

MOTION: PRINCIPI

**May 18, 2010
Regular Meeting
Res. No. 10-438**

SECOND: CADDIGAN

RE: RECONSIDER - COMPREHENSIVE PLAN AMENDMENT #PLN2007-00413, NORTH WOODBRIDGE URBAN MIXED USE AREA MASTER PLAN – WOODBRIDGE MAGISTERIAL DISTRICT

ACTION: APPROVED

WHEREAS, this is a request to amend the Potomac Communities Revitalization Plan by adding language that sets the vision for the redevelopment of the North Woodbridge Urban Mixed Use (UMU) area and provides guidance, in the form of action strategies and development guidelines, for the review of land use applications in this area in order to achieve that vision. The North Woodbridge UMU area is approximately 160 acres located north of Occoquan Road and south of the Occoquan River, west of Jefferson Davis Highway (US Route 1) and east of Interstate 95, as shown on the Long Range Land Use Map; and

WHEREAS, the Board of County Supervisors initiated this amendment on January 23, 2007, after endorsing a conceptual master plan that was developed with significant input from the affected property owners; and

WHEREAS, additional input on the master plan was gathered at a community charrette and through a study of the potential for transit-oriented development in the area; and

WHEREAS, staff recommends approval, as stated in the staff report; and

WHEREAS, the Planning Commission, at its public hearing on February 17, 2010, recommended approval, as stated in Res. No. 10-037; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on March 16, 2010, continued to May 4, 2010, and continued to May 18, 2010, and interested citizens were heard; and

WHEREAS, alternative language was proposed on May 18, 2010 that focuses the phasing guidelines on achieving quality employment opportunities, mixed use development, and infrastructure to support that development, recommending a balance of residential and nonresidential construction and infrastructure; and

WHEREAS, general welfare and good zoning practice are served by the approval of the comprehensive plan amendment;

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NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby approve CPA #PLN2007-00413, North Woodbridge Urban Mixed Use Area Master Plan, amended to include the alternative phasing language proposed on May 18, 2010.

STATEMENT OF DISCLOSURE PRIOR TO VOTE: May

Votes:

Ayes: Caddigan, Jenkins, Principi, Stewart, Stirrup

Nays: Covington, Nohe

Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: May

For Information:

Planning Director

ATTEST: _____



Clerk to the Board