February 8, 2017

TO: Board of County Supervisors

FROM: Christopher M. Price, AICP
Deputy County Executive/Acting Planning Director

THRU: Christopher E. Martino
County Executive

RE: #REZ2016-00015, Mia’s Meadow – Potomac Magisterial District

On January 24, 2017, the Board conducted a public hearing on #REZ2016-00015, Mia’s Meadow which is a request to rezone approximately 19.8 acres from A-1, Agricultural to PMR, Planned Mixed Residential, for the development of up to 45 single-family detached residential units in the Potomac Magisterial District. The Board closed the public hearing and following discussion, deferred the case and requested that staff provide more detail on the analysis of school impacts. We have discussed the school impacts analysis information with staff from the Prince William County Public Schools and will provide an update to the Board at the February 14, 2017 meeting.

Staff continues to recommend approval of Rezoning #REZ2016-00015, Mia’s Meadow, subject to the proffers dated December 15, 2016.

An Equal Opportunity Employer
MOTION:

SECOND:

RE: REZONING #REZ2016-00015, MIA’S MEADOW – POTOMAC MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this is a request to rezone ±19.8 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, for the development of up to 45 single-family detached residential units; and

WHEREAS, the subject ±19.8-acre property is located at the southeastern intersection of Minnieville Road and Spriggs Road, north of the terminus of Abilene Way, and is identified on County maps as GPINs 8091-55-3905 and 8091-55-2300; and

WHEREAS, the site is currently zoned A-1, Agricultural, and is partially located within the Minnieville Road and Spriggs Road Highway Corridor Overlay Districts; and

WHEREAS, the majority of the site is currently designated SRL, Suburban Residential Low, and with a small portion at the northeastern corner as ER, Environmental Resource, in the Comprehensive Plan; and

WHEREAS, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

WHEREAS, the Planning Commission, at its public hearing on December 7, 2016, recommended approval, as stated in Planning Commission Resolution No. 16-078; and

WHEREAS, a Board of County Supervisors’ public hearing, duly advertised in a local newspaper for a period of two weeks, was held on January 24, 2017, and interested citizens were heard; and

WHEREAS, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare, and good zoning practices are served by the approval of the request;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve Rezoning #REZ2016-00015, Mia’s Meadow, subject to the proffers dated December 15, 2016;
February 14 2017
Regular Meeting
Ord. No. 17-
Page Two

BE IT FURTHER ORDAINED that the Prince William Board of County
Supervisors’ approval and adoption of any proffered conditions does not relieve the applicant
and/or subsequent owners from compliance with the provisions of any applicable ordinances,
regulations, or adopted standards.

ATTACHMENT: Proffer Statement:

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Planning Director

Jay du Von
Walsh, Colucci, Lubeley & Walsh, PC
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

ATTEST: _______________________________________

Clerk to the Board
MOTION:

SECOND:

RE: REZONING #REZ2016-00015, MIA’S MEADOW – POTOMAC MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this is a request to rezone ±19.8 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, for the development of up to 45 single-family detached residential units; and

WHEREAS, the subject ±19.8-acre property is located at the southeastern intersection of Minnieville Road and Spriggs Road, north of the terminus of Abilene Way, and is identified on County maps as GPINs 8091-55-3905 and 8091-55-2300; and

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WHEREAS, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

WHEREAS, the Planning Commission, at its public hearing on December 7, 2016, recommended approval, as stated in Planning Commission Resolution No. 16-078; and

WHEREAS, a Board of County Supervisors’ public hearing, duly advertised in a local newspaper for a period of two weeks, was held on January 24, 2017, and interested citizens were heard; and

WHEREAS, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare, and good zoning practices are served by the approval of the request;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve Rezoning #REZ2016-00015, Mia’s Meadow, subject to the proffers dated December 15, 2016;
January 24, 2017
Regular Meeting
Ord. No. 17-
Page Two

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors’ approval and adoption of any proffered conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.


Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Planning Director

Jay du Von
Walsh, Colucci, Lubeley & Walsh, PC
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

ATTEST: ____________________________
Clerk to the Board
January 6, 2017

TO: Board of County Supervisors
FROM: Christopher M. Price, AICP
Deputy County Executive/Acting Director of Planning
THRU: Christopher E. Martino
County Executive
RE: Rezoning #REZ2016-00015, Mia’s Meadow
Potomac Magisterial District

I. **Background** is as follows:

A. **Request** – To rezone ±19.8 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, for the development of up to 45 single-family detached residential units. The subject property currently contains two single-family dwellings and is located at the southeastern intersection of Minnieville Road and Spriggs Road.

<table>
<thead>
<tr>
<th>REZ Proposal: A-1 to PMR zoning</th>
<th>Required / Allowed PMR Zoning District</th>
<th>Provided / Proposed with PMR Development</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REZ area</strong></td>
<td>10 acres</td>
<td>±19.80 acres</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>PMR Low Density: 1 to 4 dwelling units (d.u.) / acre</td>
<td>2.3 d.u. / acre (gross)</td>
</tr>
<tr>
<td><strong>Residential Unit Type / #</strong></td>
<td>2 unit types</td>
<td>2 unit types (“Cluster” and “Village” style lots) as single-family detached dwellings; 45 units</td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td>30% of gross acreage; (±5.94 acres)</td>
<td>36% provided (±7.20 acres)</td>
</tr>
<tr>
<td><strong>Landscaping &amp; Buffers</strong></td>
<td>30-foot buffer between residential/institutional uses; 30-foot buffer between rear and side of house abutting Minor Arterial street; 10-foot landscape strip between similar uses</td>
<td>30-foot buffer along Minnieville Road and along northern property line, plus additional landscape enhancement areas and open space/meadow area; 15-foot buffer along eastern property line; Proposed Conservation Area at southeastern corner of site</td>
</tr>
</tbody>
</table>
B. **Site Location** – The subject ±19.8-acre property is located at the southeastern intersection of Minnieville Road and Spriggs Road, north of the terminus of Abilene Way, and is identified on County maps as GPINs 8091-55-3905 and 8091-55-2300 (see maps in Attachment A).

C. **Comprehensive Plan** – The majority of the site is currently designated SRL, Suburban Residential Low, and with a small portion at the northeastern corner as ER, Environmental Resource, in the Comprehensive Plan.

D. **Zoning** – The site is currently zoned A-1, Agricultural, and is partially located within the Minnieville Road and Spriggs Road Highway Corridor Overlay Districts.

E. **Surrounding Land Uses** – The subject site is located on the south side of Minnieville Road, and at the southeast intersection of Minnieville Road and Spriggs Road. Land to the north and northeast is currently utilized by the Veterans of Foreign Wars (VFW) Post 1503 facility. To the south is the Barnes Meadows and Spriggs Run Estates residential subdivisions. The Courtland Heights residential community to located to the east. The Staples Mill Plaza shopping center is located across Minnieville Road and to the west (see Attachment A for maps).

II. **Current Situation** is as follows:

A. **Planning Commission Recommendation** – At the December 7, 2016, public hearing, the Planning Commission recommended approval of #REZ2016-00015, Mia’s Meadow, subject to the proffers dated November 18, 2016. The case was moved forward with a recommendation of approval on the expedited agenda (see Attachment E for resolution).

B. **Planning Office Recommendation** – Subsequent to the Planning Commission public hearing, the Applicant made further revisions to the Proffer Statement regarding right-of-way dedication along the Minnieville Road frontage. Specifically, proffer #21 was revised to clarify additional right-of-way dedication from the existing right-of-way line, to accommodate the recently updated Minnieville Road improvement plans. The Applicant has provided revised proffers, dated December 15, 2016. Staff has confirmed that this amendment does not impact the overall site layout and extent of landscape frontage.
The Planning Office concurs with the Planning Commission recommendation for approval of #REZ2016-00015, Mia's Meadow, subject to the revised proffers dated December 15, 2016, for the following reasons:

- The proposed suburban residential subdivision provides an overall density/scale that is compatible with the surrounding character of neighboring existing residential development.

- Additional open space and enhanced landscaping areas are being provided to allow an appropriate transition and increased separation between the road network and rear/side of houses.

- Preservation of environmentally sensitive areas (intermittent streams, steep slopes, wetlands, and intact vegetated areas) is proposed through the PMR development.

See Attachment B for the staff analysis and Attachment C for the proposed proffers.

C. Board of County Supervisors Public Hearing – A public hearing before the Board of County Supervisors has been advertised for January 24, 2017.

III. Issues in order of importance are as follows:

A. Comprehensive Plan

1. Long-Range Land Use – Is the proposed use consistent with those uses intended by the SRL and ER use designations?

2. Level of Service (LOS) – How does the proposal address the mitigation of impacts to existing levels of service?

B. Community Input – Have members of the community raised any issues?

C. Other Jurisdictional Comments – Have other jurisdictions raised any issues?

D. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from the Board of County Supervisors’ action addressed?

E. Timing – When must the Board of County Supervisors take action on this application?
IV. **Alternatives** beginning with the staff recommendation are as follows:

A. **Approve #REZ2016-00015, Mia’s Meadow, subject to the proffers dated December 15, 2016.**

   1. **Comprehensive Plan Consistency Analysis:**

      a. **Long-Range Land Use** – The proposed zoning district of PMR, Planned Mixed Residential, as proffered, directly implements the current SRL, Suburban Residential Low, and ER, Environmental Resource, land use designations.

      b. **Level of Service (LOS)** – This rezoning proposal is not subject to the new proffer legislation, as per Virginia State Code Section 15.2-2303.4 / SB 549, since it was filed prior to July 1, 2016. The LOS impacts related to this subject rezoning request would be mitigated by the proffers as follows:

<table>
<thead>
<tr>
<th>Water Quality</th>
<th>$75 per acre</th>
<th>±19.8 acres</th>
<th>$1,485</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire &amp; Rescue</td>
<td>$1,053 per single-family detached (SFD) unit</td>
<td>$1,053 x 43 SFD</td>
<td>$45,279</td>
</tr>
<tr>
<td>Housing</td>
<td>$250 per SFD</td>
<td>$250 x 43 SFD</td>
<td>$10,750</td>
</tr>
<tr>
<td>Libraries</td>
<td>$812 per SFD</td>
<td>$812 x 43 SFD</td>
<td>$34,916</td>
</tr>
<tr>
<td>Parks &amp; Recreation</td>
<td>$5,591 per SFD</td>
<td>$5,591 x 43 SFD</td>
<td>$240,413</td>
</tr>
<tr>
<td>Schools</td>
<td>$20,694 per SFD</td>
<td>$20,694 x 43 SFD</td>
<td>$889,842</td>
</tr>
<tr>
<td>Transportation</td>
<td>$16,780 per SFD</td>
<td>$16,780 x 43 SFD</td>
<td>$721,540</td>
</tr>
<tr>
<td><strong>TOTAL LOS CONTRIBUTION</strong></td>
<td></td>
<td></td>
<td><strong>$1,944,225.00</strong></td>
</tr>
</tbody>
</table>

As proffered, the Applicant is opting to receive a credit against the monetary level of service (LOS) contributions identified above for the two existing single family lots currently platted. Said credit shall be calculated at the current rate for single family detached units. Therefore, although there are a total of 45 residential units being proposed, there are 43 new units subject to the LOS monetary contributions.

In addition to the proffered LOS cash contribution amounts, in the event a traffic signal is not warranted, the Applicant shall escrow $300,000 for a term of five years, to be used for a signal, in the event a signal is warranted in the future. Upon expiration of the escrow, the $300,000, including interest, may be used by the Board of County Supervisors and applied to capital improvement projects in the area of the subject rezoning that are identified in the Capital Improvement Program, six-year road plan, or other adopted capital improvement projects.
2. **Community Input** – Notice of the rezoning request has been transmitted to property owners within 200 feet of the site. The Applicant held meetings at the Veterans of Foreign Wars (VFW) facility with the adjoining owners in the Courtlandt Heights, Barnes Meadow, and Spriggs Run Estates subdivisions. As of the date of this staff report, the Planning Office has not received any other verbal or written comments on this proposal, and is not aware of any opposition.

3. **Other Jurisdictional Comments** – This project site is located outside of the required notification area for adjacent jurisdictions.

4. **Legal Uses of the Property** – If the rezoning is approved, the site could be developed as proffered with the PMR, Planned Mixed Residential, zoning district. Legal issues resulting from Board of County Supervisors’ action are appropriately addressed by the County Attorney.

5. **Timing** – The Board of County Supervisors generally has one year from the date of acceptance to take action on a rezoning request. The one-year timeframe will end on March 8, 2017.
 Legal Uses of the Property – If the rezoning is denied, the property would retain its current A-1, Agricultural, zoning. The two existing dwellings would remain. Legal issues resulting from Board of County Supervisors’ action are appropriately addressed by the County Attorney.

5. Timing – The Board of County Supervisors generally has one year from the date of acceptance to take action on a rezoning request. The one-year time frame will end on March 8, 2017.

V. **Recommendation** is that the Board of County Supervisors concur with Alternative A and approve the attached Ordinance.

**Staff:** Scott F. Meyer, x 6876

**Attachments**

A. Area Maps  
B. Staff Analysis  
C. Master Zoning Plan (MZP)  
D. Environmental Constraints Analysis (ECA) Map  
E. Planning Commission Resolution
PROFFER STATEMENT

RE: REZ2016-00015, Mia’s Meadow
Record Owners: Janice G. Triplette & Joseph A. Staples Jr.
Burl L. Triplette & Janice G. Triplette
Applicant: N.V.P., Inc.
Property: G.P.I.Ns: 8091-55-3905 & 8091-55-2300 (the “Property”)
Acreage: 19.7793 acres, Potomac Magisterial District
Current Zoning: A-1, Agricultural
Proposed Zoning: PMR, Planned Mixed Residential
Date: December 15, 2016

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the Master Zoning Plan (the "MZP") shall be the plan prepared by Land Design Consultants, entitled "Mia’s Meadow," last revised and sealed November 3, 2016.

USES AND DEVELOPMENT

1. Uses: PMR Zoning District: approximately 19.7793 acres of land, as identified on the MZP, shall be developed with no more than forty-five (45) single family detached homes.

2. Development of the Property shall be in substantial conformance with the MZP, however, the internal road alignment, lot boundaries and stormwater management improvements may undergo alterations in accordance with final engineering considerations at the time of subdivision plan review.
COMMUNITY DESIGN

3. The site landscaping shall be provided in substantial conformance as shown on the MZP, using drought tolerant, indigenous species. Compliance shall be demonstrated on final subdivision plan. Where existing vegetation is undisturbed within said landscaping and landscape buffers, said existing vegetation shall be credited against the plant unit requirements identified in the Design and Construction Standards Manual and where existing vegetation is sufficient, may satisfy said requirements.

4. As shown on Sheet 3 of MZP, the Applicant shall provide 180 plant units per 100 linear feet within the Minnieville Road 30’ buffer. In addition, within the portion of that buffer that is close in proximity to lots 1, 2, 6, 7 and 45, the Applicant shall upsize the tree size, at the time of planting, as follows: large/medium evergreen trees shall be 7’ to 8’ in height at time of planting, compact deciduous trees shall be 2” - 2 ½” caliper at time of planting and compact evergreen trees shall be 5’ – 6’ in height at time of planting. Plantings for the remainder of the buffer shall be in substantial conformance with what is shown on Sheet 3 of the MZP and reflected on final subdivision plan.

5. A monument style sign/entrance feature, as proposed may be provided within the buffer area, in the general location identified on the MZP in accordance with the sign regulations as found in the Prince William County Zoning Ordinance. Landscaping around said monument sign/entrance feature shall be in substantial conformance with the entry landscape detail shown on Sheet 3 of the MZP and the height of said sign shall not exceed ten feet (10’). All signage requires sign permit approval.

6. As a condition of subdivision plan approval, the Applicant shall provide a four foot (4’) trail as shown on Sheet 3 of the MZP. The final design and construction materials for said trail shall be determined at final subdivision plan approval.

7. The Applicant shall utilize a meadow field seed mix such as ERNMS-156, or similar mix as approved by the County, in areas identified as “Meadow Area” on Sheet 3 of the MZP.

ENVIRONMENTAL

8. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final subdivision plan approval with the amount to be based on the acreage reflected on the subdivision plan.

9. Stormwater Management and/or Best Management Practices shall be provided on-site in accordance with the Design and Construction Standards Manual (“DCSM”). The on-site facilities shall be provided in the location(s) shown on the MZP, subject to changes as may be required by Prince William County (the "County") in connection with final subdivision plan review and in accordance with the DCSM.
10. The Applicant shall limit clearing and grading to within those areas depicted on the MZP, subject to minor revisions in accordance with final engineering considerations at the time of subdivision plan review and approval. No clearing or improvements shall be made outside of the limits of clearing and grading without County approval, with the exception of: (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees; and (b) the installation and maintenance of any existing or required utilities.

11. As a condition of final subdivision plan approval, the Applicant shall make a note on the plan that at the time of site disturbance, the roots of tree T-32, as shown on Sheet 3 of the MZP, shall be pruned at the limits of disturbance and said pruning shall be supervised by a certified arborist.

FIRE & RESCUE

12. As a condition of occupancy permit issuance for each single-family unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $1,053.00 per each single-family unit constructed on the Property to be used for fire and rescue purposes.

HOUSING

13. As a condition of occupancy permit issuance for each single-family unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $250.00 per each single-family unit constructed on the Property. Said contribution is to be utilized by the County’s Housing Preservation and Development Fund.

HOMEOWNERS ASSOCIATION

14. The Applicant shall create a homeowners’ association (“HOA”) which shall be responsible for the maintenance of any common open space, landscaping, trails (located within the open space or on private lots) and signage for the development.

15. The Applicant agrees to include a provision in the HOA documents that will allow Lots 1-5, accessed from Abilene Way, to be annexed or merged into the Spriggs Run Estates Homeowner’s Association (“Spriggs Run”) at the request of Spriggs Run, provided such request is made during the Declarant Control period for the HOA for said Lots 1-5, and in accordance with the provisions of the Spriggs Run organizational documents. In the event of such annexation, the Mia’s Meadow Declarant shall retain Declarant rights over the lots owned by Declarant, as set forth in the HOA Declaration, until title to all of such lots has been transferred to a non-Declarant (homeowner).
LIBRARIES

16. As a condition of occupancy permit issuance for each single-family unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $812.00 per single-family unit constructed on the Property to be used for library purposes.

PARKS AND RECREATION

17. As a condition of occupancy permit issuance for each single-family unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $5,591.00 per single-family unit constructed on the Property to be used for parks and recreation purposes.

SCHOOLS

18. As a condition of occupancy permit issuance for each single-family unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $20,694.00 per single-family unit constructed on the Property to be used for school purposes.

TRANSPORTATION

19. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors, on a per unit basis, $16,780.00 per single family unit constructed on the Property to be used for transportation improvements. Said contribution shall be paid as a condition of occupancy permit issuance for each unit. The proffered monetary contributions shall be applied to capital improvement projects in the area of the subject rezoning that are identified in the Capital Improvement Program, 6-year road plan, or other capital improvement projects adopted by the Board.

20. Access to the Property shall be provided from Minnieville Road and Abilene Way as generally shown on the MZP; final location of the entrance from Minnieville Road shall be determined at final subdivision plan.

21. As a condition of subdivision plan approval, the Applicant shall dedicate to the Prince William Board of County Supervisors, at no cost to the County, additional right-of-way along the Minnieville Road frontage up to ten feet (10’) from the existing right-of-way and for a right turn lane and taper as generally as shown on the MZP.
22. As a condition of subdivision plan approval, the Applicant shall prepare a signal warrant analysis at the Minnieville Road entrance to the property. In the event a signal is warranted, the Applicant shall install said signal, subject to County and VDOT approval, prior to issuance of the first occupancy permit. The Applicant shall receive credit against the transportation level of service contribution identified in Proffer 19 above, for all costs of said signal, including but not limited to said warrant study, appraisal fees, right-of-way acquisition costs, easements, design and construction costs. The Applicant shall provide evidence of these amounts to the County Department of Transportation for review and approval. Said credit shall not exceed the total amount of the transportation level of service contribution identified in Proffer 19 above and adjusted for Proffer 25 below.

23. In the event a signal is not warranted as noted above, as a condition of subdivision plan approval, the Applicant shall escrow $300,000.00 for a term of five (5) years, to be used for a signal, in the event a signal is warranted in the future. Upon expiration of the escrow, the $300,000, including interest, may be used by the Prince William County Board of Supervisors pursuant to Proffer 19 above. The Applicant shall receive credit against the transportation level of service contribution identified in Proffer 19 above, for the escrowed amount. Such credit shall be approved by the County Department of Transportation.

WATER AND SEWER

24. The property shall be served by public sanitary sewer and water. The Applicant shall be responsible for those on-site and off-site improvements required in order to provide such service for the demand generated by the development of the property.

MISCELLANEOUS

25. The Applicant shall receive a credit against the monetary level of service contributions identified above for the two (2) existing single-family lots currently platted. Said credit shall be calculated at the 2014 Prince William County level of service policy rate for each single-family detached unit.

26. At the initial point of sale for the homes located on the Property, the Applicant shall provide notice within the sales contract regarding events held at the Veterans of Foreign Wars ("VFW") located on GPIN 8091-55-6857.

27. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

[Signatures to follow on next page(s)]
SIGNATURE PAGE

Estate of Janice G. Triplett

By Joseph A. Staples, Jr., Executor
Name: Joseph A. Staples, Jr.
Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<table>
<thead>
<tr>
<th>Comprehensive Plan Sections</th>
<th>Plan Consistency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long-Range Land Use</td>
<td>Yes</td>
</tr>
<tr>
<td>Community Design</td>
<td>Yes</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td>Yes</td>
</tr>
<tr>
<td>Environment</td>
<td>Yes</td>
</tr>
<tr>
<td>Fire and Rescue</td>
<td>Yes</td>
</tr>
<tr>
<td>Housing</td>
<td>Yes</td>
</tr>
<tr>
<td>Libraries</td>
<td>Yes</td>
</tr>
<tr>
<td>Parks, Open Space and Trails</td>
<td>Yes</td>
</tr>
<tr>
<td>Police</td>
<td>Yes</td>
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<tr>
<td>Potable Water</td>
<td>Yes</td>
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<tr>
<td>Sanitary Sewer</td>
<td>Yes</td>
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<tr>
<td>Schools</td>
<td>Yes</td>
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<tr>
<td>Transportation</td>
<td>Yes</td>
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</tbody>
</table>

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Long-Range Land Use Map Designation</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Veterans of Foreign Wars (VFW) Post 1503 facility; wooded areas</td>
<td>SRL; ER; NC</td>
<td>O(L); B-2; R-4C</td>
</tr>
<tr>
<td>South</td>
<td>Barnes Meadows and Spriggs Run Estates residential subdivisions</td>
<td>SRL</td>
<td>R-4</td>
</tr>
<tr>
<td>East</td>
<td>Courtland Heights residential subdivision</td>
<td>SRL</td>
<td>R-4</td>
</tr>
<tr>
<td>West</td>
<td>Staples Mill Plaza shopping center located (across Minnieville Road); open space for suburban residential development</td>
<td>NC; SRL</td>
<td>B-2; A-1</td>
</tr>
</tbody>
</table>
Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The Applicant (N.V.P., Inc.) is the contract purchaser of the ±19.8-acre property is located on the southeast corner of Minnieville Road and Spriggs Road, and currently contains two houses. The Applicant is requesting to rezone the subject property from A-1 to PMR to develop up to 45 single-family detached dwellings on a mixture of cluster and village lot options, as contemplated in Section 32-306.12.6 of the Zoning Ordinance.

The subject site is located within the Development Area. The following table summarizes the intended uses, characteristics, and densities intended for the Suburban Residential Low (SRL) and Environmental Resource (ER) land use designations.

<table>
<thead>
<tr>
<th>Long-Range Land Use Map Designation</th>
<th>Intended Uses and Densities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Suburban Residential Low (SRL)</strong></td>
<td>The purpose of the Suburban Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the County.</td>
</tr>
<tr>
<td>(majority of site)</td>
<td></td>
</tr>
<tr>
<td><strong>Environmental Resource (ER)</strong></td>
<td>This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (RPAs) as defined by the</td>
</tr>
<tr>
<td>(small portion of northeast corner of site)</td>
<td></td>
</tr>
</tbody>
</table>
Attachment B – Staff Analysis

Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.

Proposal’s Strengths

- **Land Use & Zoning Compatibility** – The proposed rezoning of the subject property from to A-1, Agricultural, to PMR, Planned Mixed Residential, directly implements the current SRL, Suburban Residential Low, land use designation within the Comprehensive Plan. The small portion of ER, Environmental Resource, area at the northeastern portion of the site is being mostly utilized as landscaped buffer area or tree cover.

- **Consistency with Surrounding Area** – The site is primarily surrounded by existing residential areas to the east, south, and southwest, that are zoned R-4 and R-4C. The subject request to rezone the site to PMR and with an overall/gross density of 2.3 dwelling units per acre is consistent and compatible with the surrounding character of the area. The site is also a remnant piece of undeveloped land in an area that is planned for low-density suburban residential.

Proposal’s Weaknesses

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

**Community Design Plan Analysis**

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County’s goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.
Attachment B – Staff Analysis

Proposal’s Strengths

- **Planned District** – The proposed residential development will be implemented through the requested PMR, Planned Mixed Residential, zoning district. The two single-family detached housing types offered will be oriented on Cluster and Village style lots.

- **Community Amenities/Elements** – The proposed development will include sidewalks along the internal public streets, a four-foot wide proposed trail system to provide pedestrian connections throughout the community, open green space/meadow grass planting areas, wet pond storm water management areas, proposed bench with arbor, and proposed historic plaque.

- **Entrance Feature** – As proffered and indicated on the plan, a defined access is being proposed that will include a freestanding monument-style sign, not to exceed 10 feet in height with integrated landscaping at the sign base.

- **Landscape Buffers** – As proposed on the MZP and as proffered, a 30-foot landscape buffer is being proposed along both the western frontage along Minnieville Road and the northern property line. The eastern property line will have a 15-foot landscape buffer to provide enhanced tree protection areas between the single-family detached residential development to the east of the subject property.

- **Enhanced Planting Areas & Open Space** – To enhance and exceed the minimum standard of the 30-foot buffer along Minnieville Road and to be more consistent with the surrounding residential communities, grassy meadow-like areas and additional/transitional planting areas are proposed to provide greater setbacks along both frontage of Minnieville Road. Due to the extent of utility easements along the Minnieville Road frontage, there are limitations to the scale and extent of plantings.

- **Landscape Enhancement Area** – At the southwestern corner of the development, a 50-foot landscape area is being proposed to provide an additional setback and screening for the side/rear of proposed homes in relation to Spriggs Road.

Proposal’s Weaknesses

- **Fragmented Five-Lot Area in Southwestern Corner** – The lower left five-lot area is bifurcated from the rest of the new development. This is disjointed and not ideal design. Although this five-lot area is to be a part of the adjacent Homeowners Association (HOA) to the south, this should still be better integrated into the rest of the new development.

- **Lot One Orientation** – As proposed, Lot 1 has a minimal setback from the intersection of Minnieville and Spriggs Roads. Ideally, staff would have preferred if this lot was eliminated entirely, or possibly re-distributed and absorbed into the other primary area of the development. However, the Applicant responded to this concern with resizing the lot and widening/supplementing the buffer at the intersection, which partially addresses this design concern.
On balance, this application is found to be consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County’s significant historical, archaeological, architectural, and other cultural resources—including those significant to the County’s minority communities—for the benefit of all of the County’s citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

An archaeology report was submitted during an earlier rezoning request in 2006 for the two subject parcels. The report entitled “A Phase I Archaeological Survey of the Minnieville Road Property: A 15-Acre Parcel Located at 14633 and 14635 Minnieville Road (Hill et al 2005)”, identified one prehistoric archaeology site, 44PW1689. This site was classified as a short-term Late Archaic resource procurement and/or processing, and tool manufacture and maintenance site. The site was determined disturbed by agricultural plowing, with little potential remaining for significant contributions to prehistory. The report recommended the site not eligible for listing on the National Register of Historic Places (NRHP).

The archaeologist concurs with that recommendation. No additional cultural resource studies are warranted.

Proposal’s Strengths

- The Historical Commission reviewed this proposal at its June 14, 2016 meeting and determined that no further work was needed. The County Archaeologist concurs.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.
Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The subject site consists of an area of open fields, two existing home sites, and forested area surrounding an intermittent stream and along the perimeters of the property. The site does not include designated Resource Protection Area (RPA) features, but there are proposed impacts to wetlands.

SUBWATERSHED: Powells Creek subshed 720
TOTAL SITE AREA / ER AREA: 19.78 acres / not provided
TREE SAVE AREA: 1.639 acres (8.3% of total site area)
UNDISTURBED AREA: Not provided
PERCENT IMPERVIOUS / Pervious:

<table>
<thead>
<tr>
<th>Area (sq. ft.)</th>
<th>Area (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Impervious area</td>
<td>246,270</td>
</tr>
<tr>
<td>Proposed pervious area</td>
<td>615,316</td>
</tr>
<tr>
<td>Total</td>
<td>861,586</td>
</tr>
</tbody>
</table>

AREA OF DISTURBANCE: Not provided
RARE, THREATENED, ENDANGERED SPECIES: None. Survey for Small-Whorled Pogonia and Harparella was conducted with no individuals found and limited habitat.

Soils:

<table>
<thead>
<tr>
<th>No.</th>
<th>Soils Name</th>
<th>Slope</th>
<th>Soil Category</th>
<th>Erodibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>21B</td>
<td>Fairfax loam</td>
<td>2-7%</td>
<td>I</td>
<td>Moderate</td>
</tr>
<tr>
<td>24C</td>
<td>Glenelg-Buckhall complex</td>
<td>7-15%</td>
<td>I</td>
<td>Severe</td>
</tr>
<tr>
<td>30B</td>
<td>Jackland silt loam</td>
<td>2-7%</td>
<td>III</td>
<td>Moderate</td>
</tr>
<tr>
<td>38B</td>
<td>Meadowville loam</td>
<td>0-5%</td>
<td>III</td>
<td>Slight</td>
</tr>
<tr>
<td>41B</td>
<td>Neabsco loam</td>
<td>0-7%</td>
<td>II</td>
<td>Slight</td>
</tr>
<tr>
<td>44D</td>
<td>Occoquan sandy loam</td>
<td>7-25%</td>
<td>II</td>
<td>Severe</td>
</tr>
<tr>
<td>45C</td>
<td>Orenda loam</td>
<td>7-15%</td>
<td>I</td>
<td>Severe</td>
</tr>
<tr>
<td>50D</td>
<td>Spriggs silt loam</td>
<td>15-25%</td>
<td>II</td>
<td>Moderate</td>
</tr>
</tbody>
</table>
Attachment B – Staff Analysis

The Applicant is providing tree preservation onsite, notably within the steep slopes over highly erodible soils at the southeastern corner of the site and within the buffer along the northern property line. This accounts for preservation of approximately 8.3% of the total site area. The Comprehensive Plan calls for protecting steep slopes over highly erosive soils, connecting open space and forest preservation to adjacent properties, and minimizing fragmentation and mass clearing.

Minnieville Road and Spriggs Road are both classified as “Minor Arterial” roadways. As such, a minimum 30-foot wide buffer is required for all lots with units that back or side to these roads. The Applicant is proposing the required 30-foot buffers for residential units backing or siding to Spriggs Road and Minnieville Road. The frontages of both Minnieville and Spriggs Roads are also within older Highway Corridor Overlay Districts, which have no formal landscape buffering component. The Applicant will meet and exceed the HCOD buffer width requirement through the provision of the required 30-foot buffer and the proposed additional plantings.

Proposal’s Strengths

- **Water Quality** – As proffered, a $75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements will be provided.

- **Proposed Conservation Area** – As shown on the plan at the southeastern corner of the site, a conservation area is being proposed in order to keep a portion of the intermittent stream channel intact and to prevent further degradation. By delineating a buffer area around the stream channel and with the existing tree line, this feature is being proactively saved.

- **Defined Limits of Clearing & Grading** – As indicated on the plan, the limits of clearing and grading are identified to help minimize overall site disturbance and preserve area of existing vegetation.

Proposal’s Weaknesses

- **Impacts to Wetlands** – Although the extent of proposed land disturbance is limited, there will still be impacts to small areas of wetlands in the southern/central portion of subject property.

On balance, this application is found to be consistent with the relevant components of the Environment Plan.
Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County’s goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

The nearest responding fire station would be the Montclair Fire & Rescue Station #17. The subject site is located in the 4.0-minute response area for fire suppression and basic life support, as well as within the 8.0-minute response time for advanced life support services. The Montclair station is located approximately 1.5 miles to the east/southeast of the rezoning site. According to the FY 2014 figures, this station work load capacity was at 95.8% with two tactical units and an average of 1,915 incidents.

Proposal’s Strengths

- Response Times – The site is located within the recommended 4.0-minute response time for fire suppression and basic life support, and within the 8.0-minute response time for advanced life support services.

- Monetary Contribution for Residential – As proffered, the Applicant will make a monetary contribution of $1,053 per single-family detached residential unit constructed, which is consistent with the policy guidelines.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.
Housing Plan Analysis

Prince William County is committed to clean, safe and attractive neighborhoods for all its residents, and the elimination of neighborhood blight and substandard housing. The Housing Plan sets out policies and action strategies that further the County’s goal of identifying locations and criteria for the provision of diverse housing opportunities for all segments of our population and to promote economic development. The plan includes recommendations relating to neighborhood preservation and improvement, affordable housing, special needs housing, and public/private partnerships to address housing needs.

The Housing plan encourages provision of affordable housing units or the support of the housing trust fund by rezoning applicants. As proposed, the Applicant is proposing two types housing types as a mixture of cluster and village style lots.

Proposal’s Strengths

- **Level of Service** – The Applicant has proffered to provide $250 per unit for the Housing Preservation and Development Fund.

Proposal’s Weaknesses

- None identified.

**On balance,** this application is found to be consistent with the relevant components of the Housing Plan.

Library Plan Analysis

Access to a variety of information is a valuable service provided by the County. The Library Plan sets out policies and action strategies that further the County’s goal of providing adequate library facilities and information resources to our residents. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility.

The 2008 Comprehensive Plan contains levels of service (LOS) standards for libraries. LOS standards for library services are measured by the per capita facility, site, and volume standards, applied to the number of new residences to be developed at a particular site for which a rezoning is sought. Application of these LOS standards has determined that, countywide, eight new full-service libraries will be needed by the year 2030 to provide adequate public library facilities for current and anticipated future populations.

Proposal’s Strengths

- **Level of Service** – The Applicant has proffered a monetary contribution of $812 per single-family detached residential unit constructed, which is consistent with the policy guidelines.
Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Library Plan.

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County’s goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

Proposal Strengths

- **Level of Service** – The Applicant has proffered to provide a monetary contribution of $5,591 per single-family detached unit in accordance with the County’s LOS standards.

- **Connection to Open Space & Community Linkage** – As indicated on the MZP, a four-foot wide pedestrian trail will be installed as a connection feature from Minnieville Road, through an existing gas easement, around a stormwater management area, and to connect the internal streets within the development.

- **Onsite Focal Points/Amenities** – A proposed plaque, bench and arbor feature, and defined entrance features/signage are being provided.

Proposal Weaknesses

- **Lack of Community Recreation Facilities** – Although there are areas of open space and focal points of interest being proposed within the community, there are no significant, active/larger-scale community recreation amenities being proposed – such as a community club house/event meeting house, pool, playground, tot lot, or dog park.

On balance, this application is found to be consistent with the relevant components of the Parks, Open Space and Trails Plan.
Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County’s public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

The Prince William County Police CPTED Manual, Crime Prevention Through Environmental Design: A guide to safe environments in Prince William County, Virginia, can be found at http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx. The Applicant should also consider the use of no-trespassing signage within the community. The developer/applicant is encouraged to pay particular attention to the CPTED manual and apply design principles during the final subdivision plan/design phase.

At this time, the Police Department does not believe this rezoning application will create new impacts on calls for service.

One item to note is a concern for the potential traffic congestion and the potential of accidents at the entrance to this development. It is recommended the Applicant look into a traffic control device for the entrance into and exiting the community due to the heavy traffic flow on Minnieville Road, particularly during the morning commute and afternoon/evening commute. In response to this concern, the Applicant responded that money has been proffered to escrow for the installation of a signal (traffic control device), if warranted, at the project entrance.

Proposal’s Strengths

- Traffic Control Device Escrow – As proffered, the Applicant shall install a traffic signal (if warranted at the time) or escrow $300,000 for the installation of a signal (traffic control device), if warranted, at the project entrance.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.
Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County’s goal of providing an economically and environmentally sound drinking water system. The plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the rural area.

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available from an existing 8-inch water main located in Courtland Heights Road, east of the subject parcels and from an existing 12-inch stub-out located at the cul-de-sac of Abilene Way. The Applicant will be required to extend an 8-inch water main through the site from Abilene Way to the existing 8-inch water main located in Courtland Heights Road to provide a loop closure for increased redundancy and reliability. The parcels are subject to the Upper Powell's Creek Local Facility Charge.

The Applicant shall plan, design, and construct all on-site and off-site water utility improvements necessary to develop the subject property and the above-listed requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal’s Strengths

- **Water Connection** – The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. As proffered, the Applicant is responsible for those on-site and off-site improvements required in order to provide such service for the demand generated by the development of the property.

Proposal’s Weaknesses

- None identified.

**On balance,** this application is found to be consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County’s goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.
The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available to the subject site from an existing 8-inch sanitary sewer main located at Courtlandt Heights Road and from an existing 8-inch sanitary sewer located along Abilene Way. The parcels are subject to the Upper Powell's Creek Local Facility Charge.

The Applicant shall plan, design, and construct all on-site and off-site sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards and regulations.

**Proposal’s Strengths**

- **Sewer Connection** – The Applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. As proffered, the Applicant is responsible for those on-site and off-site improvements required in order to provide such service for the demand generated by the development of the property.

**Proposal’s Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

### Schools Plan Analysis

A high-quality education system serves not only the students and their families, but the entire community by attracting employers who value educational opportunities for their employees. The Schools Plan sets out policies and action strategies that further the County’s goal of providing quality public education to our school-aged population. The plan includes recommendations relating to facility size and location, siting criteria, compatible uses, and community use of school facilities.

Based on 2015-16’s county-wide student generation factors, the proposed dwelling units are projected to generate the following numbers of students. School-by-school student generation rates can vary by plus or minus 50% in a specific development:

<table>
<thead>
<tr>
<th></th>
<th>SF</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School, grades K-5</td>
<td>13</td>
<td>13</td>
</tr>
<tr>
<td>Middle School, grades 6-8</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>High School, grades 9-12</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td>29</td>
<td>29</td>
</tr>
</tbody>
</table>

In view of the residential development currently taking place within the county and the resulting overcrowding of a number of schools, school assignments and boundaries are subject to change.
Attachment B – Staff Analysis

However, under the School Division’s 2016-17 districting, students living in this general area will attend the following schools:

<table>
<thead>
<tr>
<th>School</th>
<th>Available Space</th>
<th>2016-17</th>
<th>2020-21</th>
<th>2025-26</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Capacity</td>
<td>Trailers</td>
<td>Students</td>
<td>+/-</td>
</tr>
<tr>
<td>Montclair ES</td>
<td>698</td>
<td>0</td>
<td>581</td>
<td>95</td>
</tr>
<tr>
<td>Saunders MS</td>
<td>1,212</td>
<td>0</td>
<td>1,159</td>
<td>53</td>
</tr>
<tr>
<td>Hylton HS</td>
<td>2,053</td>
<td>0</td>
<td>2,298</td>
<td>-245</td>
</tr>
</tbody>
</table>

Other schools potentially affected by this development:

<table>
<thead>
<tr>
<th>School</th>
<th>Available Space</th>
<th>2016-17</th>
<th>2020-21</th>
<th>2025-26</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Capacity</td>
<td>Trailers</td>
<td>Students</td>
<td>+/-</td>
</tr>
<tr>
<td>Ashland ES</td>
<td>900</td>
<td>0</td>
<td>800</td>
<td>100</td>
</tr>
<tr>
<td>Coles ES</td>
<td>472</td>
<td>3</td>
<td>453</td>
<td>16</td>
</tr>
<tr>
<td>Enterprise ES</td>
<td>520</td>
<td>1</td>
<td>401</td>
<td>119</td>
</tr>
<tr>
<td>King ES</td>
<td>520</td>
<td>0</td>
<td>410</td>
<td>110</td>
</tr>
<tr>
<td>McAuliffe ES</td>
<td>568</td>
<td>0</td>
<td>448</td>
<td>120</td>
</tr>
<tr>
<td>Parks ES</td>
<td>780</td>
<td>0</td>
<td>746</td>
<td>32</td>
</tr>
<tr>
<td>Wilson ES *</td>
<td>924</td>
<td>0</td>
<td>640</td>
<td>284</td>
</tr>
</tbody>
</table>

* Note: Wilson ES opened for the 2016-17 school year.

School Staff Comments:

- The School Division is not in support of any rezoning that increases student capacity at schools already at or in excess of 100% capacity or a rezoning that causes student capacity at any school to exceed 100% capacity, unless proffers sufficient to mitigate the impact to the School Division are received.
- The applicant’s Proffer Statement indicates a Level of Service monetary contribution of $20,694 per single family unit, which is in-line with Schools Policy Guide for Monetary Contributions.
- Colgan High School opened in September 2016 in the mid-County area.
- The 14th high school is scheduled to open September 2023 in the mid-County area.

Proposal’s Strengths:

- Monetary Contribution – The Applicant is proffering to make a contribution to the Board for school purposes in the amount of $20,694 per single-family detached unit. This is consistent with the 2014 Schools Policy Guide for Monetary Contributions, which pertains to this rezoning application.
Attachment B – Staff Analysis

Proposal’s Weaknesses

- School Capacity – Currently, Hylton High School is over-capacity with enrollment. However, with the recently opened Colgan High School, other schools to be built in the area, ongoing redistricting efforts, and pending additions, capacity relief could be achieved.

On balance, this application is found to be consistent with the relevant components of the Schools Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County’s goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of “D” or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The subject site fronts the eastern side of Minnieville Road, which is classified as a Minor Arterial road with variable width right-of-way and 31,000 vehicles per day (VPD), according to the 2014 VDOT traffic data.

Proposal’s Strengths

- Site Access – Access to the property shall be provided from Minnieville Road and Abilene Way as generally shown on the MZP.

- Right-of-Way Dedication – As a condition of subdivision plan approval, the Applicant shall dedicate to the Prince William Board of County Supervisors, at no cost to the County, additional right of way on Minnieville Road for a right turn lane and taper, as generally as shown on the MZP.

- Monetary LOS Contribution – As proffered, the Applicant shall make a monetary contribution to the Board of County Supervisors, on a per unit basis, $16,780 per single-family unit constructed on the property to be used for transportation improvements. Said contribution shall be paid as a condition of occupancy permit issuance for each unit.
Attachment B – Staff Analysis

- **Traffic Signal Warrant Analysis** – As a condition of subdivision plan approval, the Applicant shall prepare a signal warrant analysis at the Minnieville Road entrance to the property. In the event a signal is warranted, the Applicant shall install said signal, subject to County and VDOT approval, prior to issuance of the first occupancy permit.

- **Option to Escrow for Traffic Signal** – In the event that a signal is not warranted, as a condition of subdivision plan approval, the Applicant shall escrow $300,000.00 for a term of five years, to be used for a signal, in the event a signal is warranted in the future.

**Proposal’s Weaknesses**

- None identified.

**On balance,** this application is found to be consistent with the relevant components of the Transportation Plan.

**Materially Relevant Issues**

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County’s responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- As mentioned during the review of this rezoning request, the area of proposed Lots 1-5 located at the southwestern portion of the subject property is disjointed and separated from the rest of the intact and contiguous portion of the proposed Mia’s Meadow development. During Applicant conversations with the adjacent community associations, it was requested by the Spriggs Run Estates Homeowner’s Association (HOA) that the proposed Lots 1-5 of Mia’s Meadow be annexed or merged into the existing/adjacent Spriggs Run HOA. The Applicant has agreed to this option, as per Proffer 15. Although this is a separate issue from the focus of the review, it provides more area cohesiveness.

**Proffer Analysis / Deficiencies**

- None identified.
Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- County Archaeologist
- PWC Fire Marshal
- PWC Historical Commission
- PWC Housing & Community Development
- PWC Parks & Recreation
- PWC Planning Office / Proffer Administration / Zoning
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC School Board
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)
PLANNING COMMISSION RESOLUTION

MOTION: BRYANT

SECOND: VANEGAS

RE: REZONING #REZ2016-00015, MIA’S MEADOW
POTOMAC MAGISTERIAL DISTRICT

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±19.8 acres from A-1, Agricultural, to
PMR, Planned Mixed Residential, for the development of up to 45 single-family detached
residential units; and

WHEREAS, the subject ±19.8-acre property is located at the southeastern
intersection of Minnieville Road and Spriggs Road, north of the terminus of Abilene Way,
and is identified on County maps as GPINs 8091-55-3905 and 8091-55-2300; and

WHEREAS, the site is currently zoned A-1, Agricultural, and is partially
located within the Minnieville Road and Spriggs Road Highway Corridor Overlay Districts;
and

WHEREAS, the majority of the site is currently designated SRL, Suburban
Residential Low, and with a small portion at the northeastern corner as ER, Environmental
Resource, in the Comprehensive Plan; and

WHEREAS, the Prince William County Planning Commission duly ordered,
advertised, and held a public hearing on December 7, 2016, at which time public testimony was
received and the merits of the above-referenced request was considered; and

WHEREAS, the Prince William County Planning Commission believes that
public general welfare as well as good planning practices are served by the approval of this
request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County
Planning Commission does hereby recommend approval of Rezoning #REZ2016-00015, Mia’s
Meadow, subject to the proffers dated November 18, 2016.
December 7, 2016
Regular Meeting
Res. No. 16-078
Page Two

Votes:
Ayes: Berry, Bryant, Fry, Holley, McKay, Milne, Taylor, Vanegas
Nays: None
Absent from Vote: None
Absent from Meeting: None

MOTION CARRIED
Attest: [Signature]
Jennifer Dorcsis
Clerk to the Planning Commission
Rezoning #REZ2016-00015
Mia's Meadow
(Potomac Magisterial District)

Scott F. Meyer
Planning Office

#REZ2016-00015, Mia's Meadow

- **Proposal** – To rezone ±19.8 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, for the development of up to 45 single-family detached residential units. The subject property currently contains two single-family dwellings and is located at the southeastern intersection of Minnieville Road and Spriggs Road.

- **Location** – Southeastern intersection of Minnieville Road and Spriggs Road, north of the terminus of Abilene Way.

- **Recommendation** – Approval.
#REZ2016-00015, Mia's Meadow

<table>
<thead>
<tr>
<th>REZ Proposal: A-1 to PMR zoning</th>
<th>Required / Allowed PMR Zoning District</th>
<th>Provided / Proposed with PMR Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>REZ area</td>
<td>10 acre</td>
<td>&gt;19.80 acres</td>
</tr>
<tr>
<td>Density</td>
<td>PMR Low Density: 1 to 4 dwelling units (d.u.) / acre</td>
<td>2.3 d.u. / acre (gross)</td>
</tr>
<tr>
<td>Residential Unit Type / lot</td>
<td>3 unit types</td>
<td>2 unit types (&quot;Cluster&quot; and &quot;Village&quot; style lots) as single-family detached dwellings, 45 units</td>
</tr>
<tr>
<td>Open Space</td>
<td>30% of gross acreage; (&lt;5.94 acre)</td>
<td>30% provided (&lt;7.30 acre)</td>
</tr>
<tr>
<td>Landscaping &amp; Buffers</td>
<td>30-foot buffer between residential/institutional uses; 30-foot buffer between rear and sides of house abutting Minor Arterial street; 10-foot landscape strip between similar uses</td>
<td>36-foot buffer along Minnieville Road and along northern property line, plus additional landscape enhancement areas and open space meadow area; 15-foot buffer along eastern property line; Proposed Conservation Area at southeastern corner of site</td>
</tr>
<tr>
<td>Average Daily Vehicle Trips</td>
<td>N/A</td>
<td>400 VPD at entrance off of Minnieville Road; 50 VPD at southwest corner of site north from Apline Way</td>
</tr>
</tbody>
</table>

January 25, 2017  Potomac Magisterial District
#REZ2016-00015, Mia's Meadow

January 31, 2017
Potomac Magisterial District
#REZ2016-00015, Mia's Meadow

**Recommendations**

**Planning Commission** – Approval of #REZ2016-00015, Mia's Meadow, subject to the proffers dated November 18, 2016.

**Staff** – Concur with approval, subject to revised proffers dated December 15, 2016 (with Minnieville Road right-of-way clarification), for the following reasons:

- Overall density (2.3 d.u./acre) compatible with the surrounding character of neighboring existing residential development.

- Additional open space and enhanced landscaping areas are being provided to allow an appropriate transition and increased separation between the road network and rear/side of houses.

- Preservation of environmentally sensitive areas (intermittent streams, steep slopes, wetlands, and intact vegetated areas) is proposed.