office 3,333 office employees 1,200,000 SF retail 2,666 retail employees Total 5,999 employees and 2,000,000 SF residential 2,000 residential dwelling units 4,950 people (1/2 TH 1/2 MF) Total 5,999 employees	-30 employment acres - 9,497 office employees +2,666 retail employees and +2,000 dwelling units +4,950 people
Dominion Station Expanded	225.64 additional acres (not including ROW or Brentswood) Existing EI 0.5 M-1 = 4,911,439 SF 6,143 industrial employees	Proposed REC at 225.64 acres 0.5 FAR O(M) = 4,911,439 SF 16,381 office employees	No change in employment acres - 6,143 industrial employees + 16,381 office employees
IDS Proposed by applicant	6.277 employment acres Existing EI at 0.95 ac 0.5 FAR M-1 = 20691 SF 26 industrial employees Existing FEC at 5.11 ac 0.5 FAR M-2 = 111,295 SF 139 industrial employees	Proposed EI at 6.06 ac 0.5 FAR M-1 = 131,986 SF 165 industrial employees	no change in employment acres or number of employees

Attachment C

IDS Expanded	Total 165 employees Additional 58.04 ac FEC 0.5 FAR = 1,264,111 SF 1,580 industrial employees Additional 18.36 ac FEC	Additional 58.04 ac EI 0.5 FAR = 1,264,111 SF 1,580 industrial employees Additional 18.36 ac SRM	no change in employment acres or number of employees; correction to residential designation
Bristow 28	7.086 employment acres Existing FEC Designation 0.5 FAR M-2 = 154,333 SF 192 industrial employees	Proposed GC Designation 0.4 FAR B-1 = 123,466 SF 274 retail employees	-192 industrial employees +274 retail employees
Ferlazzo Project (Spriggs/Minnieville)	No employment acres 34 ac SRL Existing SRR Designation 2.5 ac/du = 13 du	Proposed SRL Designation 2.0 du/ac = 68 du	+55 du/ac +172 people
Total			-91.8 employment acres +6,884 office employees -6,335 industrial employees +2,940 retail employees And +2,055 dwelling units, +5,122 people