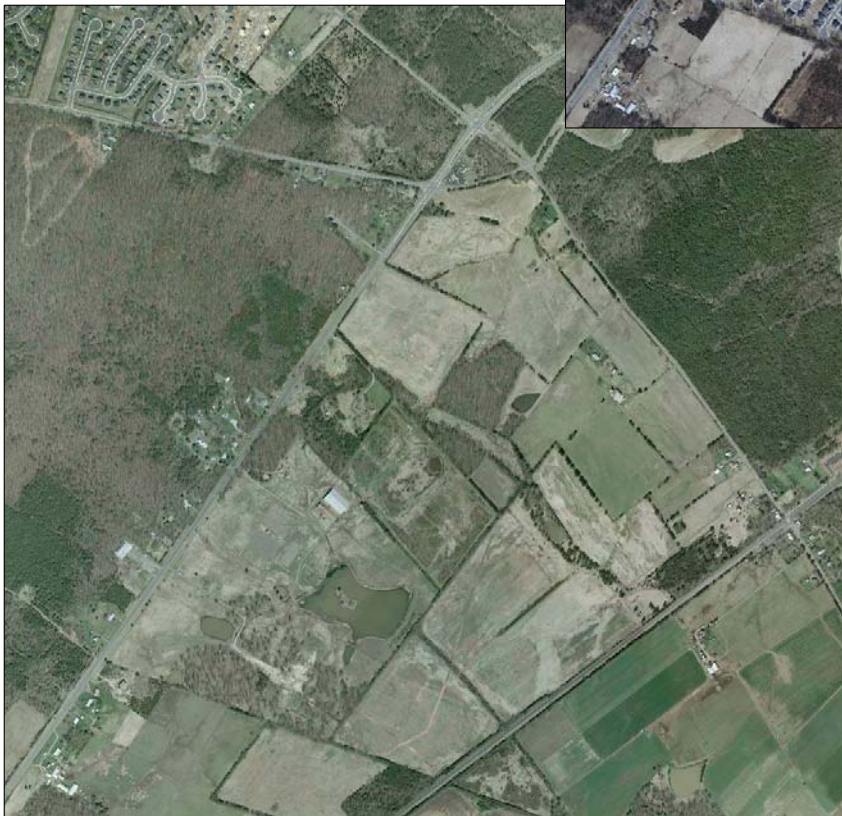


# Build-Out Analysis Prince William County

as of December 31, 2009



Planning Office



For a Better Tomorrow

**PRINCE WILLIAM COUNTY  
OFFICE OF PLANNING**

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Stephen K. Griffin, Director of Planning

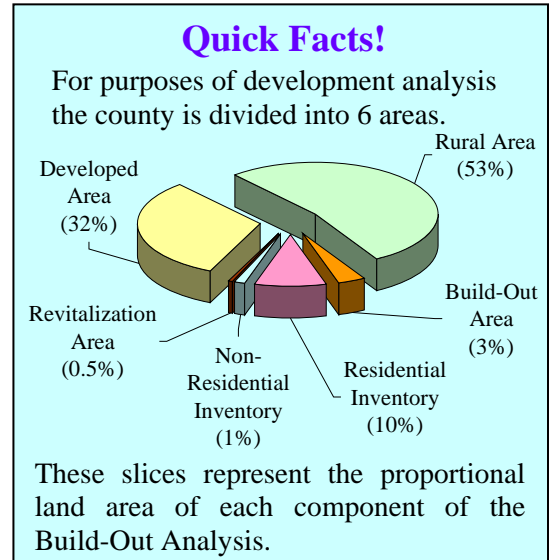
May 14, 2010



## Introduction

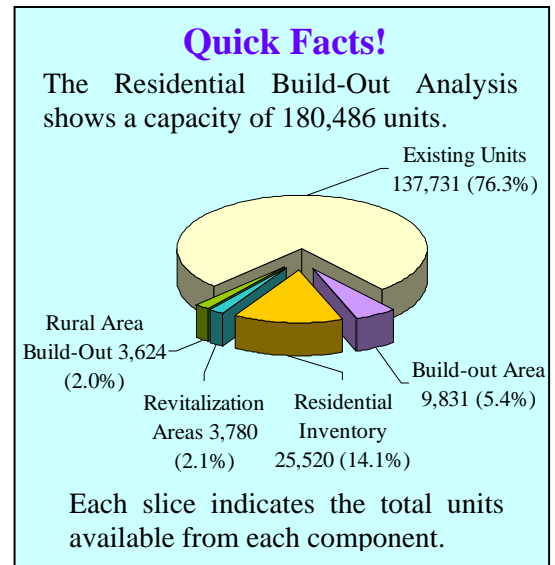
The Build-Out Analysis is prepared annually by the Planning Office. Each update is based on occupancy permits, rezonings, special-use permits, and comprehensive plan amendments that have been issued or approved during the year. The data provided in this report shows the quantity of residential units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

- A. Build-Out Analysis
- B. Build-Out Analysis Methodology
- C. Residential Inventory
- D. Residential Rezoning Approved by the Board in 2009
- E. Non-Residential Inventory
- F. Non-Residential Rezoning Approved by the Board in 2009
- G. Non-Residential Floor Area Ratio Trends



## Executive Summary

The Build-Out Analysis shows capacity for 42,755 additional residential dwelling units to be built (Table 1). Adding this to the 137,731 units that existed as of December 2009 brings the residential build-out to 180,486 units. There is also a potential for 64,293,240 non-residential square feet of gross floor area to be built. Adding this to the 60,643,031 square feet of gross floor area already built brings the total to 124,936,271 non-residential square feet (Table 2). Sections A through G provide the data and methodology used by staff to arrive at these conclusions.





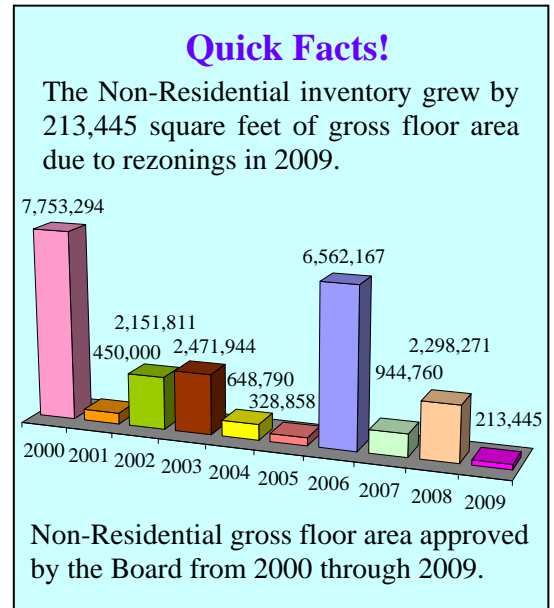
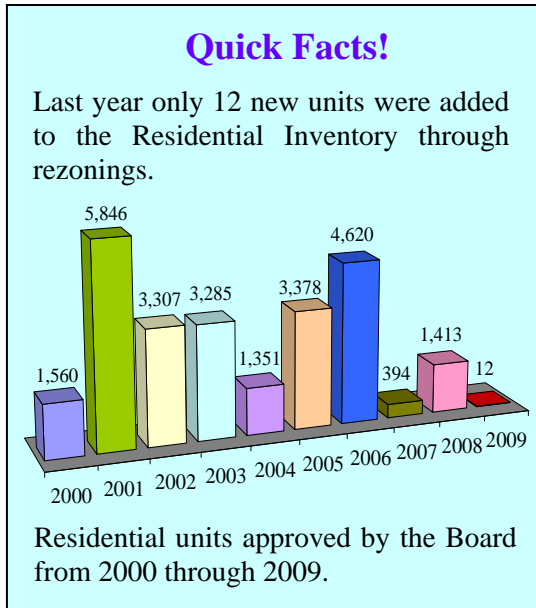
## Component Totals

Table 1 **Residential Component Analysis**

Component	# of Housing Units	Comment
Build-Out Area	9,831	Approximate mid-point from Table 3
Residential Inventory	25,520	Section C – Table 7
Revitalization Areas	3,780	Approximate mid-point from Table 5
Rural Area Build-Out	3,624	Section A – Page A-4
<b>Subtotal Units to be Built</b>	<b>42,755</b>	
Existing Units	137,731	PWC GIS data
<b>Total</b>	<b>180,486</b>	

Table 2 **Non-Residential Component Analysis**

Component	Gross Floor Area (Sq Ft)	Comment
Build-Out Area	28,574,423	Potential from Table 4
Non-Residential Inventory	34,741,921	Section E – Table 9
Revitalization Areas	976,896	Potential from Table 6 minus existing
<b>Potential Gross Floor Area</b>	<b>64,293,240</b>	Subtotal
Existing Gross Floor Area in the Development Area	59,687,420	Real Estate Assessments GIS Data
Existing Gross Floor Area in the Rural Area	955,611	Real Estate Assessments GIS Data
<b>Existing Gross Floor Area</b>	<b>60,643,031</b>	Subtotal
<b>Total</b>	<b>124,936,271</b>	





## Section A – Build-Out Analysis

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

### Build-Out Area

An analysis of the approximately 7,699 acres of undeveloped land, zoned Agricultural (A-1) within the development area, shows that 9,831 additional residential units could be built if this land was zoned consistent with the Comprehensive Plan, using the mid-point density range (Table 3). This area also holds the potential for 28,574,423 square feet of non-residential gross floor area (Table 4). This area does contain a small amount of existing residential units.

Table 3

### Development Area Undeveloped A-1 Zoned Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2009					
Land Use Classification	Undeveloped A-1 Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	348	6 - 12 dus/acre	391	783	587
RCC	24	16 - 30 dus/acre	72	135	104
REC	1,014	16 - 30 dus/acre	3,042	5,703	4,372
SRH	122	10 - 16 dus/acre	915	1,464	1,189
SRL	856	1 - 4 dus/acre	642	2,568	1,604
SRM	117	4 - 6 dus/acre	351	526	439
SRR	3,474	2.5 dus/acre	1,181	1,181	1,181
UMU	6	30 - 60 dus/acre	44	89	67
URH	12	20 - 30 dus/acre	180	270	225
URM	6	8 - 20 dus/acre	36	90	63
	<b>5,979</b>		<b>6,854</b>	<b>12,809</b>	<b>9,831</b>

Table 4

### Development Area Undeveloped A-1 Zoned Acreage Analysis

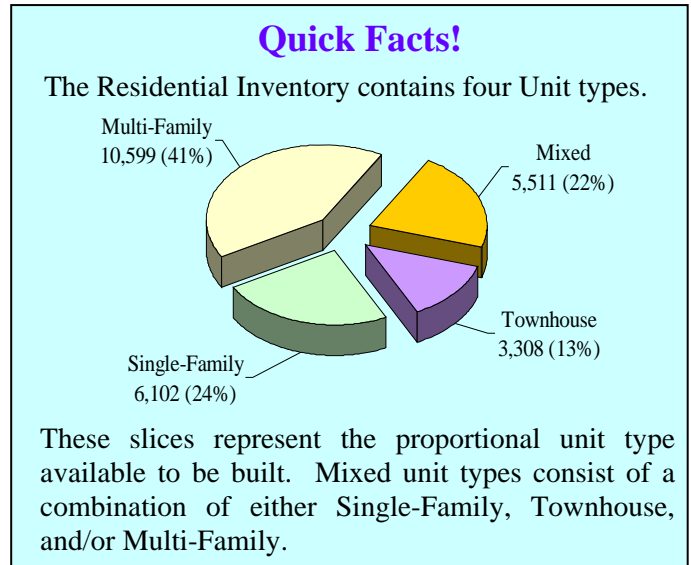
Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2009			
Land Use Classification	Undeveloped A-1 Acreage	Estimated Floor Area Ratio <sup>1</sup>	Potential Gross Floor Area (Sq Ft)
CEC	348	0.2	1,705,374
CR	1	0.1	3,267
EI	104	0.25	849,420
FEC	1,230	0.25	10,046,024
GC	69	0.2	450,846
NC	32	0.15	156,816
O	284	0.3	2,783,484
RCC	24	0.2	117,612
REC	1,014	0.5	12,422,768
UMU	6	0.3	38,812
	<b>3,112</b>		<b>28,574,423</b>





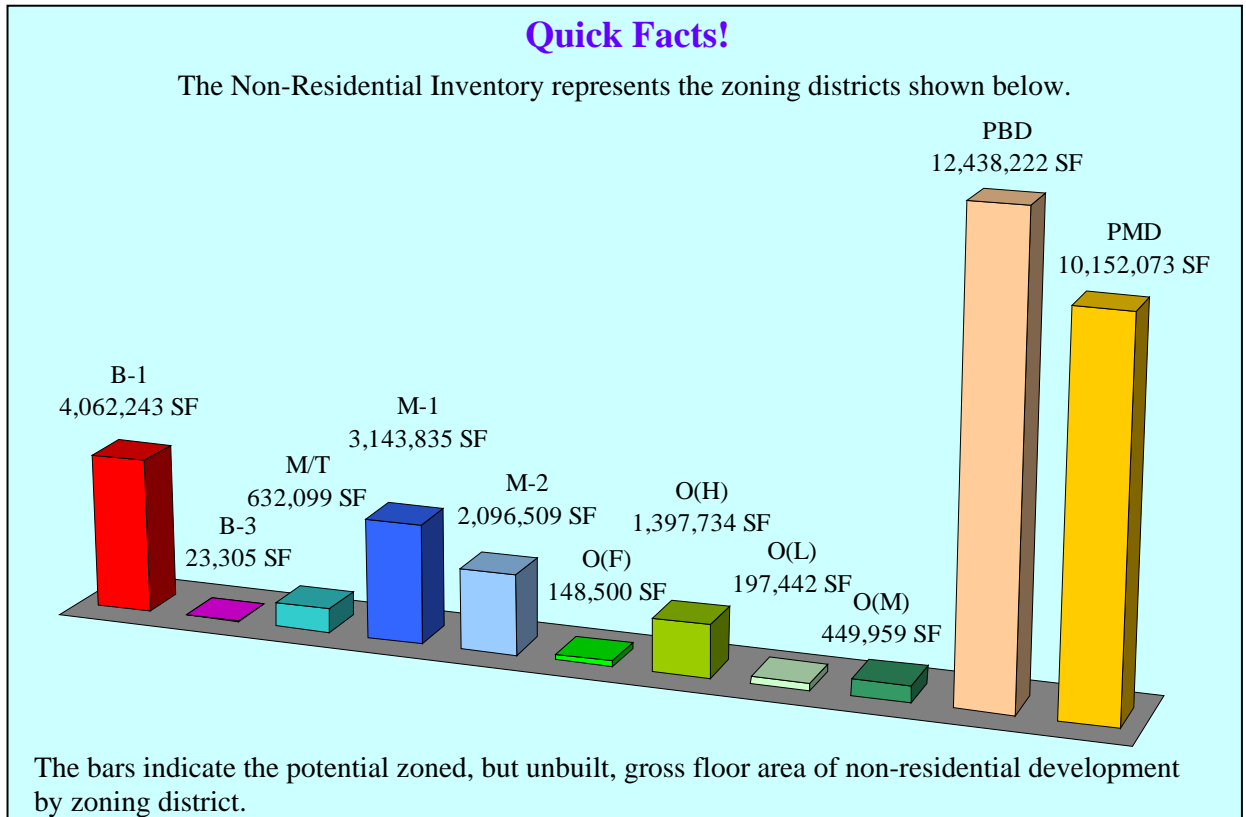
**Residential Inventory**

An analysis of the approximately 21,201 acres of land already zoned for residential or mixed-use development, but partially developed or undeveloped within the development area, shows that there are about 25,520 residential units yet to be built (Section C – Table 7). This area currently contains 32,180 residential units. Real estate assessment records indicate 2,020 units were built in 2009 within the entire development area. Rezoning and proffer amendments added 6 acres and 12 new residential units to the total in 2009 (Section D – Table 8).



**Non-Residential Inventory**

An analysis of the approximately 2,912 acres of land in the development area already zoned for non-residential or mixed-use development, but undeveloped or partially developed, shows that there is at least 34,741,921 square feet of gross floor area of non-residential development zoned and unbuilt (Section E – Table 9). Rezoning added 231,840 square feet gross floor area to the total in 2009 (Section F – Table 10).





## Revitalization Areas

This is an analysis of 1,044 acres of land in the development area that is zoned non-agricultural, but has redevelopment potential for residential, non-residential, and public uses. The revitalization areas currently contain 745 existing housing units. Using the long-range land use classification of each area, taking into account the existing 745 housing units, these areas could yield an additional 3,780 housing units (Table 5). This area also has the potential for an additional 976,896 non-residential square feet on non-residential development (Table 6). Currently this area contains 2,194,998 square feet of gross floor area of non-residential development.

Table 5

### Residential Revitalization Area Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2009					
Land Use Classification	Revitalization Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	186	6 - 12 dus/acre	209	418	314
REC	36	16 - 30 dus/acre	108	202	155
SRL	427	1 - 4 dus/acre	320	1,218	769
SRM	89	4 - 6 dus/acre	267	400	333
UMU	212	30 - 60 dus/acre	1,574	3,148	2,361
URM	38	8 - 20 dus/acre	228	570	399
VMU	56	7 - 30 dus/acre	73	315	194
		Existing units	-745	-745	-745
	<b>1,044</b>		<b>2,034</b>	<b>5,526</b>	<b>3,780</b>

Table 6

### Non-residential Revitalization Area Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2009			
Land Use Classification	Revitalization Acreage	Estimated Floor Area Ratio <sup>1</sup>	Potential Gross Floor Area (Sq Ft)
CEC	186	0.2	911,493
REC	36	0.5	441,045
UMU	212	0.3	1,371,356
VMU	56	8,000 sq ft per acre (.18)	448,000
		Existing gross floor area	-2,194,998
	<b>490</b>		<b>976,896</b>

<sup>1</sup> See table 11, Page G-1

## Developed Area

An analysis of the approximately 70,945 acres of land in the development area that is developed with residential and non-residential uses. As of December 2009, 59,687,420 non-residential square feet of gross floor area have been built in this area along with 97,339 residential units. The development area does not include the build-out, residential inventory, or non-residential





inventory areas. This area does include both public and private designated open space areas, protected HOA, parks, and BOCS lands.

### **Rural Area**

This is an analysis of approximately 117,284 acres in the rural area, which shows that approximately 3,624 more residential units could be built in the rural area through subdivision or development of vacant lots. This does not include any additional residential units that might be built on MCB Quantico. Real Estate Assessment records indicate that, within the rural area, 40 residential units were built in 2009.

Parcels of at least 20 acres were found to have the potential for 2,192 more housing units. There are also 1,432 undeveloped lots available that are less than 20 acres. The rural area currently contains 8,603 existing residential units including residential units on MCB Quantico. The rural area also contains 955,611 non-residential square feet (not including any facilities on MCB Quantico). The Manassas National Battlefield Park and Prince William Forest Park are among some of the other large features in this area that were not used in these calculations.





## Section B – Build-Out Analysis Methodology

### I. Development Area

#### A. Build-Out Area

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

#### Assumptions Used to Calculate Yield for Undeveloped Acreage

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

#### Methodology Used to Calculate Undeveloped Land

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







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

## **B. Residential Inventory**

The residential inventory compares the zoning data layer in the GIS against the premise address layer in GIS. The zoning layer records permitted unit densities. Reported unit densities are the proffered amount, theoretical yield, or subdivision lot count total. The premise address layer is merged with Real Estate Assessments data to determine unit type and occupancy status. Cases are removed from the residential inventory as they are completed.

## **C. Non-Residential Inventory**

This report only captures major approved projects within the development area. It does not distinguish between the type or purpose of the square footage to be built. This portion of the report will expand and become more detailed as more resources become available. The non-residential inventory was derived from the zoning layer in the GIS and the premise address layer through Real Estate Assessments. Real Estate Assessments records the current total of built square feet per parcel. Recent unbuilt or partially built rezoning cases have a proffered amount of allowable gross floor area. When these totals were available, they were used. Older zoning cases were reviewed and an adjusted FAR was applied to the acreage based on its zoning classification. Table 12 (Section G) shows the adjusted FARs that were used for these calculations.

## **D. Revitalization Area**

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





### **E. Public Lands**

Land in the development area identified in the county's public land inventory or open space inventory. These areas include public facilities such as schools and fire stations, utilities, and numerous parks or open space areas. These areas are not included in the build-out calculations. They are assumed to be built to their intended purpose and are not referenced in any charts or tables.

### **F. Developed Area**

This area contains lands in the development area not included in the above categories.

## **II. Rural Area**

To determine the capacity for additional residential development in the rural area, all parcels zoned A-1 that were 20 acres or greater in size were assumed to have the potential to be developed in 10-acre lots. Parcels less than 20 acres, but more than 1 acre, were assumed to have the potential for one residential unit. This area also has the potential for non-residential gross floor area in the form of agricultural and non-residential uses, but this can only be determined on a site by site basis, so no projected non-residential uses were calculated. The rural area also contains MCB Quantico, Prince William Forest Park, the Manassas National Battlefield Park, and numerous other park or open space areas.



## Section C – Residential Inventory



# Inventory of Units in Residential Rezoning Remaining to be Built as of December 31, 2009

Revised 5/13/2010

**Column descriptions:**

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

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

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

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

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

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


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

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


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

Table 7

Case Name	Case Number <sup>8</sup>	Zone	Type <sup>3</sup>	Approved <sup>1</sup>	Built <sup>2</sup>	Remaining <sup>7</sup>	District <sup>6</sup>
BLADES	REZ1985-0007	SR-5	SF	5	3	2	BRENTSVILLE
BOLT PROPERTY	PLN2005-00384	R-4	SF	60	0	60	BRENTSVILLE
BRADLEY FOREST - BOCS	REZ1958-0000	R-4	SF	180 !	163	17	BRENTSVILLE
BREDA & MCDERMOTT PROPERTIES	PLN2006-00683	PMR	SF	38	2	36	BRENTSVILLE
BRISTOW WOODS	REZ1989-0090	SR-5	SF	16	0	16	BRENTSVILLE
BYRNE & DE GASTYNE PROPERTIES	PLN2006-00160	R-4	SF	12	0	12	BRENTSVILLE
CLASSIC HOLLOW	PLN2003-00433	SR-1	SF	24	6	18	BRENTSVILLE



Case Name	Case Number <sup>8</sup>	Zone	Type <sup>3</sup>	Approved <sup>1</sup>	Built <sup>2</sup>	Remaining <sup>7</sup>	District <sup>6</sup>
COMPTON	REZ1983-0002	SR-1	SF	6 !	4	2	BRENTSVILLE
COMPTON	REZ1983-0002	SR-5	SF	12 !	11	1	BRENTSVILLE
CRISP	REZ1998-0003	SR-1	SF	5	0	5	BRENTSVILLE
ELLIS MILL ESTATES	PLN2003-00297	R-4	SF	87	16	71	BRENTSVILLE
EVANGELICAL FREE CHURCH	REZ1999-0003	R-4	SF	26	0	26	BRENTSVILLE
FELD	PLN2001-00160	R-4	SF	100 !	93	7	BRENTSVILLE
FELD	PLN2001-00160	SR-1	SF	11	1	10	BRENTSVILLE
GLENKIRK ESTATES	PLN2000-00031	PMR	SF	575	338	237	BRENTSVILLE
HAILEE'S GROVE	PLN2004-00179	R-4	SF	21	7	14	BRENTSVILLE
HAILEE'S GROVE II	PLN2004-00338	R-4	SF	18 !	7	11	BRENTSVILLE
HAILEE'S GROVE III	PLN2006-00364	R-4	SF	2	0	2	BRENTSVILLE
HAYMARKET LANDING	PLN2006-00517	R-4	SF	60	0	60	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	R-2	SF	29 !	0	29	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	R-4	SF	127 !	64	63	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	R-6	TH	256	180	76	BRENTSVILLE
HOPEWELLS LANDING I	PLN2003-00082	R-4	SF	233	141	92	BRENTSVILLE
HOPEWELLS LANDING II	PLN2003-00203	R-4	SF	32	0	32	BRENTSVILLE
HURWITZ	PLN2001-00173	R-4	SF	64	39	25	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	R-6	TH	381 !	247	134	BRENTSVILLE
JENNELL ESTATES	PLN2006-00893	PMR	SF	65	5	60	BRENTSVILLE
JONES - BOCS	REZ1958-0000	R-4	SF	63 !	13	50	BRENTSVILLE
JPI-YORKSHIRE	PLN2006-00072	PMR	MF	110	0	110	BRENTSVILLE
JPI-YORKSHIRE	PLN2006-00072	PMR	SF	4	0	4	BRENTSVILLE
KATIES GROVE	PLN2002-00357	R-6	TH	60	55	5	BRENTSVILLE
LAYCOCK PROPERTY	PLN2006-00004	R-4	SF	2	0	2	BRENTSVILLE
LINTON CREST	REZ1999-0034	R-4	SF	162	151	11	BRENTSVILLE
LINTON HALL ESTATES	PLN2005-00332	R-4	SF	18	0	18	BRENTSVILLE
LION TRACT LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	54 @	32	22	BRENTSVILLE




Case Name	Case Number <sup>8</sup>	Zone	Type <sup>3</sup>	Approved <sup>1</sup>	Built <sup>2</sup>	Remaining <sup>7</sup>	District <sup>6</sup>
LOWERY ESTATES	REZ1997-0028	SR-1	SF	12	8	4	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	MF	190	76	114	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	SF	60	0	60	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	TH	242	0	242	BRENTSVILLE
MADISON SQUARE	PLN2008-00325	PMD	SF	25	0	25	BRENTSVILLE
MAGRATH LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	147 @	85	62	BRENTSVILLE
MANASSAS TRACE	PLN2003-00113	R-4	SF	215	168	47	BRENTSVILLE
MEADOWS AT MORRIS FARM	PLN2009-00033	PMR	SF	604	452	152	BRENTSVILLE
MILFORD CROSSING	REZ1990-0047	R-6	TH	62	0	62	BRENTSVILLE
NEW BRISTOW VILLAGE	PLN2001-00157	PMR	SF	420	397	23	BRENTSVILLE
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	R-4	SF	99 @	32	67	BRENTSVILLE
ORCHARD BRIDGE	PLN2001-00170	R-16	MF	20	0	20	BRENTSVILLE
ORCHARD BRIDGE	REZ1985-0003	R-16	MF	1,260	0	1,260	BRENTSVILLE
PARKWAY WEST II	PLN2006-00679	R-4	SF	22	0	22	BRENTSVILLE
PARKWAY WEST III	PLN2006-00689	R-4	SF	16	0	16	BRENTSVILLE
PEMBROOKE	REZ1990-0067	R-4	SF	825	693	132	BRENTSVILLE
PEMBROOKE	PLN2006-00091	R-6	TH	15	0	15	BRENTSVILLE
PEMBROOKE	REZ1990-0067	R-6	TH	660	347	313	BRENTSVILLE
PENNYPACKER SQUARE	REZ1987-0042	R-4	SF	87	0	87	BRENTSVILLE
PENNYPACKER SQUARE	REZ1987-0042	R-6	TH	63	0	63	BRENTSVILLE
PINEVIEW HILLS	REZ1991-0034	SR-1	SF	9	0	9	BRENTSVILLE
PRICE EAGLE	REZ1986-0018	R-16	MF	20	0	20	BRENTSVILLE
RESERVE AT LAKE MANASSAS	PLN2003-00146	SR-1	SF	38	22	16	BRENTSVILLE
ROCK HILL ESTATES	REZ1988-0093	R-4	SF	109	85	24	BRENTSVILLE
RUDDLE	PLN2003-00361	SR-1	SF	9	0	9	BRENTSVILLE
SMITH'S POND	PLN2006-00168	R-4	SF	20	0	20	BRENTSVILLE
SPRING HILL FARMS	PLN2003-00045	R-4	SF	6	0	6	BRENTSVILLE
TURNING LEAF ESTATES	PLN2004-00389	R-4	SF	20	5	15	BRENTSVILLE




Case Name	Case Number <sup>8</sup>	Zone	Type <sup>3</sup>	Approved <sup>1</sup>	Built <sup>2</sup>	Remaining <sup>7</sup>	District <sup>6</sup>
UNIVERSITY OF VIRGINIA PROPERTY	PLN2003-00373	SR-1	SF	150	0	150	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	MF	336	0	336	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	R-6	SF	45	0	45	BRENTSVILLE
WALKER'S STATION	PLN2005-00374	PMR	MF	320	0	320	BRENTSVILLE
WALKER'S STATION	PLN2005-00374	PMR	TH	35	0	35	BRENTSVILLE
WELDEN	PLN2008-00064	SR-1	SF	62	1	61	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	PMD	MF	624	0	624	BRENTSVILLE
WENTWORTH GREEN	PLN2004-00385	PMR	SF	173	0	173	BRENTSVILLE
WENTWORTH GREEN	PLN2004-00385	PMR	MF	302	0	302	BRENTSVILLE
YORKSHIRE ACRES - BOCS	REZ1958-0000	R-4	SF	470 !	445	25	BRENTSVILLE
YORKSHIRE PARK - BOCS	REZ1958-0000	R-4	SF	250 !	233	17	BRENTSVILLE
YORKSHIRE VILLAGE - BOCS	REZ1958-0000	R-4	SF	287 !	275	12	BRENTSVILLE
YOUTH FOR TOMORROW	REZ1996-0035	R-4	SF	120	0	120	BRENTSVILLE
ABC 123 ACADEMY	PLN2006-00483	SR-1	SF	2	0	2	COLES
BEATTY PROPERTY	PLN2006-00074	PMR	SF	53	0	53	COLES
BREN MILL	REZ1987-0047	SR-1	SF	65	48	17	COLES
CHARLES A. YOUNG	PLN2005-00223	SR-1	SF	3	1	2	COLES
CLASSIC OAKS	PLN2003-00061	SR-1	SF	37 !	33	4	COLES
CLASSIC RIDGE	PLN2003-00424	SR-1	SF	20	1	19	COLES
CLASSIC SPRINGS	PLN2003-00268	SR-1	SF	33	1	32	COLES
CLASSIC WOODS	PLN2001-00172	SR-5	SF	6	1	5	COLES
CORNWELL	REZ1988-0029	SR-1	SF	6	0	6	COLES
GARCIA	PLN2001-00147	SR-1	SF	30	16	14	COLES
HABITAT FOR HUMANITY AT WEBSTERS WAY	PLN2008-00195	R-4	SF	7	0	7	COLES
HALL	PLN2002-00175	SR-1	SF	11	9	2	COLES
HAWKINS ESTATES	PLN2005-00256	PMR	SF	311	0	311	COLES
HINCE PROPERTY	PLN2005-00569	SR-1	SF	2	1	1	COLES
HOADLY FALLS	PLN2005-00207	SR-1	SF	16	0	16	COLES





Case Name	Case Number <sup>8</sup>	Zone	Type <sup>3</sup>	Approved <sup>1</sup>	Built <sup>2</sup>	Remaining <sup>7</sup>	District <sup>6</sup>
HOPE HILL CROSSING	PLN2007-00515	R-4	SF	169	1	168	COLES
HYLTON ENTERPRISES	REZ1988-0026	R-4	SF	82	0	82	COLES
KINNICK	REZ1999-0021	SR-1	SF	3	2	1	COLES
LANI	REZ1997-0023	SR-1	SF	36	0	36	COLES
LIGHTHORSE LEE FARM	REZ1988-0079	SR-1	SF	2	1	1	COLES
MALVERN CHASE	PLN2002-00170	SR-1	SF	32	29	3	COLES
MAY'S QUARTER AT REID'S PROSPECT	PLN2006-00898	PMR	SF	257	0	257	COLES
MITSOPOULOS	PLN2003-00044	SR-1	SF	9	1	8	COLES
OCCOQUAN OVERLOOK (GARCIA PROPERTY)	PLN2007-00817	SR-5	SF	2	0	2	COLES
POSEY CANOVA	PLN2004-00350	SR-1	SF	7	0	7	COLES
REIDS PROSPECT	PLN2000-00041	PMD	TH	77 !	38	39	COLES *
REIDS PROSPECT	PLN2000-00041	PMD	MF	252 !	0	252	COLES *
REIDS PROSPECT	PLN2000-00041	PMR	TH	86 !	5	81	COLES
REIDS PROSPECT	PLN2000-00041	PMR	SF	143 !	29	114	COLES
REIDS PROSPECT	PLN2000-00041	R-2	SF	6	4	2	COLES
RUNNING CREEK	PLN2001-00164	SR-1	SF	26	9	17	COLES
SALE PROPERTY	PLN2004-00199	R-4	SF	15	0	15	COLES
SARATOGA HUNT	PLN2000-00115	R-4	SF	155	149	6	COLES *
SMALLS CROSSING	PLN2004-00171	R-4	SF	35	26	9	COLES
SPRIGGS WOOD	PLN2004-00238	R-4	SF	11	1	10	COLES
TAYLOE CROTEAU	PLN2006-00419	SR-1	SF	2	1	1	COLES
THE PRESERVE ON THE OCCOQUAN	PLN2000-00044	SR-1	SF	90	77	13	COLES
TOKEN VALLEY (SORENSEN)	PLN2005-00301	SR-1	SF	12	0	12	COLES
TOKEN VALLEY PROPERTY	PLN2003-00109	SR-1	SF	4	0	4	COLES
VANDELINDE PROPERTY	PLN2006-00269	SR-1	SF	5	1	4	COLES
VICTORY RIDGE	PLN2004-00191	R-4	SF	70	69	1	COLES
WANANT PROPERTY	PLN2004-00309	R-4	SF	26	1	25	COLES
WATSON BEETON / WESTFIELD MANOR	PLN2006-00306	R-4	SF	52	0	52	COLES



Case Name	Case Number <sup>8</sup>	Zone	Type <sup>3</sup>	Approved <sup>1</sup>	Built <sup>2</sup>	Remaining <sup>7</sup>	District <sup>6</sup>
WEBSTERS LANDING	PLN2008-00633	R-4	SF	5	0	5	COLES
WILSON PROPERTY	PLN2006-00752	SR-1	SF	6	0	6	COLES
ANN WALL - BOCS	REZ1958-0000	R-4	SF	8 !	6	2	DUMFRIES
BLITZ TIPP (Port O Dumfries)	REZ1958-0118	R-16	MF	60 @	0	60	DUMFRIES
BRIARWOOD OVERLOOK	PLN2004-00383	R-16	MF	48	0	48	DUMFRIES
CARBOROUGH HEIGHTS - BOCS	REZ1958-0000	R-4	SF	38 !	25	13	DUMFRIES
EBY	REZ1966-0009	R-16	MF	25	0	25	DUMFRIES
EWELL'S MILL ESTATES	PLN2005-00119	PMR	SF	100	24	76	DUMFRIES
FISHER PROPERTY	PLN2005-00469	R-4	SF	9	1	8	DUMFRIES
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	MF	300	0	300	DUMFRIES
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	TH	400	0	400	DUMFRIES
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	SF	800	794	6	DUMFRIES
GARRISON WOODS - BOCS	REZ1958-0000	R-4	SF	109 !	78	31	DUMFRIES
GRAHAM PARK - BOCS	REZ1958-0000	R-4	SF	100 !	94	6	DUMFRIES
HAWKINS	REZ1958-0073	R-4	SF	30	21	9	DUMFRIES
HYLTON	REZ1971-0034	R-4	SF	6 @	0	6	DUMFRIES
J F FLICK - BOCS	REZ1958-0000	R-4	SF	30 !	24	6	DUMFRIES
JOHNSON WIMSATT (Wayside Village)	REZ1967-0029	R-4	SF	553 !	549	4	DUMFRIES
JOSE L. PENA PROPERTY	PLN2007-00678	R-4	SF	2	1	1	DUMFRIES
LAKE TERRAPIN	REZ1989-0045	R-4	SF	236 !	226	10	DUMFRIES
LAKE TERRAPIN	REZ1989-0045	R-6	SF	86 !	64	22	DUMFRIES
MARTIN LONAS (Potomac Highlands)	REZ1967-0032	R-16	MF	250	14	236	DUMFRIES
METTS ADDITION - BOCS	REZ1958-0000	R-4	SF	7 !	3	4	DUMFRIES
POWELLS CREEK OVERLOOK	REZ1990-0041	R-4	SF	51	12	39	DUMFRIES
REPUBLIC (Eagles Point)	PLN2001-00175	PMR	SF	400 !	104	296	DUMFRIES *
REPUBLIC (Eagles Point)	PLN2001-00175	R-4	SF	293 !	0	293	DUMFRIES *
SPRIGGS RUN ESTATES	PLN2003-00008	R-4	SF	94	78	16	DUMFRIES
SPY GLASS HILL	PLN2000-00067	PMR	SF	200	195	5	DUMFRIES






Case Name	Case Number <sup>8</sup>	Zone	Type <sup>3</sup>	Approved <sup>1</sup>	Built <sup>2</sup>	Remaining <sup>7</sup>	District <sup>6</sup>
STONEWALL MANOR - BOCS	REZ1998-0034	R-4	SF	292 !	222	70	DUMFRIES
SYCAMORE SQUARE	PLN2006-00923	R-16	MF	46	0	46	DUMFRIES
VAN BUREN	PLN2003-00402	R-6	SF	62	25	37	DUMFRIES
YARBROUGH	PLN2004-00218	R-4	SF	9	0	9	DUMFRIES
BARRETT (Sunnybrook)	REZ1983-0037	R-16	MF	304	0	304	GAINESVILLE
CAMP GLENKIRK	PLN2008-00480	PMR	Mixed	157	22	135	GAINESVILLE
CHIMNEYS	REZ1989-0055	SR-5	SF	2	0	2	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC	Mixed	3,270	2,141	1,129	GAINESVILLE
GEISEL	REZ1984-0048	SR-1	SF	1	0	1	GAINESVILLE
GEISEL	REZ1984-0048	SR-5	SF	2	0	2	GAINESVILLE
GREENHILL CROSSING	PLN2002-00157	R-6	SF	14	11	3	GAINESVILLE
HELLER PROPERTY	PLN2002-00173	RPC	SF	175	95	80	GAINESVILLE
HERITAGE HUNT	REZ1999-0005	PMR	Mixed	1,743 !	1,738	5	GAINESVILLE
MARKET CENTER	PLN2006-00234	PMD	TH	500	196	304	GAINESVILLE *
MEADOWLIN	REZ1986-0001	SR-1	SF	44	28	16	GAINESVILLE
PIEDMONT MEWS	PLN2002-00150	R-6	SF	80	46	34	GAINESVILLE
PIEDMONT MEWS ADDITION	PLN2004-00096	R-6	SF	11	0	11	GAINESVILLE
SIMS	PLN2002-00125	PMD	MF	400	0	400	GAINESVILLE
STOKES COMMONS	PLN2006-00765	R-16	TH	18	0	18	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	TH	389	222	167	GAINESVILLE
WEST MARKET	PLN2003-00260	R-4	SF	27	20	7	GAINESVILLE
WESTMARKET	REZ1988-0081	R-6	TH	260 !	252	8	GAINESVILLE
AURORA	PLN2004-00332	R-4	SF	4	0	4	NEABSCO
CARDINAL GLEN II	PLN2004-00373	R-4	SF	40	39	1	NEABSCO
CARDINAL POINTE	PLN2003-00210	R-4	SF	40	25	15	NEABSCO
COLD STREAM DEVELOPMENT	REZ1987-0084	R-6	TH	44	38	6	NEABSCO
DALE CITY <sup>4</sup>	REZ1990-0006	RPC	Mixed	16,717	15,933	784	NEABSCO *
DANE RIDGE	PLN2004-00072	R-16	MF	126	0	126	NEABSCO





Case Name	Case Number <sup>8</sup>	Zone	Type <sup>3</sup>	Approved <sup>1</sup>	Built <sup>2</sup>	Remaining <sup>7</sup>	District <sup>6</sup>
EAGLES POINTE - BOCS	REZ1958-0000	R-4	SF	417 !	167	250	NEABSCO
NEABSCO COMMON	PLN2009-00554	O(H)	MF	360	0	360	NEABSCO
PHELPS	REZ1983-0029	R-2	SF	194 !	0	194	NEABSCO
WHISPERING DOVE ESTATES	PLN2004-00064	R-4	SF	7	0	7	NEABSCO
WOODARD	REZ1965-0013	R-16	MF	16 @	0	16	NEABSCO
CATON'S RIDGE	PLN2005-00407	PMD	MF	220	64	156	OCCOQUAN
CHRIST CHAPEL	REZ1991-0014	R-30	MF	90 @	0	90	OCCOQUAN
CLARKE PROPERTY	PLN2006-00534	PMR	SF	21	0	21	OCCOQUAN
GEORGES ESTATES - BOCS	REZ1958-0000	R-4	SF	42 !	25	17	OCCOQUAN
HORNBAKER - BOCS	REZ1995-0043	R-4	SF	19 !	15	4	OCCOQUAN
SULLINS PROPERTY-RUSSELL	PLN2006-00949	R-2	SF	3	1	2	OCCOQUAN
TACKETT'S VILLAGE	PLN2004-00375	PMR	MF	72	0	72	OCCOQUAN
VANTAGE POINTE	PLN2001-00139	PMR	SF	20	0	20	OCCOQUAN
BARG - BOCS	REZ1958-0000	R-4	SF	20 !	6	14	WOODBIDGE
BELMONT CENTER	REZ1999-0022	PMD	Mixed	1,813	1,043	770	WOODBIDGE
CAFRTIZ (New Port, Port Potomac)	REZ1958-0040	R-4	SF	929	726	203	WOODBIDGE
CAROLINE VILLAGE	PLN2004-00337	PMR	MF	360	0	360	WOODBIDGE
COMPTON (Chesapeake Apts)	REZ1969-0009	R-16	MF	486 @	184	302	WOODBIDGE
DAWSON PROPERTY	PLN2004-00390	R-6	SF	11	0	11	WOODBIDGE
ELROD (Potomac Club, Park Square)	REZ1973-0025	R-16	TH	1,020@	824	196	WOODBIDGE
GEORGETOWN VILLAGE (River Oaks)	REZ1967-0007	R-6	TH	950 !	913	37	WOODBIDGE
HARBOR STATION SOUTH	PLN2006-00195	PMD	MF	110	0	110	WOODBIDGE
HARBOR STATION SOUTH	PLN2006-00195	PMR	MF	237	0	237	WOODBIDGE
HARBOR STATION SOUTH	PLN2006-00195	PMR	TH	236	0	236	WOODBIDGE
HARBOR STATION SOUTH AMENDMENT	PLN2006-00194	PMR	Mixed	762	0	762	WOODBIDGE *
HESS (River Oaks)	REZ1967-0034	R-16	TH	556	125	431	WOODBIDGE
KENSINGTON	PLN2005-00232	R-30	MF	333	0	333	WOODBIDGE
OPITZ CROSSING	PLN2004-00247	PMR	MF	130	0	130	WOODBIDGE





Case Name	Case Number <sup>8</sup>	Zone	Type <sup>3</sup>	Approved <sup>1</sup>	Built <sup>2</sup>	Remaining <sup>7</sup>	District <sup>6</sup>
PAHLAVINA PROPERTY - BOCS	REZ1958-0000	R-4	SF	2 !	1	1	WOODBIDGE
POTOMAC HEIGHTS	PLN2004-00189	PMR	MF	288	0	288	WOODBIDGE
POTOMAC TOWN CENTER	PLN2008-00495	PMD	MF	500	0	500	WOODBIDGE
POTOMAC VIEW 2 - BOCS	REZ1958-0000	R-4	SF	4 !	0	4	WOODBIDGE
POWELLS LANDING	REZ1988-0023	R-4	SF	370	291	79	WOODBIDGE
POWELLS LANDING	REZ1988-0023	R-6	TH	193	29	164	WOODBIDGE
RIPPON CENTER	PLN2006-00098	PMR	MF	550	0	550	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	TH	1,393	1,117	276	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	MF	436	172	264	WOODBIDGE
RIVERGATE	PLN2005-00565	PMR	MF	720	0	720	WOODBIDGE
SAINT MARGARET'S CHURCH	PLN2006-00439	PMR	MF	148	0	148	WOODBIDGE
SOUTHBRIDGE	PLN2000-00077	PMD	Mixed	1,643	0	1,643	WOODBIDGE *
SOUTHBRIDGE	PLN2000-00078	PMR	SF	287	0	287	WOODBIDGE *
SOUTHBRIDGE	PLN2000-00077	PMR	Mixed	283	0	283	WOODBIDGE *
TOWNES OF NEWPORT	REZ1993-0010	R-6	SF	365 !	300	65	WOODBIDGE
TYRELL	REZ1970-0032	R-4	SF	10	0	10	WOODBIDGE
VENTURA	PLN2003-00412	R-4	SF	2	0	2	WOODBIDGE
WEST POTOMAC	PLN2004-00349	PMR	MF	654	0	654	WOODBIDGE
WOODBIDGE CLAY AND BELL	REZ1958-0100	R-16	MF	558 @	152	406	WOODBIDGE
<b>total <sup>5</sup></b>						<b>25,520</b>	

## Notes:

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with an @ are not proffered, approved number of units is a theoretical yield considering allowed lot size and buildable area.
2. Built units are based on 12/31/2009 GIS Premise Address database.
3. Unit types listed as mixed were approved with flexibility between unit types, therefore, only the unit cap is available.
4. Dale City remaining units are based on Hylton Enterprises' "Land Pipeline Report".
5. This total does not include any A-1 zoned residential subdivisions.
6. Cases marked with an asterisk (\*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
7. Remaining units marked with an exclamation point (!) are based on undeveloped lots within the subdivision derived from the subdivision plat.
8. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision name is the Case Name.



**Section D – Residential Rezonings Approved by the Board in 2009**

Table 8

Report Date: March 02, 2010  
 Report Time: 3:02:01 pm

**Office of Planning**  
**Residential Rezonings Approved by the Board**  
 1/1/2009 through 12/31/2009

Report: Residential Rezonings Approved by the Board

Page 1 of 1

Case Number	Case Name	Acreage	Single Family Units	Townhouse Units	Multi-Family Units	Unit Total	Approval Date	Application Type
PLN2008-00633	WEBSTERS LANDING	2.61	5			5	1/6/2009	REZ
PLN2008-00195	HABITAT FOR HUMANITY @ WEBSTERS WAY	3.29	7			7	3/3/2009	REZ
		<b>5.90</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>Total Units</b>	

**Column descriptions:**

- Case Number** - This column indicates the case number attached to the zoning case.
- Case Name** - This column indicates the current name attached to the zoning case.
- Acreage** - This column indicates the amount of rezoned land area in acres.
- Single Family Units** - This column indicates the approved quantity of detached single family dwelling units.
- Townhouse Units** - This column indicates the approved quantity of attached single family dwelling units.
- Multi-Family Units** - This column indicates the approved quantity of attached multi-family dwelling units.
- Unit Total** - This column indicates the sum of dwelling units in the three categories
- Approval Date** - This column represents the date the rezoning was approved by the Board.
- Application Type** - This column indicates the case type, in these instances, all cases were rezonings.



## Section E - Non-Residential Inventory



# Inventory of Major Non-Residential Rezonings Remaining to be Built as of December 31, 2009

Revised 5/14/2010

### Column descriptions:

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

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

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

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

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

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

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

Table 9

Case Name	Case Number	Zone	Remaining Acreage <sup>1</sup>	Remaining Square Feet <sup>2</sup>	District
AIRPORT GATEWAY I	PLN2002-00024	PBD	74.63	975,320	BRENTSVILLE
AIRPORT GATEWAY II	PLN2002-00025	PBD	82.00	1,071,662	BRENTSVILLE
BEYER AUTOMOTIVE	PLN2001-00277	B-1	4.86	42,361	BRENTSVILLE
BROADVIEW CENTER	REZ1989-0039	M-2	51.88	564,973	BRENTSVILLE
BULL RUN	REZ1985-0023	B-1	8.05	87,700	BRENTSVILLE
ELI LILLY	PLN2002-00343	PBD	19.80	258,686	BRENTSVILLE
ELI LILLY AT INNOVATION	PLN2007-00749	PBD	69.72	911,101	BRENTSVILLE
EVERGREEN TERRACE	PLN2000-00094	B-1	10.47	91,208	BRENTSVILLE
HB INVESTMENTS	PLN2006-00185	M-1	1.91	20,800	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK	PLN2001-00313	M-1	5.37	46,174	BRENTSVILLE





Case Name	Case Number	Zone	Remaining Acreage <sup>1</sup>	Remaining Square Feet <sup>2</sup>	District
HORNBAKER INDUSTRIAL PARK - PHASE 3	PLN2008-00354	M/T	5.19	67,823	BRENTSVILLE
IBM	REZ1980-0030	M-2	110.00	1,207,558	BRENTSVILLE
IBM PROFFER AMENDMENT	PLN2008-00154	PBD	46.01	601,298	BRENTSVILLE
INDUSTRIAL ROAD PROPERTY	PLN2009-00162	M/T	3.86	50,442	BRENTSVILLE
INNOVATION AT PW	PLN2007-00535	PBD	255.71	3,551,139	BRENTSVILLE
JOHN F. MCMAHON	REZ1985-0006	B-1	10.57	92,086	BRENTSVILLE
KIM AND PAK	PLN2005-00216	O(M)	1.00	13,008	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	6.64	449,160	BRENTSVILLE
MADISON SQUARE	PLN2008-00325	PMD	25.23	162,200	BRENTSVILLE
MANASSAS BUSINESS PARK	PLN2006-00498	PBD	155.84	573,000	BRENTSVILLE
MARKET CENTER AT HAYMARKET	PLN2008-00680	PMD	32.47	1,100,000	BRENTSVILLE
MECKLER	REZ1969-0022	B-1	3.61	31,465	BRENTSVILLE
NEW BRISTOW OFFICE CENTER	PLN2005-00014	O(L)	1.37	11,935	BRENTSVILLE
PEMBROOKE	PLN2006-00091	B-1	17.63	153,559	BRENTSVILLE
PRINCE WILLIAM GATEWAY	PLN2006-00943	O(M)	16.07	248,112	BRENTSVILLE
REDSTONE INDUSTRIAL PARK	PLN2008-00253	M-1	53.90	586,971	BRENTSVILLE
RPT INDUSTRIAL PARK	REZ1989-0056	M-1	11.49	125,126	BRENTSVILLE
SOMERWOOD	PLN2002-00026	O(L)	3.43	29,924	BRENTSVILLE
SOWDER PROFFER AMENDMENT	PLN2005-00600	PBD	87.65	1,055,927	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	63.59	233,300	BRENTSVILLE
VOGEL	REZ1987-0023	PBD	9.83	128,465	BRENTSVILLE
WELLINGTON BUSINESS PARK	PLN2004-00071	M/T	17.86	233,395	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	O(F)	15.00	148,500	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	PMD	167.30	1,281,500	BRENTSVILLE
WELLINGTON STATION	REZ1989-0020	M-2	18.83	205,059	BRENTSVILLE
CENTREPOINTE	REZ1991-0016	PBD	18.85	246,336	COLES
COLCHESTER BUSINESS PARK	PLN2009-00117	M/T	21.46	280,439	COLES





Case Name	Case Number	Zone	Remaining Acreage <sup>1</sup>	Remaining Square Feet <sup>2</sup>	District
GARCIA OFFICE PARK	PLN2002-00204	O(L)	4.86	42,321	COLES
REIDS PROSPECT	PLN2000-00041	PMD	18.20	418,444	COLES
RIDGEFIELD VILLAGE	REZ1999-0024	B-1	5.88	51,222	COLES
THE GLEN	PLN2006-00525	B-1	9.90	65,624	COLES
WOODBRIIDGE SEVENTH-DAY ADVENTIST	PLN2008-00424	O(M)	6.36	60,000	COLES
ASHLAND	REZ1997-0034	B-1	27.00	231,700	DUMFRIES
HYLTON	REZ1971-0034	B-1	13.57	118,219	DUMFRIES
MANDERFIELD	REZ1958-0082	B-1	10.00	87,120	DUMFRIES
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	B-1	20.47	178,327	DUMFRIES
SMITAL CORPORATION	REZ1998-0030	B-1	1.35	11,771	DUMFRIES
THE CALVERT COMPANY	REZ1986-0062	B-1	8.20	71,439	DUMFRIES
TOWNSEND	REZ1972-0030	B-1	12.00	104,502	DUMFRIES
VAN BUREN INVESTMENTS	REZ1986-0014	PBD	34.46	345,932	DUMFRIES
AMERICAN TRADE CENTER	REZ1990-0024	B-3	5.35	23,305	GAINESVILLE
AMERICAN TRADE CENTER	REZ1990-0024	M-2	2.02	21,998	GAINESVILLE
BALLSFORD	REZ1998-0019	PBD	40.68	477,444	GAINESVILLE
BATTLEFIELD BUSINESS PARK	REZ1988-0030	PBD	125.00	745,202	GAINESVILLE
GAINESVILLE CROSSING	PLN2006-00434	B-1	2.00	41,200	GAINESVILLE
GREENHILL CROSSING	PLN2001-00054	B-1	2.05	17,868	GAINESVILLE
HERITAGE HUNT	PLN2003-00046	PBD	33.77	441,306	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	B-1	12.81	111,641	GAINESVILLE
LINCH GROUP	REZ1988-0076	O(L)	1.71	14,887	GAINESVILLE
MARKET CENTER	PLN2006-00234	PMD	29.68	670,838	GAINESVILLE
ORCHARD GLEN	REZ1995-0030	O(L)	0.87	7,569	GAINESVILLE
SIMS	PLN2002-00125	PMD	67.84	700,000	GAINESVILLE
SOMERSET	REZ1998-0002	B-1	3.80	33,077	GAINESVILLE
STONECREST	REZ1989-0038	B-1	4.03	35,141	GAINESVILLE





Case Name	Case Number	Zone	Remaining Acreage <sup>1</sup>	Remaining Square Feet <sup>2</sup>	District
VILLAGE AT HEATHCOTE	PLN2004-00298	PBD	19.92	240,291	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	49.09	650,200	GAINESVILLE
VIRGINIA GATEWAY	PLN2001-00113	B-1	47.16	410,858	GAINESVILLE
WESTMARKET	REZ1988-0081	B-1	40.07	500,000	GAINESVILLE
WHEELER	REZ1958-0043	B-1	19.06	166,050	GAINESVILLE
WHEELER SMITH WOOD SOLITE	REZ1969-0021	M-1	217.15	2,364,764	GAINESVILLE
COUNTY CENTER	PLN2000-00132	PMD	8.86	192,871	NEABSCO
ELM FARM	REZ1972-0024	O(H)	20.96	456,585	NEABSCO
ENGLISH OAKS II COMMERCE CENTER	PLN2007-00146	O(M)	9.86	128,839	NEABSCO
GARBER	REZ1973-0024	O(H)	24.99	544,369	NEABSCO
GILBERT	REZ1974-0033	O(L)	1.71	14,897	NEABSCO
HOLLIS	REZ1985-0004	O(L)	1.02	8,924	NEABSCO
HOLLIS	REZ1989-0081	O(L)	1.03	8,983	NEABSCO
HYLTON CHAPEL	REZ1994-0001	B-1	3.69	43,418	NEABSCO
LONG MCGLOTHLIN	REZ1987-0033	B-1	10.00	87,153	NEABSCO
MASSEY	REZ1983-0001	O(L)	3.30	28,744	NEABSCO
NEABSCO COMMONS	PLN2007-00755	O(H)	22.37	396,780	NEABSCO
PRINCE WILLIAM COMMONS	PLN2000-00118	PBD	109.10	815,113	NEABSCO
TOWN CROSSING	REZ1989-0101	B-1	8.45	73,582	NEABSCO
WILLIAMS	REZ1987-0008	O(L)	1.96	17,067	NEABSCO
CATON'S RIDGE	PLN2005-00407	PMD	29.04	304,895	OCCOQUAN
HORNBAKER ENTERPRISES	REZ1973-0019	O(L)	0.44	3,800	OCCOQUAN
KAZOBIE LP	REZ1987-0053	B-1	3.53	30,736	OCCOQUAN
LAKE POINT OFFICE PARK	REZ1995-0014	B-1	27.52	188,924	OCCOQUAN
OHS	REZ1985-0027	O(L)	0.34	2,947	OCCOQUAN
RIVERSIDE	REZ1989-0076	B-1	2.26	19,705	OCCOQUAN
STAYBRIDGE SUITES - TELEGRAPH ROAD	PLN2008-00328	B-1	2.62	87,251	OCCOQUAN







Case Name	Case Number	Zone	Remaining Acreage <sup>1</sup>	Remaining Square Feet <sup>2</sup>	District
TRIVERS	PLN2004-00118	M-2	8.90	96,921	OCCOQUAN
VANTAGE POINTE	PLN2001-00139	B-1	10.61	80,000	OCCOQUAN
WESTERN DEVELOPMENT	REZ1984-0046	B-1	1.66	14,514	OCCOQUAN
BARRONS GRANT	REZ1995-0008	B-1	4.33	37,725	WOODBIDGE
BELMONT CENTER	REZ1999-0022	PMD	20.00	2,300,000	WOODBIDGE
BRAXTON	REZ1968-0004	B-1	2.22	19,310	WOODBIDGE
DAWSON	REZ1980-0015	B-1	2.60	22,670	WOODBIDGE
DOMINION POWER - WOODBRIDGE	PLN2009-00055	B-1	2.05	17,860	WOODBIDGE
ELROD (Potomac Club, Park Square)	REZ1973-0025	B-1	27.00	235,224	WOODBIDGE
HEPNER	REZ1976-0025	O(L)	0.62	5,444	WOODBIDGE
HESS	REZ1967-0034	B-1	15.80	137,650	WOODBIDGE
KIRCHER	REZ1985-0041	B-1	18.36	159,968	WOODBIDGE
KOONS	PLN2003-00065	B-1	4.40	38,366	WOODBIDGE
POTOMAC TOWN CENTER MIXED USE	PLN2008-00495	PMD	34.46	450,500	WOODBIDGE
RIVER OAKS	REZ1991-0006	B-1	2.36	20,536	WOODBIDGE
SOUTHBRIDGE	PLN2000-00077	PMD	56.85	1,238,165	WOODBIDGE
WILLS	REZ1958-0094	B-1	1.55	13,513	WOODBIDGE
			<b>total<sup>3</sup> 2,912.20</b>	<b>total<sup>4</sup> 34,741,921</b>	

**Notes:**

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





## Section F – Non-Residential Rezoning Approved by the Board in 2009

Table 10

Report Date: April 26, 2010  
Report Time: 9:19:58 am

### Office of Planning Non-Residential Rezoning Approved by the Board

Non-Residential Rezoning Approved by the Board

1/1/2009 through 12/31/2009

Page 1 of 1

Case Number	Case Name	Acreage	Office Sq Ft	Retail Sq Ft	Industrial Sq Ft	Institutional Sq Ft	Total Sq Ft	Approval Date	Application Type
PLN2008-00424	WOODBIDGE SEVENTH-DAY ADVENTIST CHURCH	6.39	0	0	0	60,000	60,000	1/6/2009	REZ
PLN2009-00117	COLCHESTER BUSINESS PARK	21.46	35,750	0	72,684	0	108,434	3/3/2009	REZ
PLN2009-00162	INDUSTRIAL ROAD PROPERTY	3.86	0	0	22,500	0	22,500	3/17/2009	REZ
PLN2005-00014	NEW BRISTOW OFFICE CENTER	1.37	20,911	0	0	0	20,911	4/7/2009	REZ
PLN2009-00522	BIRCHDALE FIRE STATION	0.84	0	0	0	18,395	18,395	9/15/2009	REZ
PLN2009-00055	DOMINION POWER - WOODBRIDGE	2.05	0	0	1,600	0	1,600	10/6/2009	REZ
		<b>35.97</b>	<b>56,661</b>	<b>0</b>	<b>96,784</b>	<b>78,395</b>	<b>231,840</b>		

#### Column descriptions:

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

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

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

**Office Sq Ft** - This column indicates the approved office gross floor area in square feet.

**Retail Sq Ft** - This column indicates the approved retail gross floor area in square feet.

**Industrial Sq Ft** - This column indicates the approved industrial gross floor area in square feet.

**Institutional Sq Ft** - This column indicates the approved institutional gross floor area in square feet.

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

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

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





## Section G – Non-Residential Floor Area Ratio Trends

Table 11

### LRLU Districts and FAR Values

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

Table 12

### Zoning Districts and FAR Values

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

