

MOTION: PRINCIPI

**October 17, 2017
Regular Meeting
Ord. No. 17-85**

SECOND: CADDIGAN

**RE: ZONING TEXT AMENDMENT, TECHNOLOGY OVERLAY
DISTRICT, #DPA2018-00004**

ACTION: APPROVED

WHEREAS, in accordance with Section 15.2-2286 of the Code of Virginia, Ann., the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, convenience, general welfare, and good zoning practice require such change; and

WHEREAS, the Technology Overlay District (TeOD) is intended to promote harmonious development for collaborative public-private research partnerships by supporting and enhancing the activities of major public institutions and targeted industries, including service uses which support the overall research environment; and

WHEREAS, the Technology Overlay District does not currently allow flexibility in the District's development standards, such as setback and landscaping requirements, for smaller properties within the District to meet the aforementioned purpose and intent and enhance their development potential; and

WHEREAS, the amendment would to allow more flexible standards and uses within the TeOD in order to further the County's economic development goals, as stated in the Comprehensive Plan; and

WHEREAS, on September 5, 2017, the Board of County Supervisors initiated a zoning text amendment to allow flexibility in the Technology Overlay District through Res. No. 17-399; and

WHEREAS, the Planning Commission held a public hearing on the Zoning Text Amendment on September 20, 2017, after which it adopted Planning Commission Resolution No. 17-086, recommending approval by a vote of 7-1; and

WHEREAS, County staff recommends adoption of this amendment; and

WHEREAS, the Board of County Supervisors duly ordered, advertised, and held a public hearing on October 17, 2017, at which time public testimony was received and carefully considered, and the merits of the Zoning Text Amendment were considered; and

WHEREAS, the Board of County Supervisors finds that the public necessity, convenience, general welfare, and good zoning practice are served by the adoption of this Zoning Text Amendment; and

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NOW, THEREFORE, BE IT ORDAINED, that the Prince William County Board of County Supervisors does hereby adopt Zoning Text Amendment, Technology Overlay District, #DPA2018-00004.

ATTACHMENT: Text Amendment

Votes:

Ayes: Anderson, Caddigan, Candland, Jenkins, Lawson, Nohe, Principi, Stewart

Nays: None

Absent from Vote: None

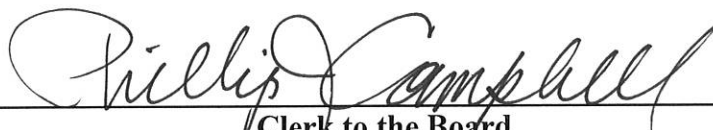
Absent from Meeting: None

For Information:

Planning Director

County Attorney

ATTEST: _____



Clerk to the Board

ARTICLE V. – OVERLAY DISTRICTS

PART 506. – TECHNOLOGY OVERLAY DISTRICT

Sec. 32-506.09. – Waivers and modifications within a TeOD.

1. The Board of County Supervisors may waive or modify any provision, including a use restriction, within this chapter pursuant to an approved rezoning. Requests to waive or modify any provision of this chapter must be submitted and justified as part of a rezoning application.
2. For non-residential lots of three acres or less, TeOD setback widths required under county code Sec. 32-506.06 may be varied. Varied width and grouped plantings may be approved by the Director of Planning through a modification request by the applicant. The Director of Planning shall approve such an application if the following standards are satisfied:
 - a) Equivalent or better buffering is provided overall onsite;
 - b) The overall buffer area and minimum plant units shall still be provided onsite;
 - c) Environmental requirements (ex. tree cover, open space) shall still be met;
 - d) Stormwater requirements shall still be met;
 - e) Riparian/RPA/floodplain buffers shall still be met; and
 - f) The buffer widths abutting residentially zoned or planned lot lines shall not be modified, except as otherwise provided in Section 800 of the Design and Construction Standards Manual.
3. For non-residential lots of three acres or less, minor encroachments, including stormwater facilities, retaining walls, and utility or other easements (easements that allow planting) may be allowed within the TeOD setback identified in county code Sec. 32-506.06 upon approval by the Director of Planning. The Director of Planning shall approve such a request if the following standards are satisfied:
 - a) The intent of the TeOD setback identified in county code Sec. 32-506.06 is maintained;
 - b) Comparable or better performance standards are maintained;
 - c) Additional planted open space is provided onsite at a 1:1 ratio;
 - d) Environmental requirements (ex. tree cover, open space) shall still be met;
 - e) Stormwater requirements shall still be met;
 - f) Riparian/RPA/floodplain buffers shall still be met; and
 - g) The buffer widths abutting residentially zoned or planned lot lines shall not be modified, except as otherwise provided in Section 800 of the Design and Construction Standards Manual.